

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
AGENDA OF REGULAR COUNCIL MEETING – MAY 23, 2023 AT 7:00 P.M.
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING**

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81506333284>

Or join by phone:

Canada: 855 703 8985 (Toll Free) or 1 647 374 4685 (long distance charges may apply)

Webinar ID: 815 0633 3284

**PAGE
NUMBER**

CALLING TO ORDER

ADOPTION OF THE AGENDA

Recommendation:

THAT the Agenda for the May 23, 2023 Regular Meeting of Council be accepted and passed.

DISCLOSURE OF PECUNIARY INTEREST

RECESS TO MOVE INTO PUBLIC MEETING

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North recess the May 23, 2023 Regular Meeting of Council at ___:___ p.m. for the purpose of holding a Public Meeting under the Planning Act:

- Nathan and Penny Troyer, Minor Variance
- 5053745 Ontario Inc., Minor Variance
- 2763605 Ontario Inc., Zoning By-law Amendment
- Schill-Land Holdings Inc., Zoning By-law Amendment

RESUME REGULAR MEETING OF COUNCIL

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North resume the May 23, 2023 Regular Meeting of Council at ___:___ p.m.

PASSAGE OF BY-LAWS ARISING FROM PUBLIC MEETING

- a. By-law Number 037-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109, 2763605 Ontario Inc.) 001

Recommendation:

THAT By-law Number 037-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted.

- b. By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2, Schill-Land Holdings Inc.) 004

Recommendation:

THAT By-law Number 038-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North be read a First, Second and Third time and enacted.

PRESENTATIONS

- 1. Robin Ross, Trustee
 - Upper Grand District School Board
- 2. Dr. Wayne Caldwell
 - Lot Creation Policies and the Future of Agriculture in Ontario 008
 - Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement
- 3. Sarah Wilhelm, Manager of Policy Planning
 - Report DC 2023-022 Bill 97, Helping Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement 030
 - Planning Committee Report, dated May 11, 2023, County Official Plan Review – Provincial Decision on OPA 119 033
 - Planning Committee Report, dated May 11, 2023, Proposed Provincial Planning Statement, 2023 067

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

- 1. Regular Meeting of Council, May 8, 2023 077
- 2. Public Meeting, May 8, 2023 091

Recommendation:

THAT the minutes of the Regular Meeting of Council and Public Meeting held on May 8, 2023 be adopted as circulated.

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

ITEMS FOR CONSIDERATION

- 1. MINUTES
 - a. Mount Forest Business Improvement Area, Association Meeting, May 9, 2023 098

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area Association Meeting held on May 9, 2023.

2. PLANNING

- a. Planning Report, prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated May 23, 2023, regarding Part Park Lot 2, Mount Forest, Zoning Bylaw Amendment (ZBA04/23) 102

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, prepared by Matthieu Daoust, Senior Planner, County of Wellington, dated May 23, 2023, regarding Part Park Lot 2, Mount Forest, Zoning Bylaw Amendment (ZBA04/23)

- b. Report 2023-021, Crombie Property Holdings Limited, Site Plan Agreement, 437-445, 503 & 515 MAIN ST. N., MOUNT FOREST 109

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-021 regarding the Final Approval of the Crombie Property Holdings Limited Site Plan Control Agreement.

3. ECONOMIC DEVELOPMENT

- a. Report EDO 2023-012 Grants & Donations Community Development Program 126

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2023-012 being a report on the Grants & Donations Community Development Program;

AND FURTHER THAT Council, approves \$24,786.20 in funding from the following sources:

- \$ 4,500.00 from the 2023 Community Improvement Program
- \$ 2,786.20 from the 2023 Council Miscellaneous Operating Budget
- \$17,500.00 be included in the 2024 budget as Council Directed Projects

4. FINANCE

- a. Vendor Cheque Register Report, May 15, 2023 129

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated May 15, 2023.

5. OPERATIONS

- a. Report OPS 2023-020 Temporary Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Policy Section 2.1 132

Recommendation:
THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-020 Temporary Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Policy Section 2.1 for

the Louise Marshall Hospital Foundation Gala June 17, 2023, and the Get Your Hillbilly on Rib Competition on July 13, 2023;

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer at the Mount Forest Sports Complex for the Louise Marshall Hospital Foundation Gala held June 17, 2023:

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer and a portion of the east parking lot at the Mount Forest Sports Complex for the Get Your Hillbilly on Rib Competition on July 13, 2023

6. ADMINISTRATION

- a. Report CLK 2023-016 Parking Control 135

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-015 being report on Parking Control;

AND FURTHER THAT Council authorize the Mayor and Clerk to signed By-law 6000-23 being a By-law for parking control in Wellington North and repeal By-law 5000-05 in the form substantially attached, when set fines and short form wording have been approved by the Ministry of the Attorney General.

7. COUNCIL

- a. Bonny McDougall, Senior of the Year, Thank You card 162

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the thank you card from Bonny McDougall, Senior of the Year.

- b. Ruchika Angrish, Manager of Planning, Upper Grand District School Board correspondence dated May 15, 2023 regarding 2023 Long Term Accommodation Plan(LTAP) Comprehensive Report 163

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated May 15, 2023 from Ruchika Angrish, Manager of Planning, Upper Grand District School Board regarding 2023 Long Term Accommodation Plan(LTAP) Comprehensive Report.

- c. Murray Costello, Director Southeast Region Operations and Mike McGivery, Director Distribution Protection, Enbridge Gas correspondence dated May 2, 2023 regarding third party and for-profit locate charges 327

Recommendation:

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated May 2, 2023 from Murray Costello, Director Southeast Region Operations and Mike McGivery, Director Distribution Protection, Enbridge Gas, regarding third party and for-profit locate charges.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

Recommendation:

THAT all items listed under Items For Consideration on the May 15, 2023 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

NOTICE OF MOTION

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Renken (Ward 1):

- Recreation, Parks and Leisure Committee
- Wellington North Cultural Roundtable
- Upper Grand Trailway Wellington Sub Committee
- Mount Forest Aquatic Ad Hoc Advisory Committee

Councillor Burke (Ward 2):

- Mount Forest Business Improvement Area
- North Wellington Health Care Corporation Louise Marshall Hospital Board of Directors
- Mount Forest Aquatic Ad Hoc Advisory Committee
- Mount Forest Fireworks Festival Committee
- Lynes Blacksmith Shop Committee

Councillor Hern (Ward 3):

- Mount Forest & District Chamber of Commerce
- Arthur & District Chamber of Commerce
- Arthur Business Improvement Area
- Grand River Conservation Authority

Councillor McCabe (Ward 4):

- Recreation, Parks and Leisure Committee
- Wellington County Farm Safety Committee
- Saugeen Valley Conservation Authority
- Wellington North Health Professional Recruitment Committee
- Upper Grand Trailway Wellington Sub Committee
- ROMA Zone 2 Chair

Mayor Lennox:

- Committee of Adjustment
- Wellington North Power
Ex Officio on all committees

BY-LAWS

- a. By-law Number 035-23 being a by-law to amend By-law 127-22 being a by-law to establish the fees and charges for various services provided by the municipality 328
- b. By-law Number 036-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North. (Part Park Lot 2 and known Municipally as 405 Wellington St. E., 5053745 Ontario Inc.) 330

Recommendation:

THAT By-law Number 035-23 and 036-23 be read a First, Second and Third time and enacted.

CULTURAL MOMENT

- Celebrating the Mount Forest Royal Canadian Legion Branch 134 334

CONFIRMING BY-LAW

335

Recommendation:

THAT By-law Number 039-23 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on May 23, 2023 be read a First, Second and Third time and enacted.

ADJOURNMENT

Recommendation:

THAT the Regular Council meeting of May 23, 2023 be adjourned at __: p.m.

MEETINGS, NOTICES, ANNOUNCEMENTS		
Wellington North Power Inc. (Plume Room, Mount Forest & District Sports Complex)	Tuesday, May 30, 2023	6:00 p.m.
Regular Council Meeting	Monday, June 5, 2023	2:00 p.m.
Recreation, Parks and Leisure Committee (via video conferencing)	Tuesday, June 6, 2023	4:00 p.m.
Wellington North Farmers Market Opening Day (10 th season – Victory Community Centre)	Saturday, June 17, 2023	8:30 a.m. to 12:00 p.m.
Louise Marshall Hospital Foundation Gala	Saturday, June 17, 2023	Cocktails at 4:30 p.m. Dinner at 6:00 p.m.
Regular Council Meeting	Monday, June 19, 2023	7:00 p.m.

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 037-23

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' of By-law 66-01 is amended by changing the zoning on lands described as Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109, as shown on Schedule "A" attached to and forming part of this By-law from **Agricultural (A)** to **Agricultural Site Specific (A-13)**;
2. That Section 33, Exception Zone 3 – Rural Areas, 33.13 be deleted and replaced with the following:

33.13 Lot 28, Conc. 5	A-13	Notwithstanding Section 6.35.2 or any other provisions to the contrary, the land zoned A-13 may only be used for an abattoir including uses, buildings and structures accessory hereto within a defined area of 0.8 hectares (2 acre) as shown on Schedule A – Map 1.
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3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 23RD DAY OF MAY, 2023.

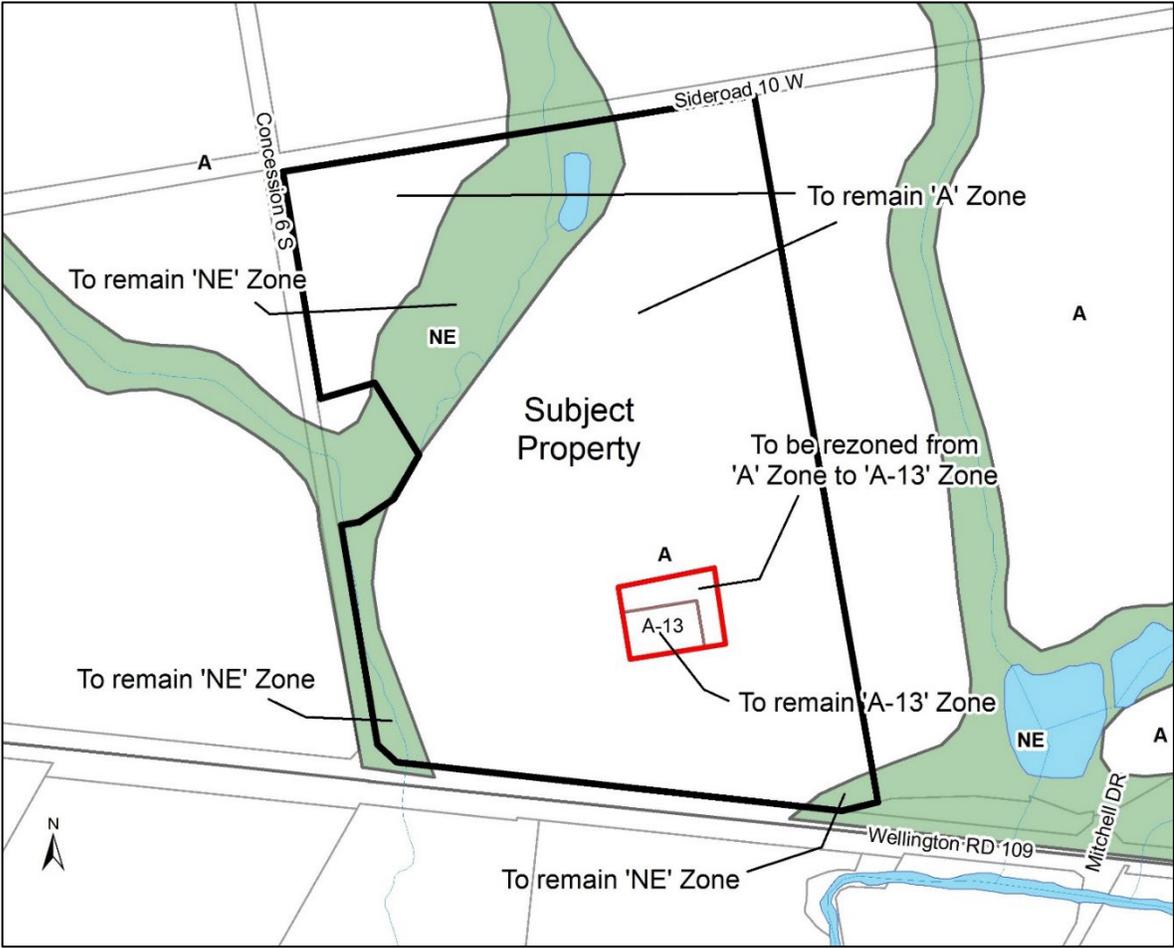
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 037-23

Schedule "A"



This is Schedule "A" to By-law 037-23

Passed this 23rd day of May 2023

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 037-23

THE LOCATION OF THE SUBJECT LANDS to the proposed amendment is described as Concession 5 Part Lot 28 Part Lot 29 and Municipally know as 7514 Wellington Rd 109. The property is approximately 34.8 ha (85.99 ac) in size and currently zoned Agricultural (A), Natural Environment (NE) and Agricultural Site Specific (A-31).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Agricultural (A) to Agricultural Site Specific (A-13) to expand the area of operation of the existing abattoir facility.

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 038-23

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 1 to By-law 66-01 is amended by changing the zoning on lands legally described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2 as shown on Schedule "A" attached to and forming part of this By-law from:
 - a. **Agricultural (A) to Agricultural Exception (A-2)**
 - b. **Agricultural (A) to Agricultural Exception (A-116)**

33.116 CON 2, PT LOT 14 PT LOT 14	A- 116	Notwithstanding, any other section of this By-law to the contrary, the existing 193.25 m ² (2,080 ft ²) drive shed on the subject property is permitted subject to the following conditions: <ol style="list-style-type: none"> a) Enlargement of any accessory structure is not permitted; and b) Additional accessory structures are not permitted including a hobby barn.
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2. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 23RD DAY OF MAY, 2023.

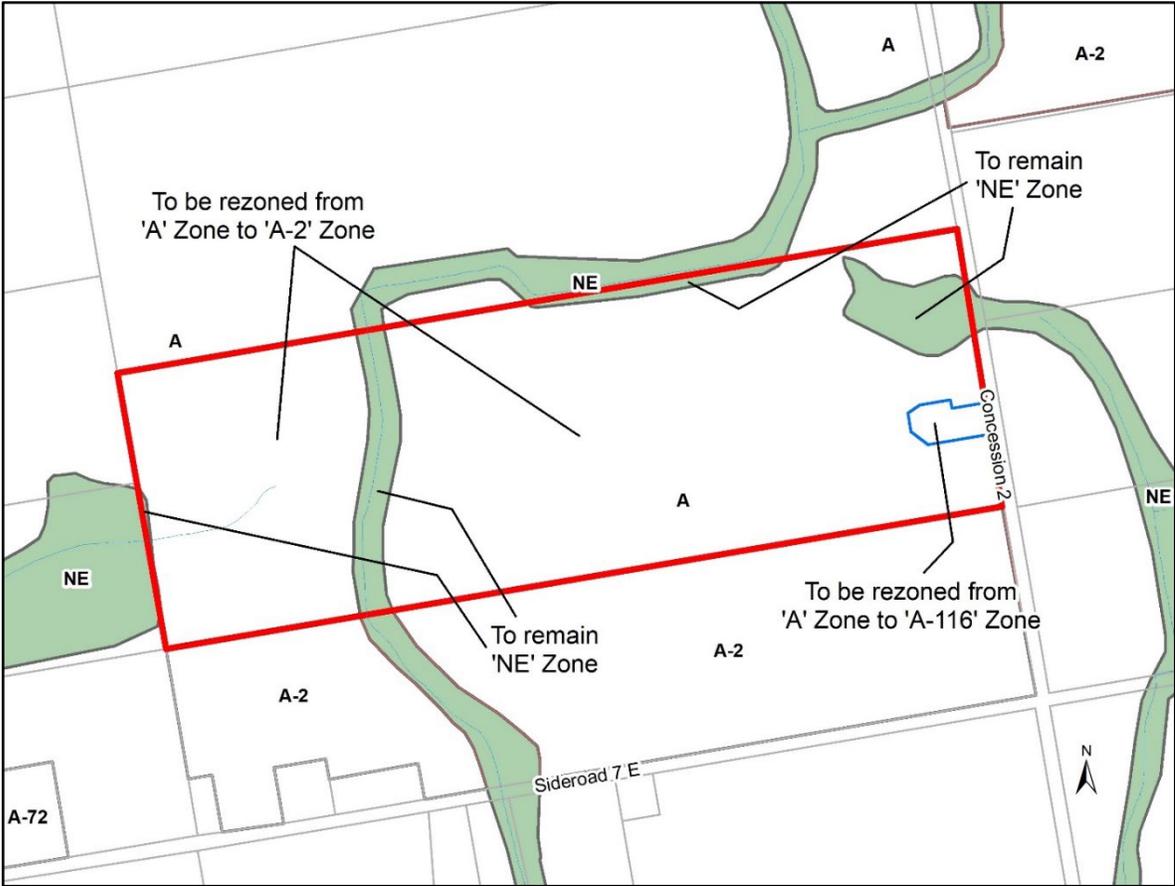
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 038-23

Schedule "A"



This is Schedule "A" to By-law 038-23

Passed this 23rd day of May 2023

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 038-23

THE LOCATION OF THE SUBJECT LANDS

The subject property is legally described as Concession 3 Part Lot 14 Part Lot 15 with civic address of 9088 Concession 2. The lands subject to the amendment is 61.54 ha (152 ac) in size and are currently zoned Agriculture (A) and Natural Environment (NE).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to restrict future residential development on the retained agricultural parcel and recognize an existing accessory structure on the severed parcel. This rezoning is a condition of severance application B147-22, that is granted provisional approval by the Wellington County Land Division Committee in February 2023. The consent will sever a 0.77 ha (1.9 ac) with an existing dwelling and a drive shed from the retained 60.7 ha (150 ac) agricultural parcel under the surplus farm dwelling policies.



Lot Creation Policies and the Future of Agriculture in Ontario

Planning Considerations

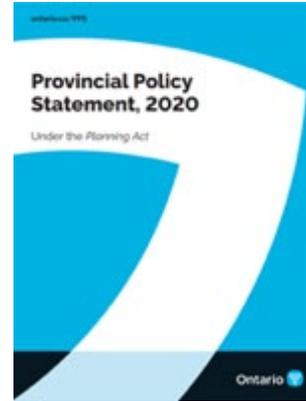
May 2023

Dr. Wayne Caldwell

(with contributions from Dr. Pam Duesling)



Proposed Provincial Planning Statement



009

- Released on April 6, 2023
- Posted on the Environmental Registry of Ontario (ERO), for a 60-day commenting period until June 5, 2023
- Proposed to combine and replace the Provincial Policy Statement, 2020 (PPS), and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)
- Integrating the PPS and the Growth Plan is intended to assist the Province of Ontario in creating 1.5 million homes over the next 10 years
- New Provincial Planning Statement is anticipated to be in effect Fall 2023

Current vs Proposed Lot Creation Policies

2.3.4 Lot Creation and Lot Adjustments

- 2.3.4.1 Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:
- agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
 - a *residence surplus to a farming operation* as a result of farm consolidation, provided that:
 - the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 - the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
 - infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- 2.3.4.2 Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.
- 2.3.4.3 The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 2.3.4.1(c).

2.3.5 Removal of Land from Prime Agricultural Areas

- 2.3.5.1 Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 1.1.3.8.

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

- 2.3.6.1 Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:
- extraction of *minerals, petroleum resources and mineral aggregate resources*; or
 - limited non-residential uses, provided that all of the following are demonstrated:

4.3.3 ~~2.3.4~~ Lot Creation and Lot Adjustments

1. ~~2.3.4.1~~ Lot creation in *prime agricultural areas* is ~~discouraged and may only be permitted~~ in accordance with provincial guidance for:
- new residential lots created from a lot or parcel of land that existed on January 1, 2023, provided that:
 - agriculture is the principal use of the existing lot or parcel of land;
 - the total number of lots created from a lot or parcel of land as it existed on January 1, 2023 does not exceed three;
 - any residential use is compatible with, and would not hinder, surrounding agricultural operations; and
 - any new lot:
 - is located outside of a *specialty crop area*;
 - complies with the *minimum distance separation formulae*;
 - will be limited to ~~at~~ the minimum size needed to accommodate the use ~~and~~ while still ensuring appropriate *sewage and water services*;⁴⁷
 - has existing access on a public road, with appropriate frontage for ingress and egress; and
 - is adjacent to existing non-agricultural land uses or consists primarily of lower-priority agricultural lands.
 - ~~e)~~ a residence surplus to ~~a farming~~ an *agricultural operation* as a result of farm consolidation, provided that:
 - the new lot will be limited to a minimum size needed to accommodate the use ~~and~~ while still ensuring appropriate *sewage and water services*; and
 - the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective.
2. Official plans and zoning by-laws shall not contain provisions that are more restrictive than policy 4.3.3.1 (a) except to address public health or safety concerns.
3. Non-residential lot creation in *prime agricultural areas* is discouraged and may only be permitted, in accordance with provincial guidance, for:

⁴⁷ 2.3.4.1 c) 1.



Current vs Proposed Lot Creation Policies



4.3.2 ~~2.3.3~~ Permitted Uses

1. ~~2.3.3.1~~ In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on ~~guidelines developed by the Province~~ provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. ~~2.3.3.2~~ In prime agricultural areas, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.
3. ~~2.3.3.3~~ New land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.
4. A principal dwelling associated with an agricultural operation may be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1 b).
5. Subordinate to the principal dwelling, up to two additional residential units may be permitted in prime agricultural areas, provided that:
 - a) any additional residential units are within, attached to, or in close proximity to

⁴⁶ Highlighted language was in policy 2.3.2

This is an unofficial comparison prepared by [Osler, Hoskin & Harcourt LLP](#) the principal dwelling:

- b) any additional residential unit complies with the *minimum distance separation formulae*;
- c) any additional residential unit is compatible with, and would not hinder, surrounding agricultural operations; and
- d) appropriate sewage and water services will be provided.

The additional residential units may only be severed from the lot containing the principal dwelling in accordance with policy 4.3.3.1.

4.3.3 ~~2.3.4~~ Lot Creation and Lot Adjustments



Putting this into land use context in Ontario

- Stats Canada (2022) reported 48,346 farms in Ontario in 2021
- While the ratio will vary across the province there are approximately 3.5 parcels per farm (170,000 parcels).
- 170,000 x 3 acres (assuming an average lot size of 1 acre – which is probably on the low side) = 510,000 acres taken out of agricultural production
- The overall impact is much, much larger with virtually all prime agricultural land exposed to many residences and related MDS impacts.
- Stats Canada (2022) reported 11,766,071 acres of farmland in Ontario in 2021
- Not only will this policy lead to the loss of farmland it will impact farms in many ways (ranging from impacts on land values, to trespass, to road safety, to concerns over manure application etc).
- Less than 5% of Ontario's land base is prime agricultural lands (OMAFRA, 2016)
- According to Ontario Farmland Trust, Ontario is already losing 319 acres of farmland every day (farmland transitioned to other uses)

- Ontario has some of the largest percentage of livestock farms in Canada at present

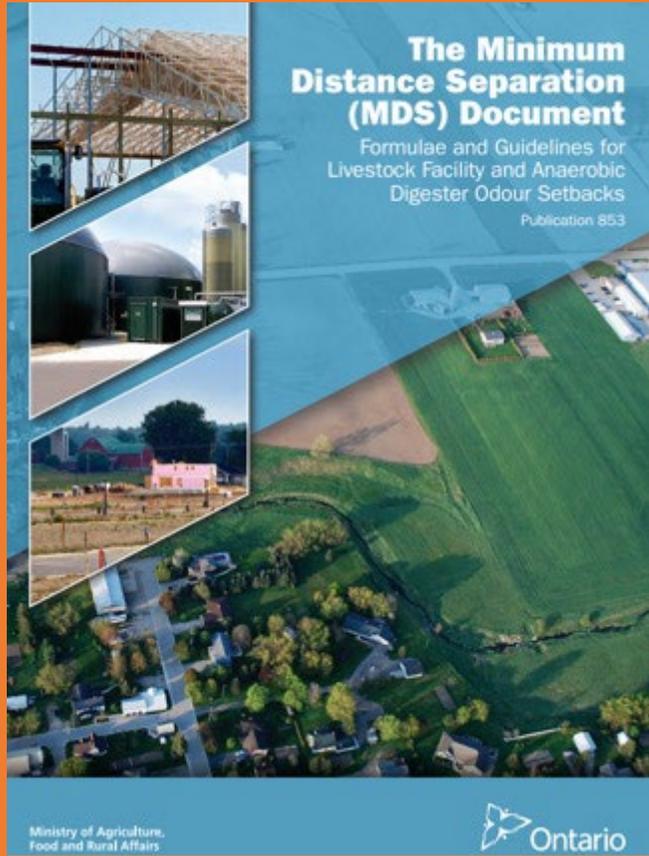


Table 1
 Number of farms by farm type, Ontario and Canada, 2021

	Ontario	Canada	percent
Dairy and milk production	3,188	9,403	33.9
Beef farming and feedlots	7,986	39,633	20.2
Hog and pig farming	1,189	3,016	39.4
Poultry and egg production	2,061	5,296	38.9
Sheep and goat farming	1,309	3,575	36.6
Other animal production	4,556	15,873	28.7
Oilseed and grain farming	18,194	65,135	27.9
Vegetable and melon farming	1,562	5,076	30.8
Fruit and tree nut farming	1,211	7,101	17.1
Greenhouse, nursery and floriculture production	1,672	5,256	31.8
Other crop farming	5,418	30,510	17.8
Total	48,346	189,874	25.5

Source: Statistics Canada, Census of Agriculture, 2021 (3438).

- This new lot creation policy will ultimately reduce opportunities to create and expand livestock in Ontario.







Wayne Caldwell @waynecaldwell · Apr 22

...

Agriculture & Aggregates often share the same space. Has the Province examined revised PPS impacts on aggregates? Similar to Agriculture: Sterilization of the resource/challenges of establishing in the midst of an agricultural area with up to 90 new residences / concession block

2 8 13 1,646



Wayne Caldwell @waynecaldwell · Apr 21

...

I wonder if MTO has given thought to the PPS proposed severance policy for agricultural areas? Given 2 sides of a provincial highway, and 5 farms on each side this could result in up to 30 requests for new entrance permits for a concession road frontage per 1.25 miles.

5 18 34 8,983



Wayne Caldwell @waynecaldwell · Apr 16

015

...

On a typical concession block the proposed new PPS will allow at least 30 new residential lots. With MDS there will be virtually no space for growth in the livestock sector. Indeed, we should ask the question: Is this the beginning of the end for animal agriculture in Ontario?

15 43 55 20.2K



Wayne Caldwell @waynecaldwell · Apr 15

...

While Greenbelt changes caused much concern, the province's proposed new PPS agricultural severance policy is in many ways much worse. It would allow hundreds of thousands of new lots and many more residences scattered amongst farms. How will agriculture cope in this new reality?

3 49 60 9,215



Wayne Caldwell @waynecaldwell · Apr 14

...

In the 1970's Ontario released Countryside Planning/Foodland Guidelines waynecaldwell.ca/publications/h... Both championed agriculture over residential sprawl. Variations of this guided planning for 50 years. The new PPS introduces much uncertainty for the future of Ontario agriculture.

24 31 2,075



Wayne Caldwell @waynecaldwell · Apr 13

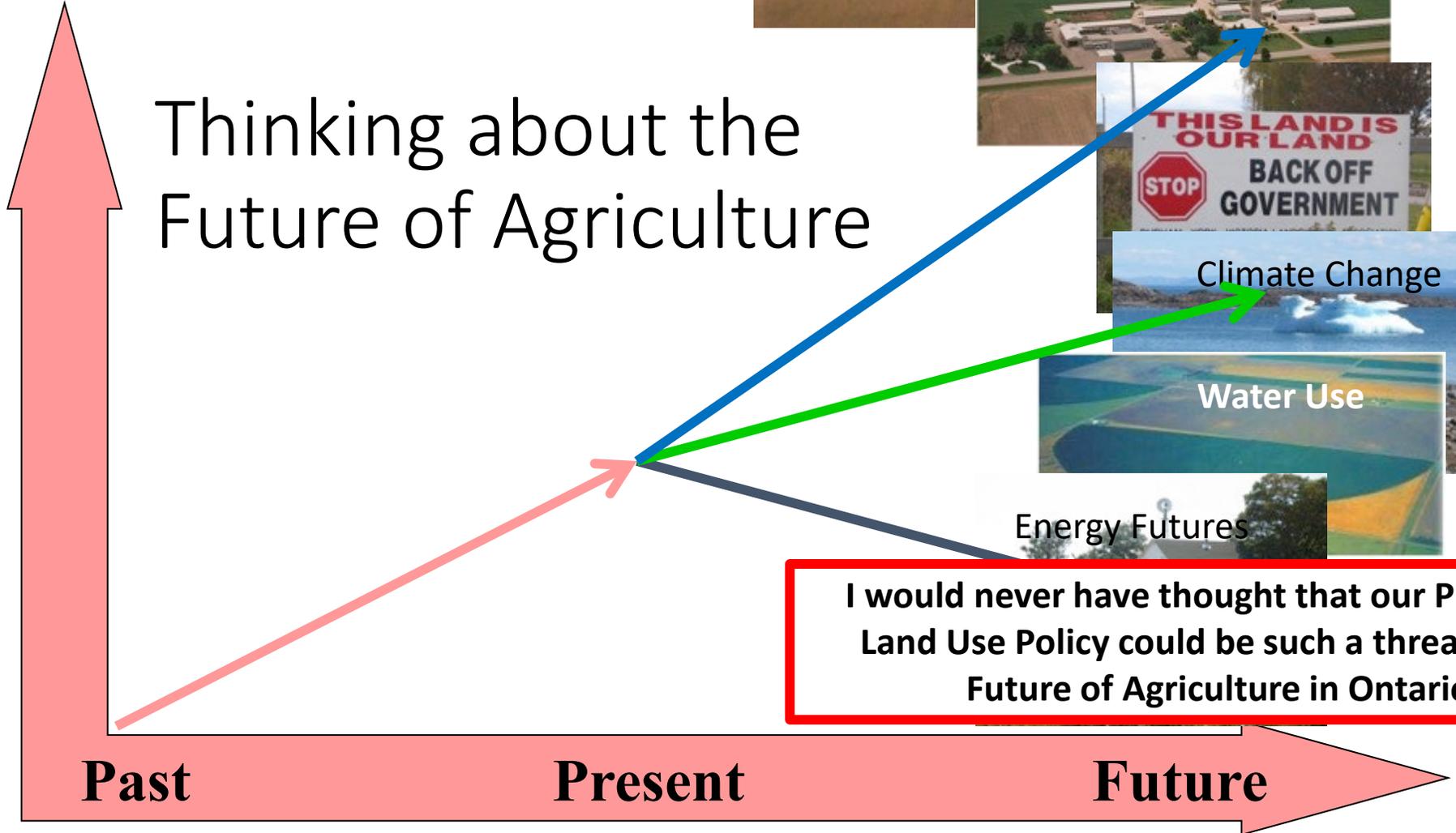
...

The proposed new Provincial Policy Statement (PPS) will force municipalities to allow up to 3 new residential lots per farm parcel and 2 accessory residential unit's on each of these new parcels. This is a radical shift in 50 years of planning for agricultural lands in Ontario.

13 28 42 19.3K







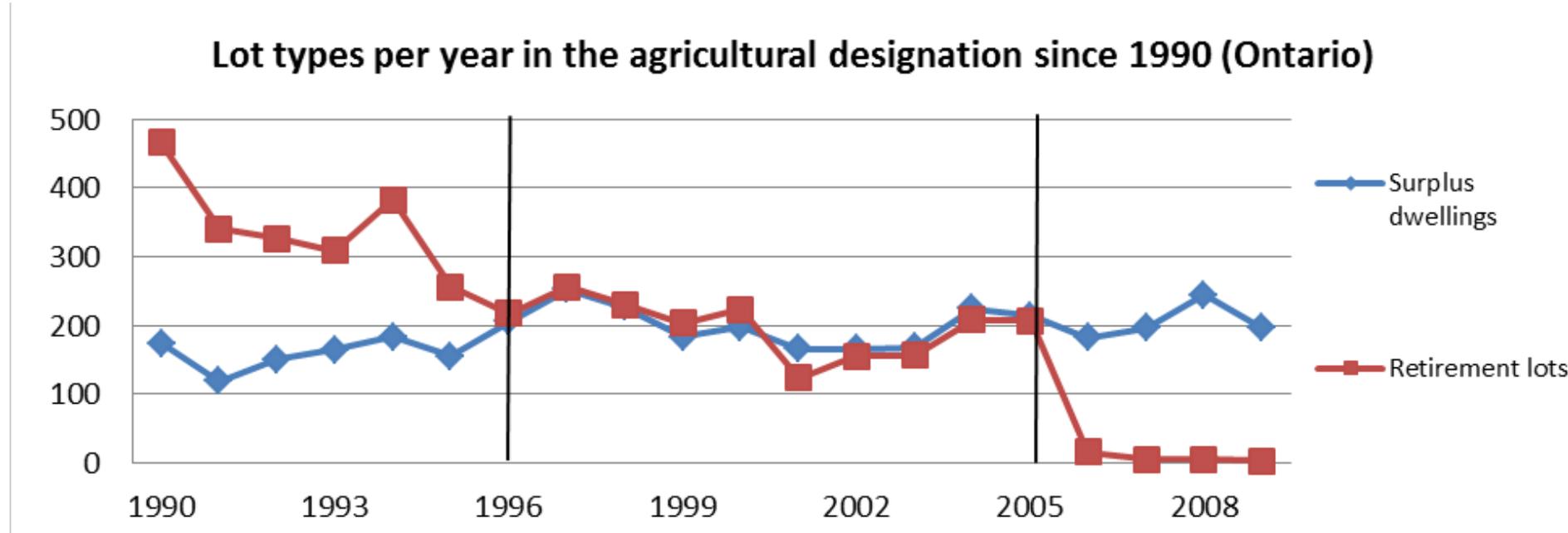
I would never have thought that our Provincial Land Use Policy could be such a threat to the Future of Agriculture in Ontario



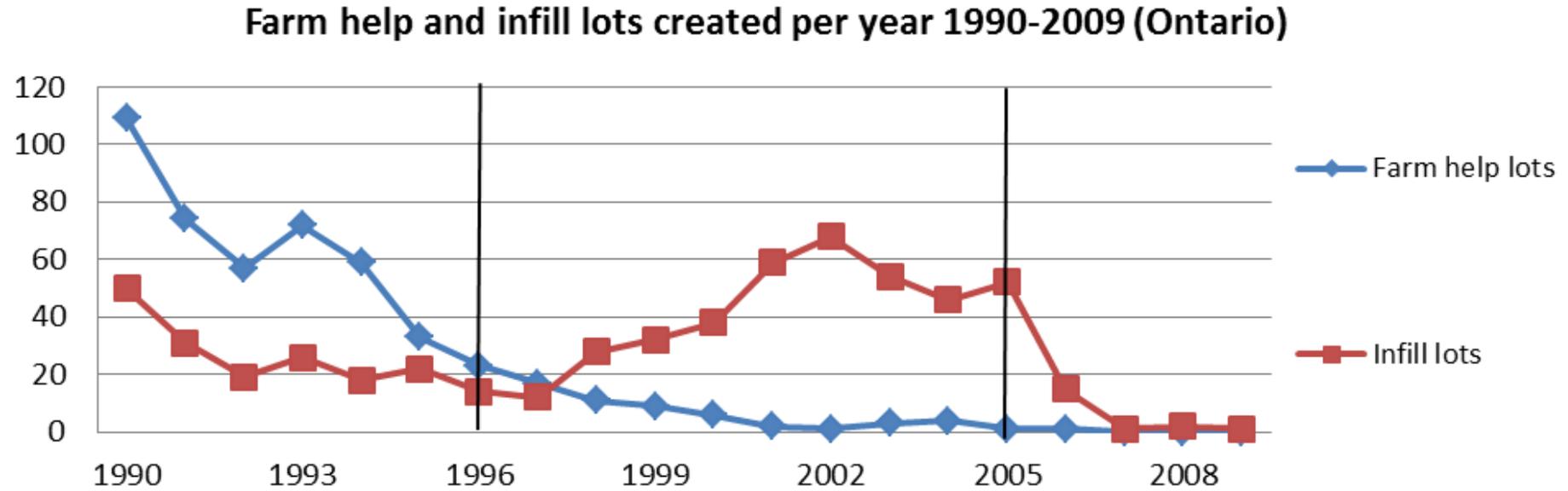
This may
seem funny ,
but this voice
is at risk...



Surplus and Retirement Lot Trends

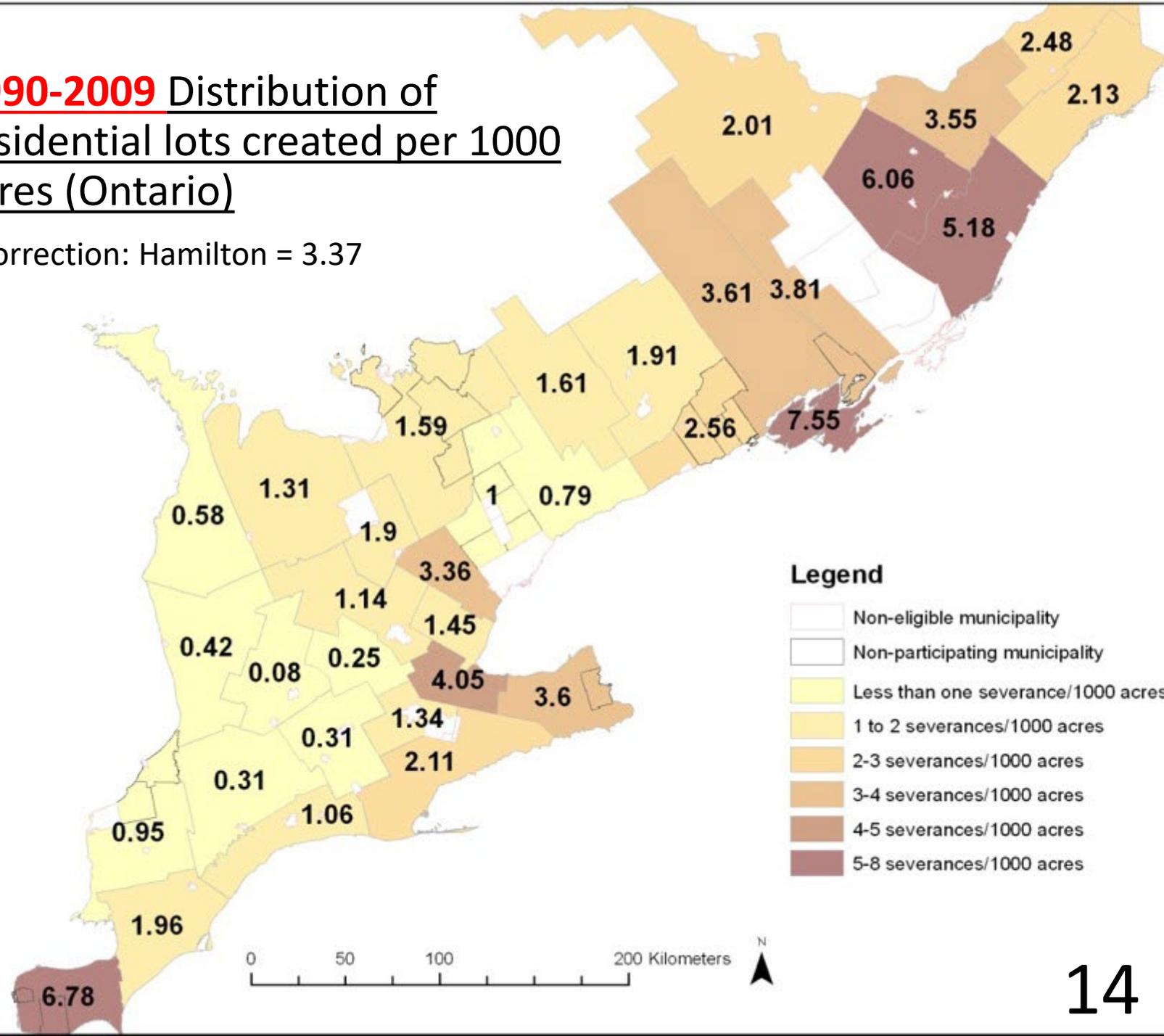


Farm Help and Infill Lots

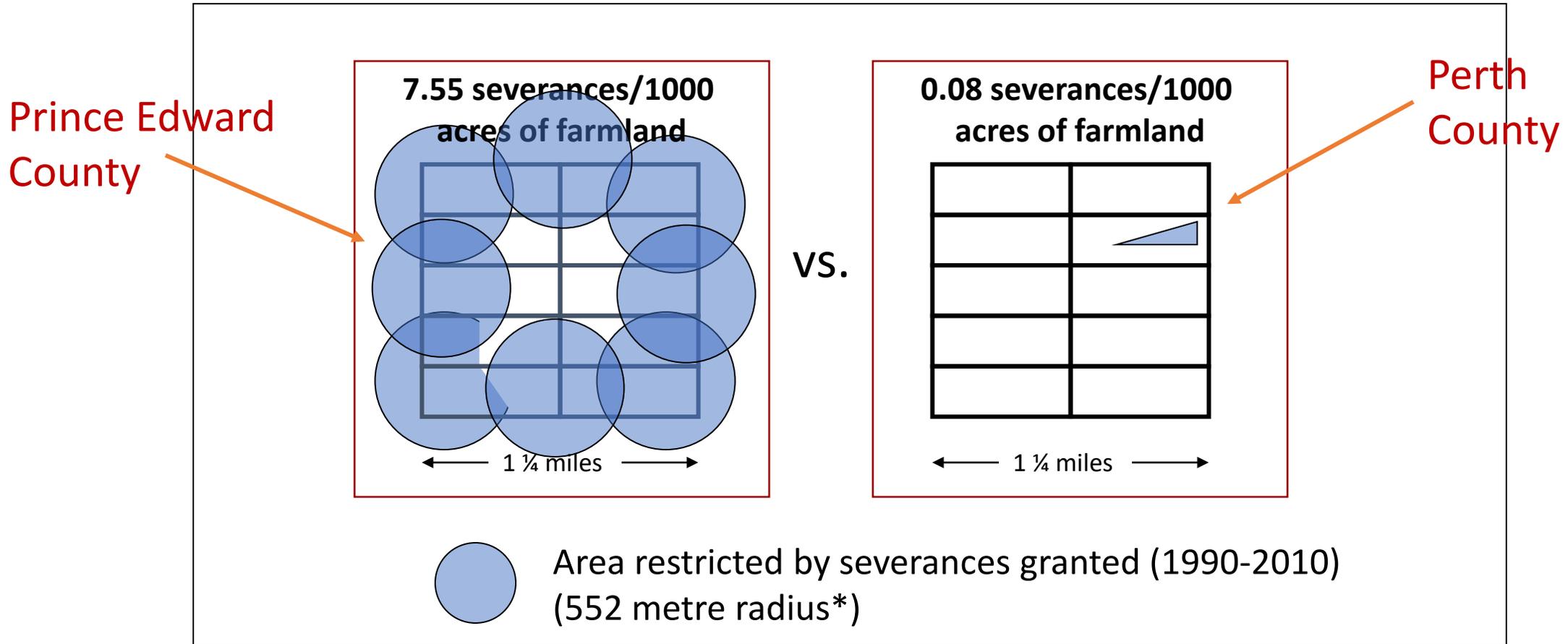


1990-2009 Distribution of residential lots created per 1000 acres (Ontario)

*Correction: Hamilton = 3.37

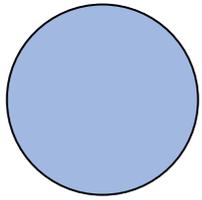


Agricultural Land Restricted by the Creation of Non-farm Residential Lots (1990- 2010)



*** The area identified as restricted is based on the application of Minimum Distance Separation for a proposed 2000 feeder hog operation on liquid manure (7.55 vs. .08 represents the county/region with the highest number of lots approved vs. the lowest)**

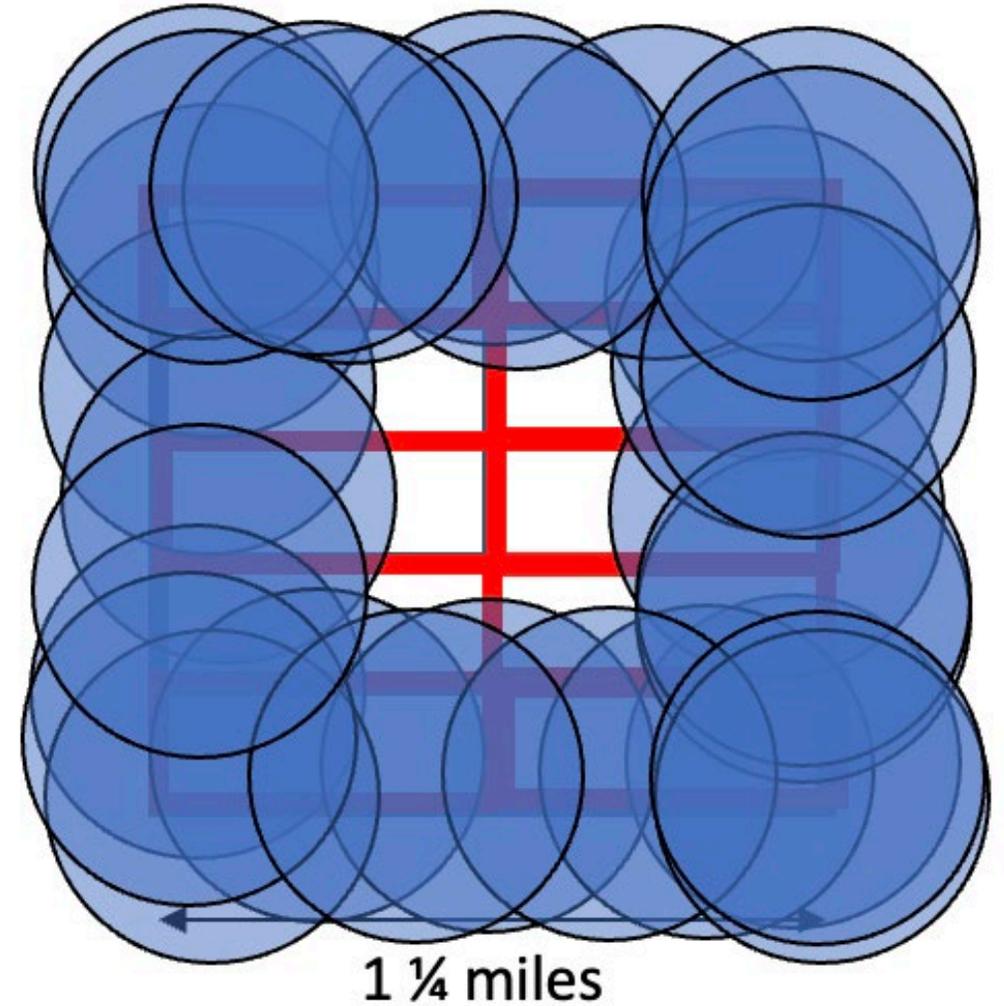
What the future could look like: Additional MDS Restrictions from 30 new severances on a typical concession block (one side of the road only)....



- **The area identified as restricted is based on the application of Minimum Distance Separation for a proposed 2000 feeder hog operation on liquid manure**

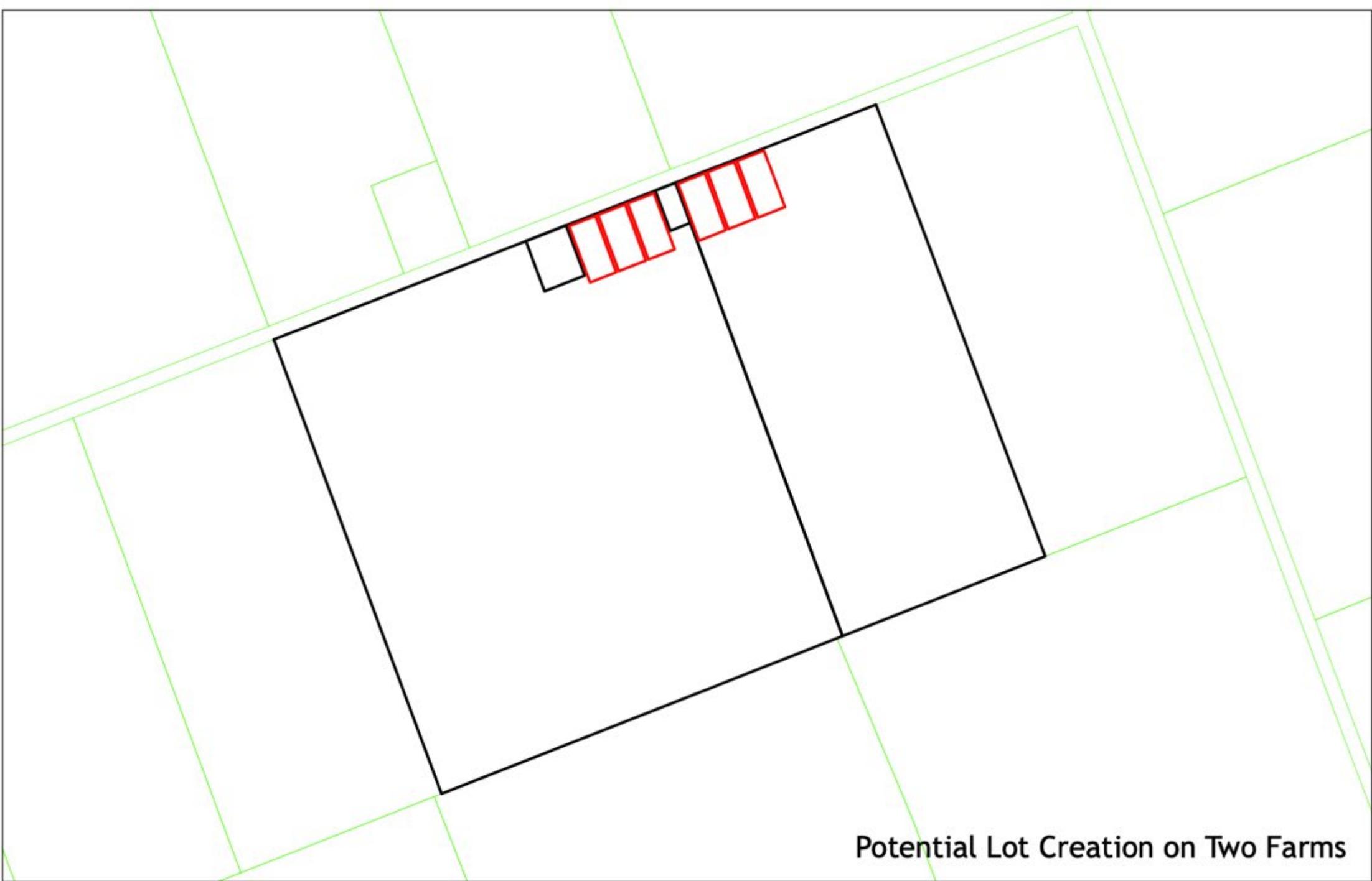
(note: for a 4000 feeder hog barn the distance would be even greater – radius of 700 metres)

Area restricted by severances granted (552 metre radius*)

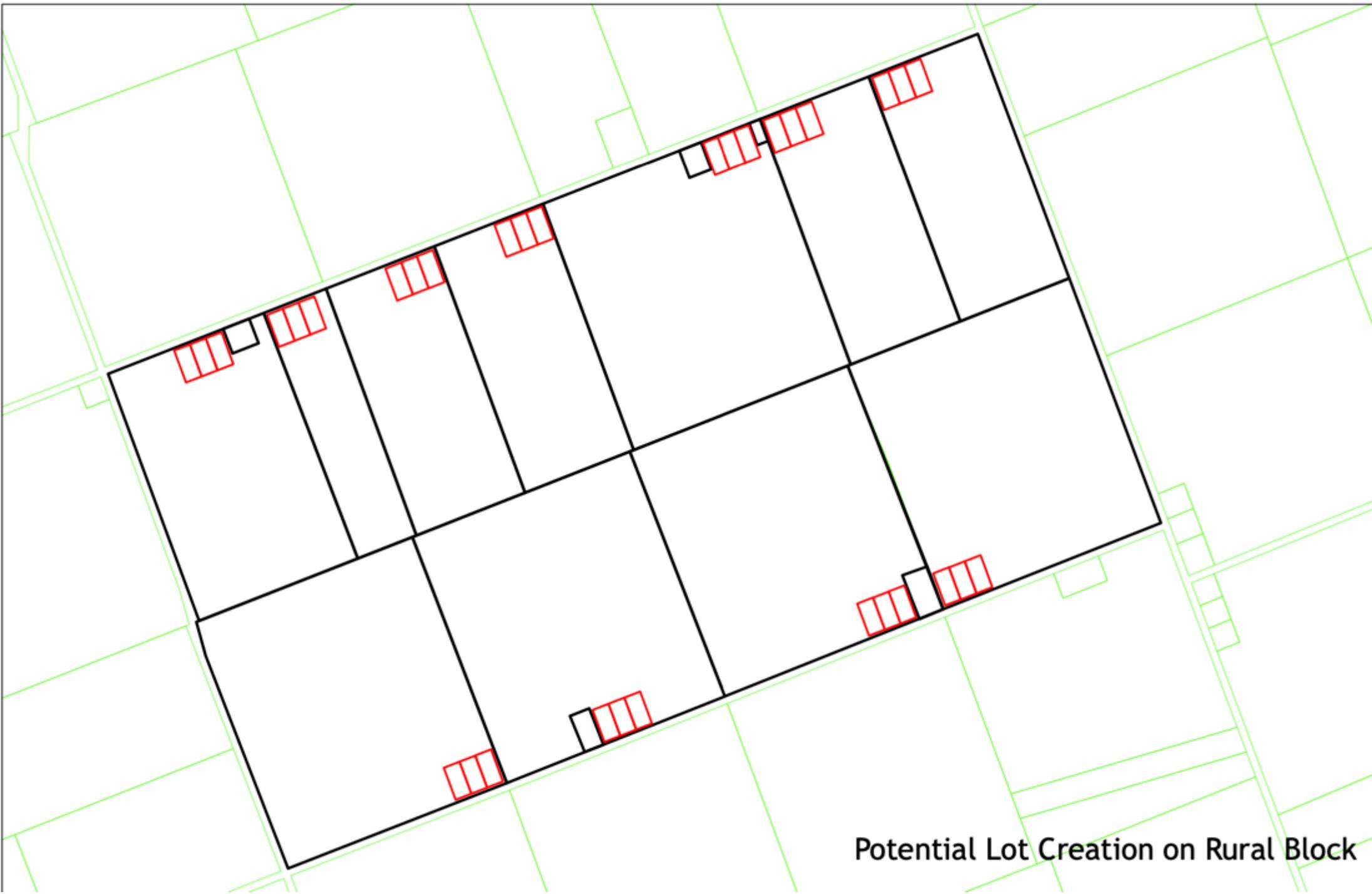


Proposed Provincial Planning Statement

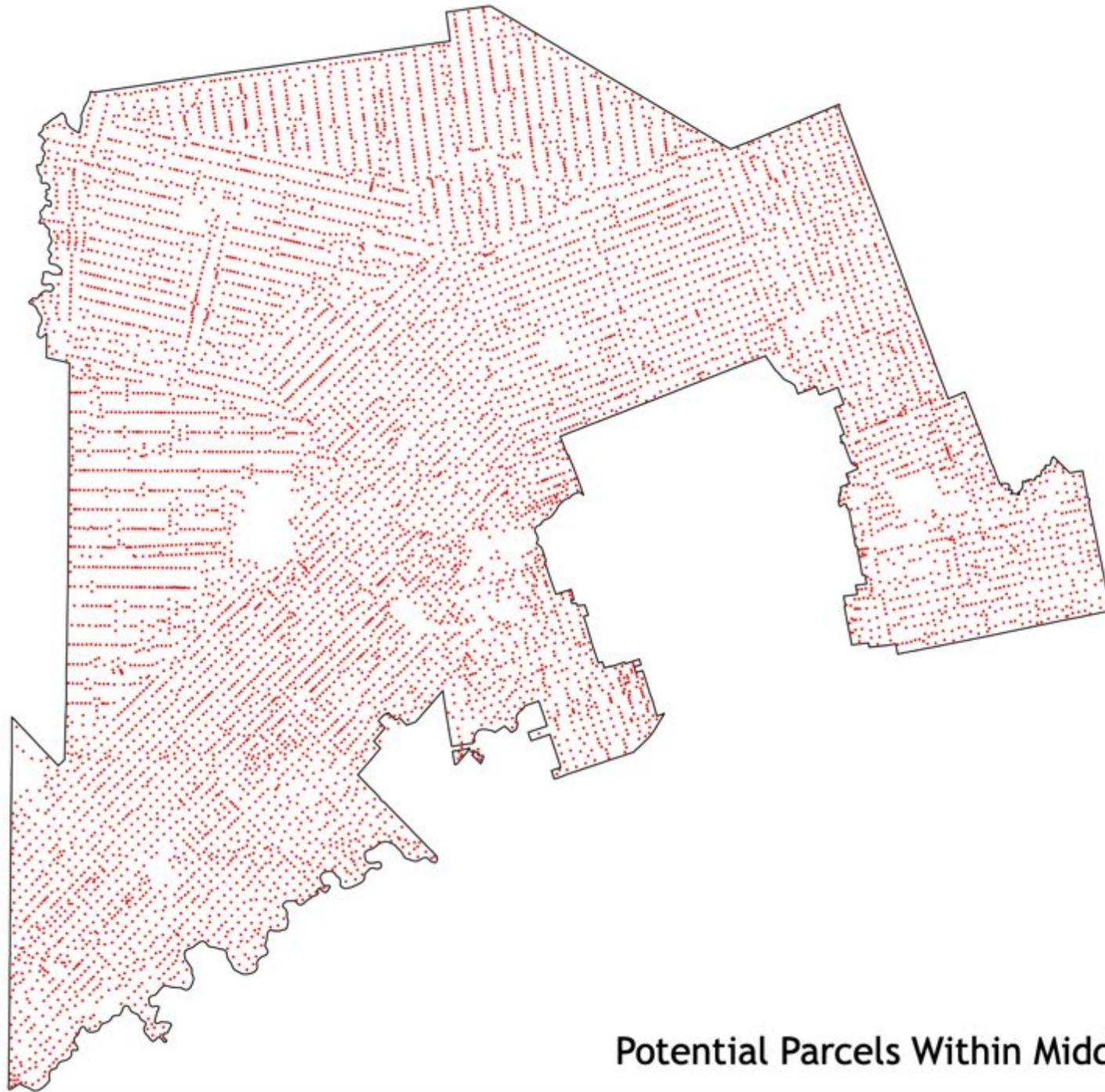
Rural Municipality	Potential new Residential lots created on Agricultural lands
Huron County	24,900
Middlesex County	21,000
Essex County	18,700
Oxford County	17,000
Norfolk County	16,700
Bruce County	14,700
Wellington County	12,000
United Counties of Prescott and Russell	12,000
Grey County	10,000
Northumberland County	9,000
Haldimand County	8,800
County of Brant	7,700



Potential Lot Creation on Two Farms



Potential Lot Creation on Rural Block



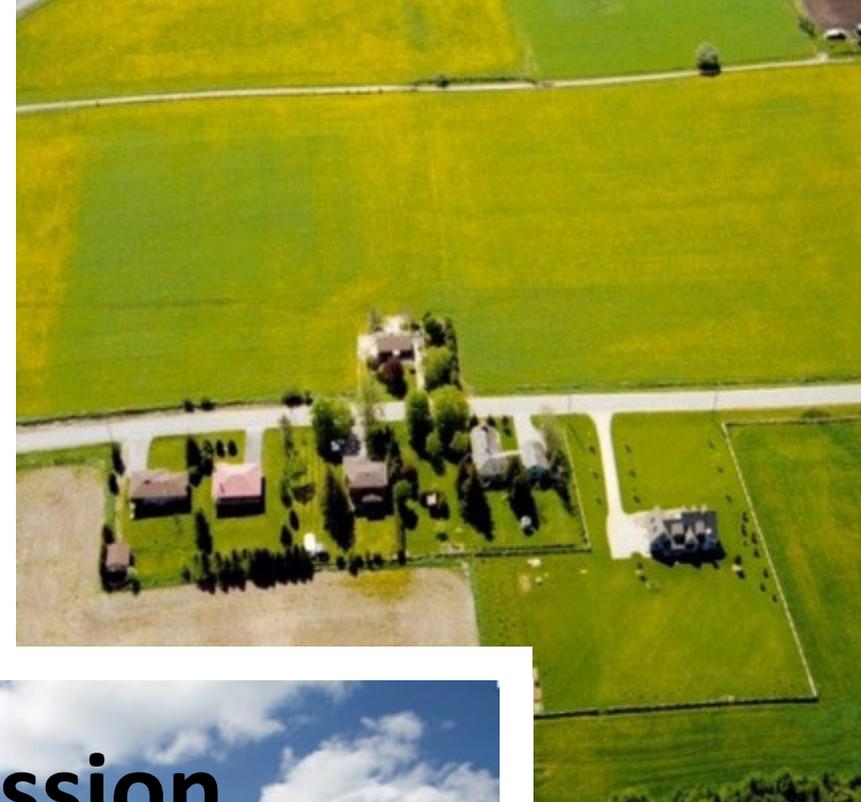
Potential Parcels Within Middlesex County

Also...

Let's not forget the implications for:

- Aggregate extraction
- Water availability and safety
- Natural Heritage
- Small Towns and Villages (devoid of development)
- School Boards
- Servicing
- Etc... Etc....







WELLINGTON NORTH
SEMPER PORRO

Staff Report

To:	Mayor and Members of Council, Meeting of May 23, 2023
From:	Curtis Marshall, Manager of Development Planning Brooke Lambert, Chief Administrative Officer Darren Jones, Chief Building Official
Subject:	DC 2023-022 Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement

RECOMMENDATION

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-022 Bill 97, Helping Home Buyers, Protecting Tenants Act, 2023 and Draft Provincial Planning Statement.

AND FURTHER THAT this report be forwarded with any additional comments that Council may have on the proposed Provincial Planning Statement (and/or other provincial policy changes) to the Province as soon as possible prior to the June 5th, 2023 deadline for comment.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

1. None

BACKGROUND

On April 6, 2023 the Provincial government tabled Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 and its latest 2023 Housing Supply Action Plan. A new draft Provincial Planning Statement was also released for consultation which combines and replaces the Provincial Policy Statement, 2020, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. This new document was posted for a 60 day consultation period which closes on June 5, 2023 (ERO# 019-6813).

County of Wellington Staff Report

County of Wellington Planning Staff prepared and presented a staff report (PD2023-17) to the County of Wellington Planning Committee on May 11, 2023, which reviews the proposed Provincial Planning Statement. A copy of the report is provided in Council's agenda package for information. County Council will be considering the report at its meeting on May 25th, 2023. County Planning Staff's report concluded that while there are proposed changes to the provincial planning framework that are welcomed and supported, there are some specific proposed directions which are of concern. They include:

- A reversal on the protection of agricultural land and farming in Ontario.
- The lack of policy direction related to the creation of affordable and attainable housing.

- The uncertainty related to the protection of our natural resources and natural heritage systems.
- The softening of policies related to climate change in the 2023 Provincial Planning Statement.

Subject to County Council confirmation, County Planning Staff's report will be filed with the Province.

Township of Wellington North Comments

Building on County Planning Staff's comments Township Staff have identified and highlighted three areas of concern with the proposed Provincial Planning Statement which will impact the Township. They are as follows:

Impacts to Agriculture: The proposed policies which would allow residential severances in the prime agricultural area could significantly impact agricultural operations in the community. Depending on how the policy is finalized by the Province, hundreds if not thousands of additional residential lots could be created within the agricultural area of the Township. The introduction of non-farm residential uses creates opportunity for conflict with farming activities and operations and would limit the expansion of livestock operations through Minimum Distance Separation (MDS) requirements. Township Staff support County Planning's suggestion that new rural residential growth be directed to hamlet areas instead of new lots being created and scattered throughout the agricultural area.

Definitions and Clear Language: The proposed policies have removed some specific definitions and have introduced new wording and terminology which is not always clearly defined. Examples include new references to "low-priority agricultural lands", "non-agricultural land use", "leverage the capacity of development proponents", "locally appropriate". Without more clear language or definitions it is difficult to fully determine how to implement the new policy direction. For example, if severances are to be permitted on "low-priority agricultural lands", how are these areas to be lands identified? Without this detail it is difficult to understand and determine where and how many severances could be permitted within the agricultural area of the Township. Township Staff recommends that the province provide additional definitions and/or revise the language of the policies to provide clarity for implementation. If the intent is that a municipality can define or interpret the policies on an individual local basis, this should be stated.

Orderly Development: Collectively, the proposed changes to the provincial planning framework may reduce the ability of a municipality to achieve orderly development. For example, new policies which provide for more flexible urban expansions, industrial conversions, lot creation, new non-agricultural uses, and Minister's Zoning Orders reduce the ability and incentive to stick with a plan and vision for the community. In some cases flexibility is welcomed, however this flexibility could also result in pressure for a municipality to make short term and impulsive decisions. Municipalities may be forced to defend long term and orderly planning at the Ontario Land Tribunal.

Next Steps

Township Staff recommend that this report be forwarded with any additional comments that Council may have on the proposed Provincial Planning Statement (and/or other provincial policy changes) to the Province as soon as possible prior to the June 5th, 2023 deadline for comment.

FINANCIAL CONSIDERATIONS

1. None.

ATTACHMENTS

1. County Official Plan Review – Provincial Decision on OPA 119 (PD2023-16)
2. Proposed Provincial Planning Statement, 2023 (PD2023-17)

Prepared By:	Curtis Marshall, Manager of Development Planning Brooke Lambert, Chief Administrative Officer Darren Jones, Chief Building Official
Recommended By:	Brooke Lambert, 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, May 11, 2023
Subject: County Official Plan Review – Provincial Decision on OPA 119



PLANWELL

1.0 Purpose

The purpose of this report is to advise of the Minister’s decision on County of Wellington Official Plan Amendment (OPA) 119.

2.0 Background

OPA 119 sets the stage for considering future growth in accordance with the Provincial Growth Plan for the Greater Golden Horseshoe. The Amendment implements the recommended growth structure from Phase 1 of the County’s municipal comprehensive review (MCR). OPA 119 was originally adopted by County Council on May 26, 2022. Under Section 26 of the Planning Act, the OPA requires approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect.

3.0 Minister’s Decision on OPA 119

On April 11, 2023, the Minister issued a decision to approve OPA 119, with modifications. According to the Province’s notice of decision, the 33 modifications to the Official Plan Amendment are meant to “address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters.” The decision is final and not subject to appeal. Documentation of the Minister’s decision is attached, has been posted to the project website and circulated to our project stakeholder list.

3.1 Text Modifications

Staff generally support modifications numbered 1 through 19 which are relatively minor text changes to conform with current Provincial policy. Changes which remove references to single detached and semi-detached dwellings being the dominant form of housing in the County, are in keeping with the County’s Attainable Housing Strategy.

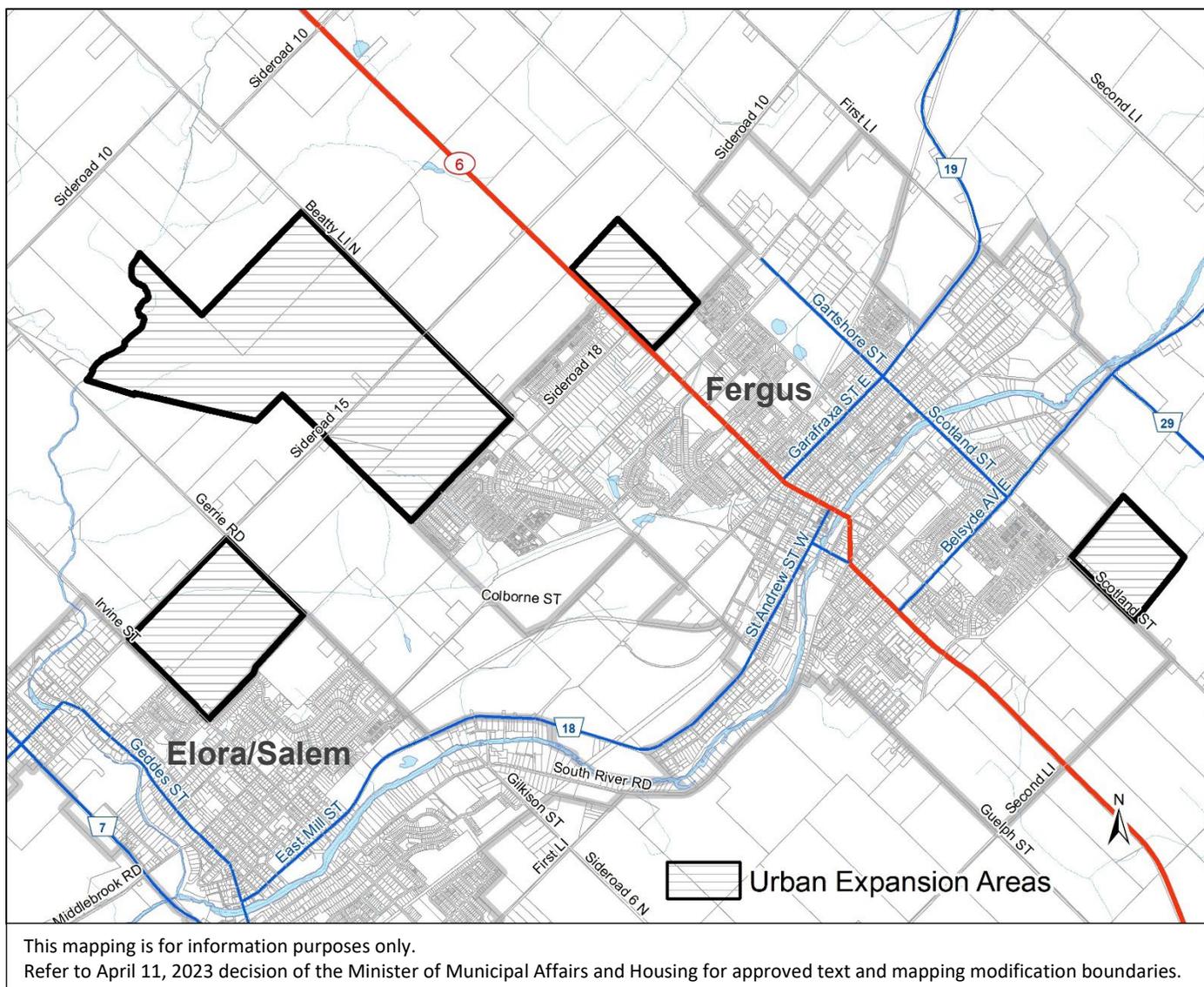
3.2 Mapping and Text Modifications

There are a number of mapping modifications and other text changes which are outlined below. It is important to note that in some cases there are inconsistencies between the property addresses listed in the modifications and the properties included on the maps. The Province provided our office with the necessary data for the mapping on May 2, 2023. At the time of writing this report, staff was in the process of reviewing it to confirm the final boundaries of the mapping modifications. Therefore, mapping in this report should not be considered final and is for information purposes only.

Urban Boundary Expansions

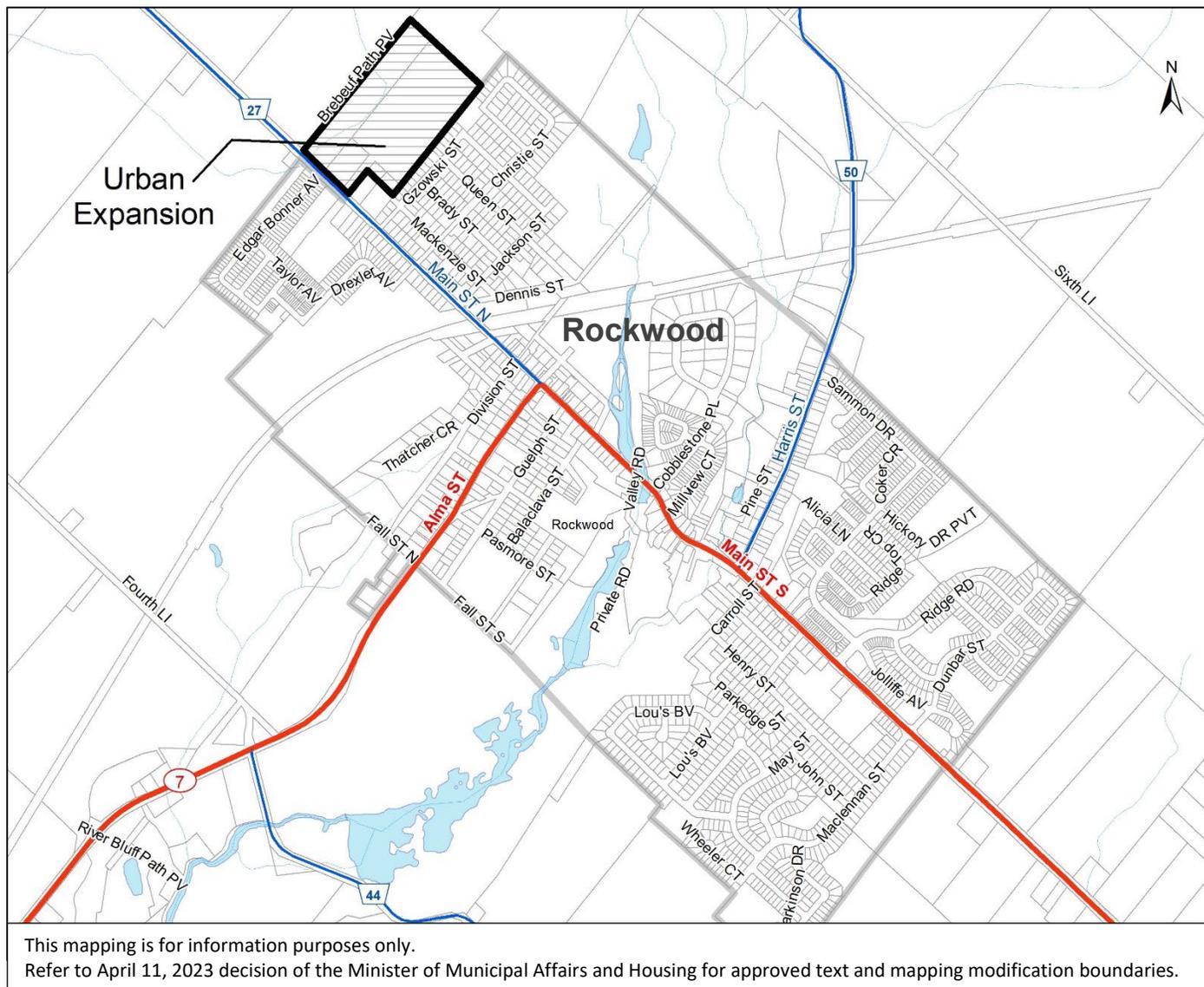
The Minister’s modifications identify urban boundary expansions in Centre Wellington (Figure 1), Guelph/Erasmus (Figure 2) and Minto (Figure 3). Urban boundary expansions were not originally part of OPA 119. Such expansions are being dealt with as part of our current Phase 3A work plan, based on the results of the Phase 2 Land Needs Assessment. The Province did not consult with or advise County and local staff of these changes. We are unaware of any technical evaluations completed by the Province to ensure that the expansions met current Provincial, County and local policy, municipal servicing requirements, etc.

**Figure 1 Provincial Urban Expansions
Fergus and Elora/Salem, Centre Wellington**



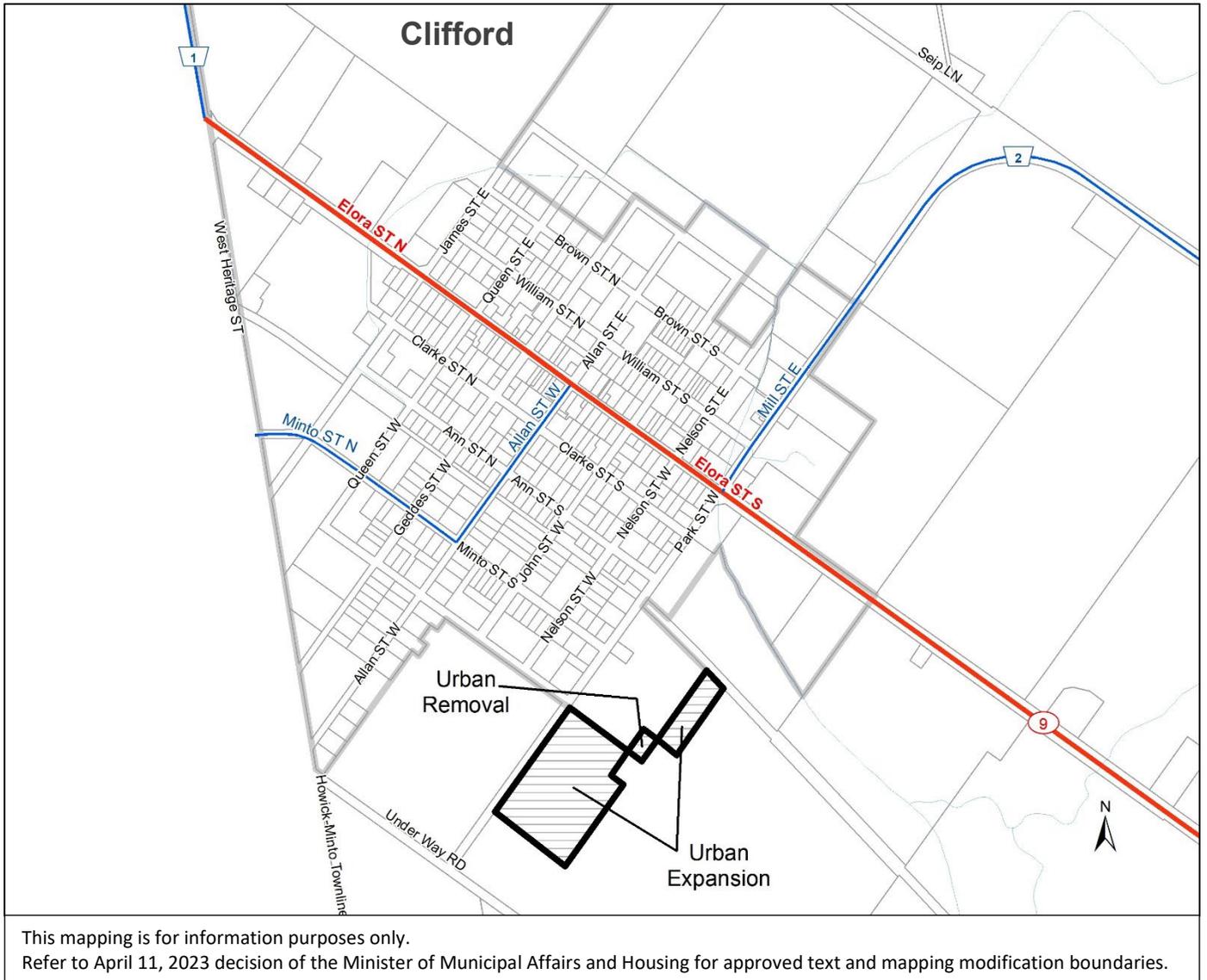
The above expansions are approximately 417 ha (1,030 ac).

**Figure 2 Provincial Urban Expansions
Guelph/Eramosa**



The above expansion is approximately 15 ha (37 ac).

**Figure 3 Provincial Urban Expansions
Minto**

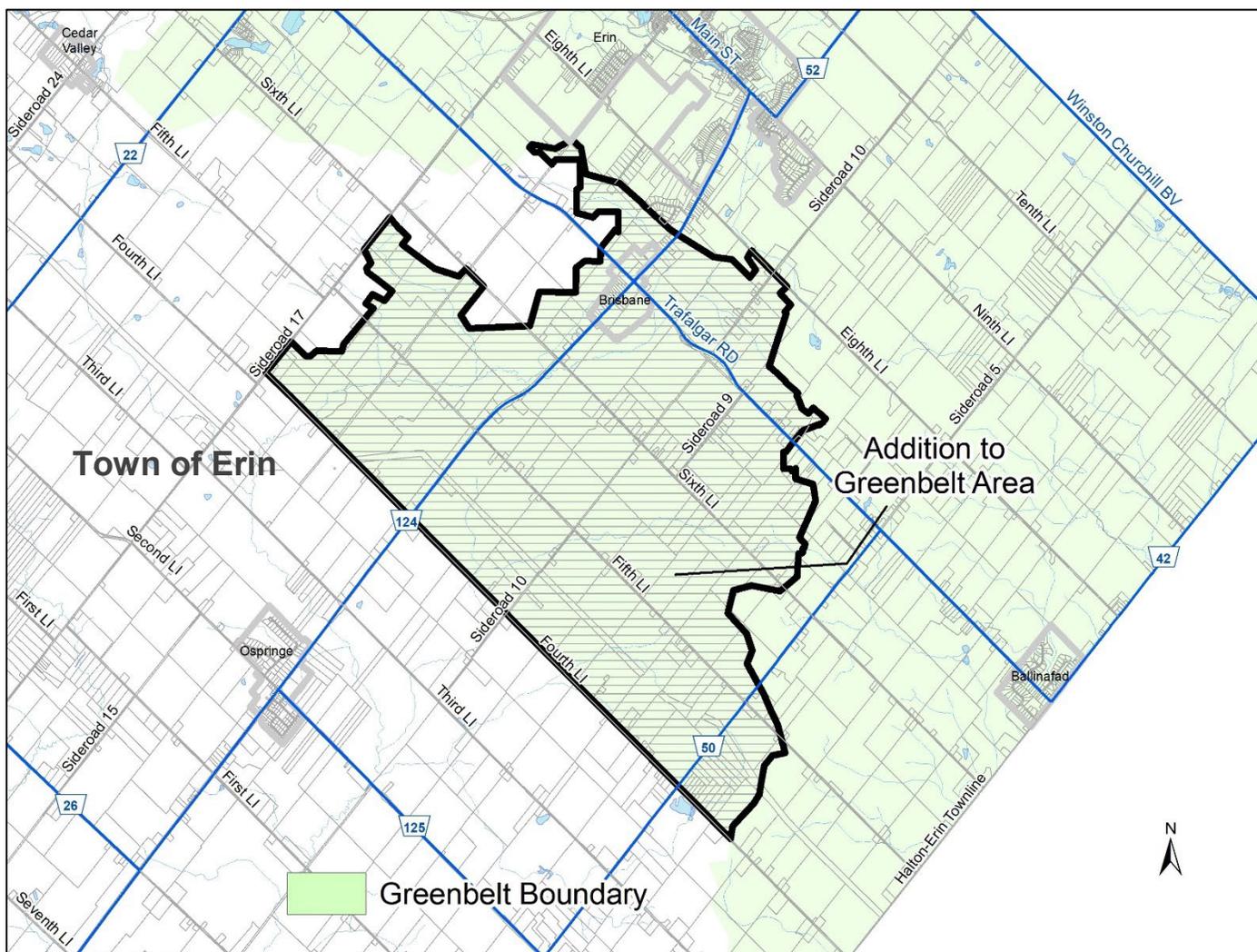


The above expansion is approximately 6 ha (15 ac).

Greenbelt Area Expansion

The Province modified mapping for the Town of Erin to reflect the expanded Greenbelt Area and identify Brisbane as a Hamlet in the Greenbelt. These modifications reflect changes approved by the Province in December 2022 which added approximately 2,870 ha (7,100 ac) to the Greenbelt in Erin to help make up for removals of approximately 3,000 ha (7,400 ac) for residential development in other municipalities.

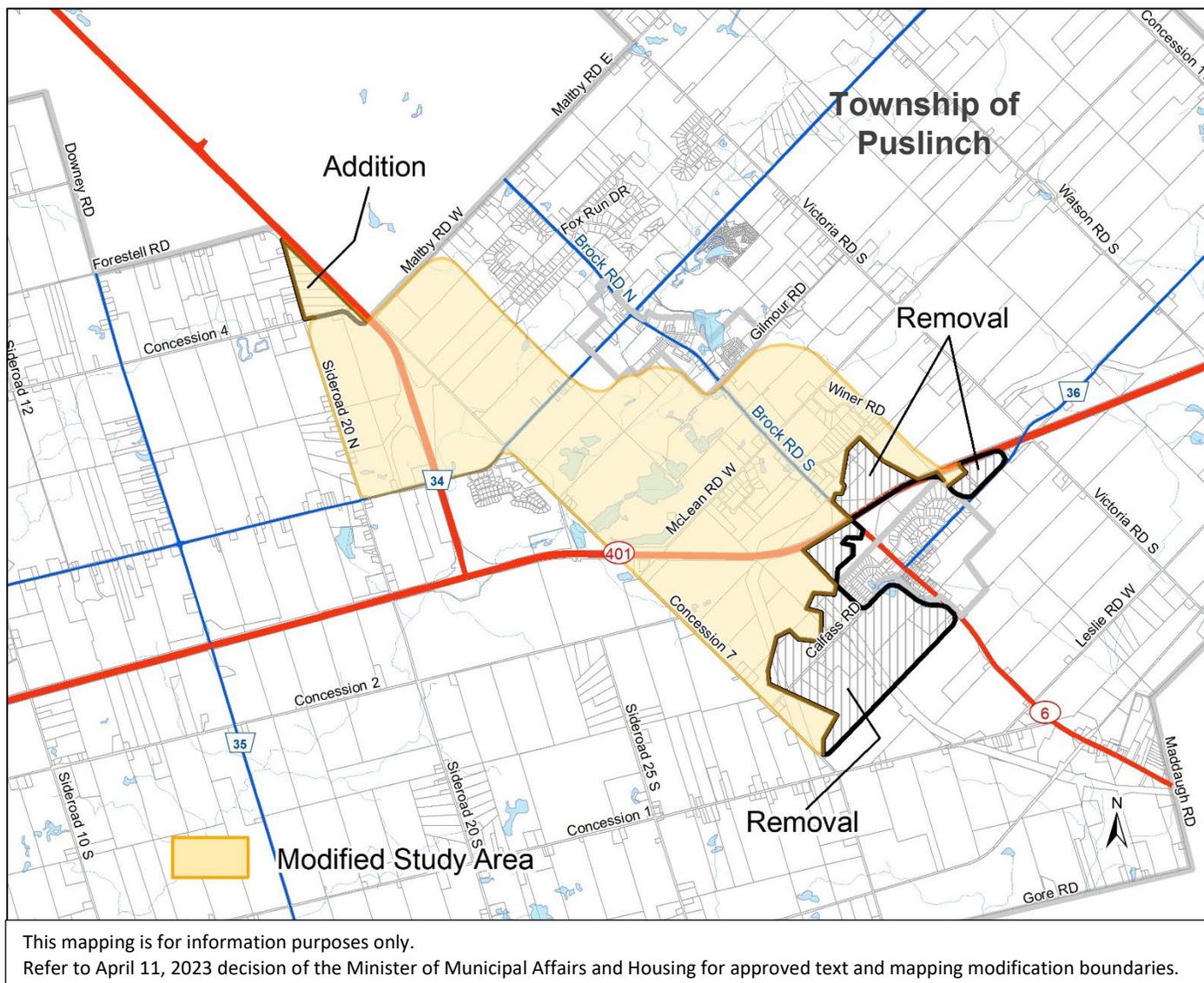
**Figure 4 Provincial Greenbelt Area Expansion
Town of Erin**



Puslinch Regionally Significant Economic Development Study Area

The Province has supported the identification of a Regionally Significant Economic Development Study Area in Puslinch. The Study Area was approved with boundary modifications to add lands located at 4631 Sideroad 20 North and remove lands within the Greenbelt Plan Area (Figure 5).

Figure 5 Provincial Boundary Modifications Regionally Significant Economic Development Study Area



The associated new policy for the study area, was not modified and is now in effect:

“9.8.4 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan designates a Regionally Significant Economic Development Study Area in Puslinch. This area includes lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.”

Approval of the Study Area provides for the Township to look strategically at its future growth.

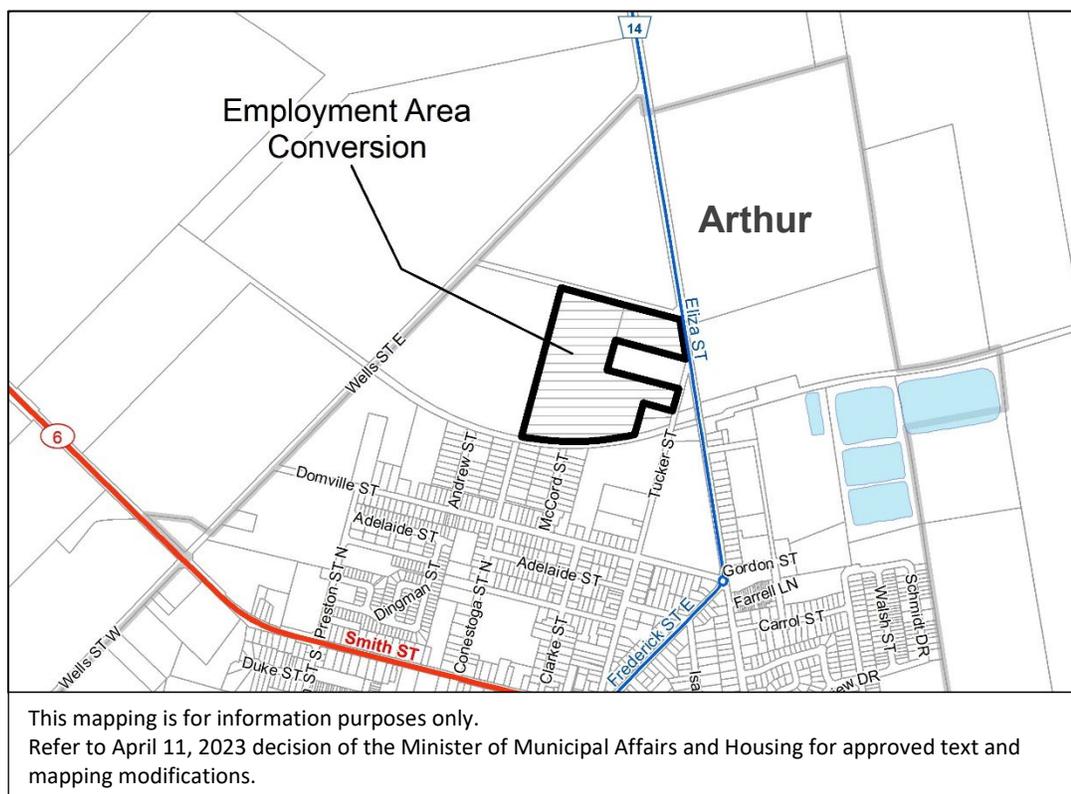
Hamlet of Puslinch

OPA 119 also included the proposed re-establishment of the Hamlet of Puslinch in the southern portion of the Township. The Province did not approve or deny this part of the Amendment, but rather deferred a decision until the Hamlet of Puslinch can be considered as part of a future Greenbelt Plan review.

Employment Area Conversions

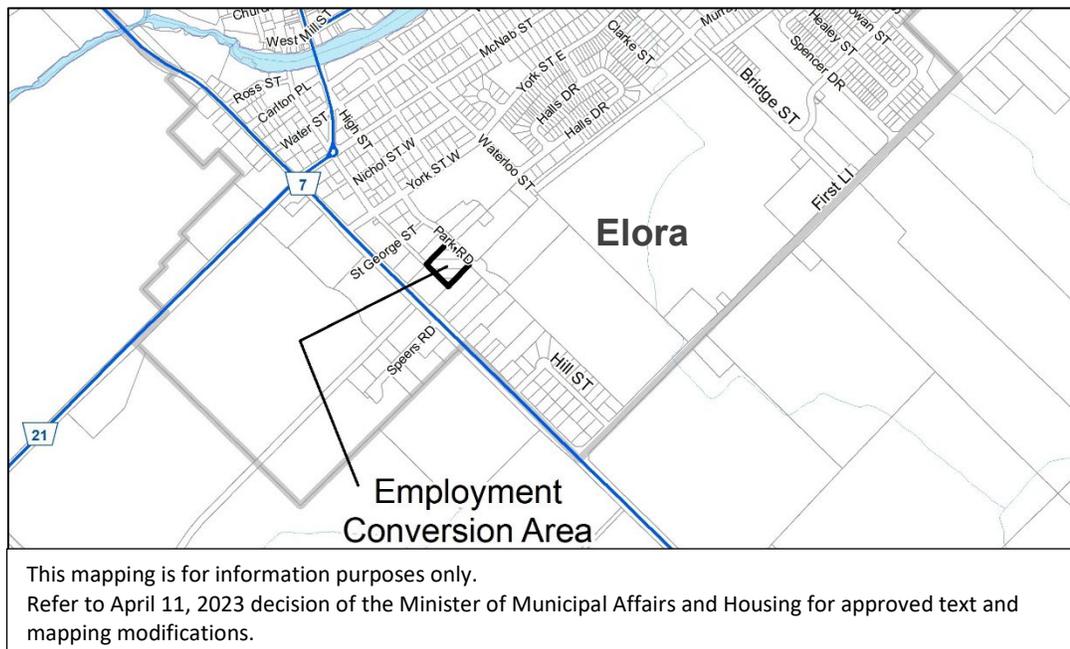
Two employment area conversions were approved by the Province. One in Wellington North (Arthur) has an area of approximately 14 ha (35 ac). This conversion was not supported by Watson’s technical analysis during the Phase 2 Land Needs Assessment.

Figure 6 Provincial Employment Area Conversion Arthur, Wellington North



The other conversion in Centre Wellington (Elora) has an area of approximately 0.7 ha (1.7 ac). This conversion was supported by Watson’s technical analysis.

**Figure 7 Provincial Employment Area Conversion
Elora, Centre Wellington**



Revision to Centre Wellington Policy 9.2.2 (Fairview Recreational/Residential Area)

The Minister also approved modifications to Centre Wellington local policy 9.2.2 now renamed the “Fergus Golf Course Recreational/Residential Area”. The text modifications and minor mapping changes relate to an existing golf course/residential special policy area on land south of Wellington Road 19.

4.0 Next Steps

Staff will continue to work with the Ministry of Municipal Affairs and Housing to confirm the extent of the urban area boundary expansions, other map changes and the intent of policy changes. We will consolidate the changes into the County Official Plan.

5.0 Recommendations

That the report “County Official Plan Review – Provincial Approval of OPA 119” be received for information.

That the County Clerk forward the report to Member Municipalities.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning

- Attachment 1 Letter from Hannah Evans, Assistant Deputy Minister, Municipal Services Division
April 11, 2023
- Attachment 2 Notice of Decision – April 11, 2023
- Attachment 3 Decision – Signed April 11, 2023

Ministry of Municipal Affairs
and Housing

Ministère des Affaires municipales
et Logement

Municipal Services Division

Division des services aux municipalités

777 Bay Street, 16th Floor
Toronto ON M7A 2J3
Telephone: 416-585-6427

777, rue Bay, 16e étage
Toronto ON M7A 2J3
Téléphone: 416-585-6427



April 11, 2023

Jennifer Adams
County Clerk
Wellington County
74 Woolwich Street,
Guelph ON N1H 3T9
jennifera@wellington.ca

**Re: County of Wellington Official Plan Amendment 119 – Phase 1 Municipal
Comprehensive Review
MMAH File No.: 23-OP-215446**

Dear Jennifer Adams,

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to contact Ian Kerr, Regional Director, Western Municipal Services Office, by email at Ian.Kerr@ontario.ca, or Erick Boyd, Manager, Community Planning and Development, Western Municipal Services Office, by email at Erick.Boyd@ontario.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hannah Evans", with a long horizontal flourish extending to the right.

Hannah Evans
Assistant Deputy Minister, Municipal Services Division

Cc: Aldo Salis, Director of Planning and Development, County of Wellington

File No.: 23-OP-215446
Municipality: County of Wellington
Subject Lands: All lands within the County of Wellington

Date of Decision: April 11, 2023
Date of Notice: April 11, 2023

NOTICE OF DECISION

With respect to an Official Plan Amendment
Subsection 17(34) and 26 of the *Planning Act*

A decision was made on the date noted above to approve, with thirty-three (33) modifications, Official Plan Amendment 119 to the County of Wellington Official Plan, as adopted by By-law 5760-22.

Purpose and Effect of the Official Plan

County of Wellington Official Plan Amendment 119 implements parts of the growth planning policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe across the County. Official Plan Amendment 119 amends the County of Wellington Official Plan to define and identify a County Growth Structure as Phase 1 of the County's municipal comprehensive review. Official Plan Amendment 119 also identifies a Regionally Significant Economic Development Study Area in the Township of Puslinch.

The 33 modifications to the Official Plan Amendment have been made to address provincial policy direction related to Indigenous engagement, accommodating housing options to the 2051 planning horizon, settlement areas, employment areas, and Greenbelt mapping, among other matters.

The Official Plan Amendment 119 applies to all lands within the County of Wellington and the economic development study area applies to part of the Township of Puslinch.

Decision Final

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, this decision is final and not subject to appeal. Accordingly, County of Wellington Official Plan Amendment 119, as approved with modifications by the Minister, came into effect on April 12, 2023.

Other Related Applications

None.

Getting Additional Information

Additional information is available on the County of Wellington's website <https://www.wellington.ca/en/resident-services/pl-official-plan-review.aspx>

or by contacting the Ministry of Municipal Affairs and Housing:

Ministry of Municipal Affairs and Housing
Municipal Services Office – West
659 Exeter Road, 2nd Floor
London ON N6E 1L3

DECISION

With respect to Official Plan Amendment 119
for the County of Wellington
Subsection 17(34) and Section 26 of the *Planning Act*

I hereby approve, as modified, Official Plan Amendment 119 for the County of Wellington as adopted by By-law No. 5760-22, subject to the following modifications, with additions in **bold underline** and deletions in ~~**bold strikethrough**~~:

1. Part B to By-law 5760-22, is modified by creating new Item 11.1 as follows:
 - 11.1 Section 4.1.5 Policy Direction is amended by adding a new bullet (l) to the end of the list as follows:

l) The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and consider their interests when identifying, protecting, and managing cultural heritage resources and archaeological resources.

2. Part B to By-law 5760-22, is modified by creating new Item 11.2 as follows:
 - 11.2 A new Section 13.16 Indigenous Engagement is created as follows:

13.16 Indigenous Engagement

The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and co-ordinate land use planning matters throughout the planning process.

3. Part B to By-law 5760-22, is modified by creating new Item 11.3 as follows:
 - 11.3 Section 4.2.1 Supply is amended by adding the following sentence to the end of the section:

The County will protect employment areas along major goods movement facilities and corridors for uses that require those locations and focus freight-intensive land uses to areas in proximity to major highways, airports, and rail facilities.

4. Part B to By-law 5760-22, is modified by creating new Item 11.4 as follows:
 - 11.4 Section 4.2.2 Conversion is amended by:
 - a) in bullet (b):

b) ~~the municipality will meet its employment forecast allocation; the County will maintain sufficient employment lands to accommodate forecasted employment growth to the year 2051;~~

b) in bullet (d):

d) there is existing or planned *infrastructure* and public service facilities to accommodate the proposed conversion;

c) in bullet (e):

e) the lands are not required ~~over the long term to the year 2051~~ for the employment purposes for which they are designated; and

5. Part B to By-law 5760-22, is modified by creating new Item 11.5 as follows:

11.5 Section 4.4.1 Supply is amended as follows:

The County will ensure that residential growth can be accommodated for a minimum of ~~40 years~~ 15 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

6. Part B, Item 17 to By-law 5760-22, regarding Section 4.4.3 Residential Intensification, is modified by deleting and replacing bullet (a) as follows:

a) ~~in the first sentence, adding the word "primary" before the phrase "urban centres" and adding the phrase "secondary urban centres and" before the word "hamlet"; in the first sentence, deleting the phrase "primarily in urban centres but also, to a much lesser extent in hamlets" and replacing it with "in primary urban centres".~~

7. Part B, Item 18 to By-law 5760-22, regarding Section 4.4.4 Greenfield Housing, is modified by creating a new bullet (d) as follows:

d) Deleting bullet (b)(iii) and replacing it with:

iii) ~~In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and The minimum greenfield density target will be measured over all designated greenfield areas of the County, excluding natural heritage features and areas, natural heritage systems and floodplains (provided development is prohibited in these areas), and employment areas and cemeteries, as well as rights-of-way for: electricity transmission lines; energy transmission pipelines; freeways, as defined by and mapped as part of the Ontario Road Network; and railways; and~~

8. Part B, Item 25 to By-law 5760-22, regarding Section 4.8.2 Urban Centre Expansion Criteria, is modified by adding the following to the end of the list:

c) in bullet (a)(i):

i) within the ~~regional market area~~ County of Wellington; and

d) in bullet (b):

b) the expansion makes available sufficient lands for a time horizon not exceeding **20 years** the year 2051, based on the analysis provided for in a);

e) deleting bullet (e) and replacing it with:

~~e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner; the infrastructure and public service facilities needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;~~

f) deleting bullet (f) and replacing it with:

~~f) in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; 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 and in accordance with the following:~~

i) reasonable alternatives that avoid prime agricultural areas are evaluated; and

ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;

g) deleting bullet (g) and replacing it with:

~~g) impacts on agricultural operations which are adjacent to or close to the urban centre or hamlet are mitigated to the extent feasible; 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;~~

h) in bullet (h), adding:

h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as the following are addressed:

i) adding a new bullet (j) to the end of the list as follows:

j) the settlement area to be expanded is in compliance with the minimum distance separation formulae;

9. Part B, Item 33 to By-law 5760-22, regarding Section 6.5.4 Rural Clusters, is modified by, in the second paragraph:

As part of a municipal comprehensive review, the County will assess the impact of constraints such as the Provincial ~~Agricultural Land Base~~ Agricultural System, *Natural Heritage System* and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.

10. Part B, Item 37 to By-law 5760-22, regarding Section 6.8.4 New Locations, is modified as follows:

6.8.4 New Locations is ~~amended by removing the phrase “urban centres” and replacing it with “primary urban centres, secondary urban centres” in item a) and c).~~ modified by deleting and replacing it as follows:

6.8.4 New Locations

~~New Rural Employment Areas shall only be established by amendment to this Plan. In establishing new rural employment land consideration shall be given to the following:~~

- ~~a) the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;~~
- ~~b) the amount of rural employment land in any part of Wellington shall be limited in size and based on reasonable estimates of need;~~
- ~~c) no new rural employment areas shall be established within 1km of urban centre or hamlet boundaries;~~
- ~~d) the impacts on agricultural operations shall be kept to a minimum and the loss of prime agricultural land shall be avoided wherever practical, as set out in Section 4.3.3~~
- ~~e);~~
- ~~e) the Greenland System will be protected from negative impact in accordance with the policies of this Plan;~~
- ~~f) adequate separation or buffering from incompatible uses can be provided;~~
- ~~g) adverse impacts on any nearby land use will be avoided;~~
- ~~h) mineral aggregate resources will be protected;~~
- ~~i) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan and the applicable Source Protection Plan.~~
- ~~j) adequate infrastructure is, or will be, established to serve the anticipated development in an orderly manner.~~

6.8.4 Existing Employment Areas outside Settlement Areas

Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in the County of Wellington Official Plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary to support the

immediate needs of existing businesses and if compatible with the surrounding uses.

11. Part B, Item 38 to By-law 5760-22, regarding Section 6.10.6 Residential Uses, is modified by deleting the second paragraph and replacing it with:

~~In Wellington, the single detached residence will continue to be the dominant use of urban lands however, other forms of housing at densities appropriate to the servicing and the nature of the community may also be encouraged.~~ The County will plan for a diverse range and mix of housing options, densities, and unit sizes appropriate for private or communal sewage and water services.

12. Part B, Item 38 to By-law 5760-22, regarding Section 6.10.11 Institutional, is modified by:

Secondary urban centres will ~~be the prime location for~~ provide institutional uses servicing Wellington such as schools, churches, government offices, specialized housing and childcare facilities.

13. Part B to By-law 5760-22, is modified by creating new Item 40.1 as follows:

40.1 Section 7.2 Purpose is amended as follows:

The Growth Strategy set out in Section 3 ~~should~~ will guide growth in the urban system.

14. Part B to By-law 5760-22, is modified by creating new Item 46.1 as follows:

46.1 Section 7.5.5 Residential Use, second paragraph, is amended as follows:

~~In Wellington, the single family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units.~~ Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

15. Part B to By-law 5760-22, is modified by creating new Item 58.1 as follows:

58.1 Section 8.3.1 Overview is amended as follows:

a) ~~This Plan attempts to provide for urban centres with populations as set out in Section 3.~~ Planning and managing growth for Wellington's urban centres is based on the population forecasts set out in Section 3 of this Plan.

b) ~~The single detached home is currently the dominant housing type in urban centres and this situation is expected to continue.~~

16. Part B to By-law 5760-22, is modified by creating new Item 58.2 as follows:

58.2 Section 8.3.3 Permitted Uses is amended as follows:

a) A variety of housing types shall be allowed, ~~but low rise and low density housing forms such as single detached and semi-detached dwelling units shall continue to predominate.~~ from detached and semi-detached dwellings to townhouses and apartments, among other housing forms, subject to the policies of this Plan.

b) Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may ~~also~~ be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

17. Part B to By-law 5760-22, is modified by creating new Item 58.3 as follows:

58.3 Section 8.7.2 Objectives is amended by adding a new bullet (f) to the end of the list as follows:

f) to make more efficient use of existing industrial areas and vacant and underutilized industrial areas.

18. Part B, Item 61 to By-law 5760-22, respecting Section 9.8 Puslinch Local Policies, is modified as follows:

Schedule A7 and B7 of this Plan ~~designates~~ identifies a Regionally Significant Economic Development Study Area in Puslinch.

19. Part B, Item 75 to By-law 5760-22, regarding Part 15 Definitions, is modified by:

- a) In the last paragraph defining rural settlements, deleting:

~~In the Greenbelt Plan Area, secondary urban centres are considered urban areas (towns and villages) and hamlets are considered rural settlements.~~

- b) Adding the following new definitions in alphabetic order:

Agricultural System

means the system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of prime agricultural areas, including specialty crop areas and rural lands that together create a continuous productive land base for agriculture; 2. An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

Agri-food network

means a network within the Agricultural System that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural

services, farm markets, distributors and primary processing; and vibrant, agriculture-supportive communities.

Agricultural Impact Assessment

means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

20. Part B to By-law 5760-22, is modified by creating new Item 64.1 as follows:

64.1 Section 9.2.2 is modified as follows:

9.2.2 ~~Fairview-Fergus Golf Course~~ Recreational/Residential Area

On Part of Lots 9 and 10, Concession 3, a Recreational/Residential community may be developed. ~~The predominant and primary use of the lands shall consist of private open space. In this regard, a~~ public golf course, consisting of at least nine (9) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop, maintenance facilities, and parking area. Secondary uses shall consist of ~~limited~~ residential uses to be developed in accordance with the policies of this subsection.

~~The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the residential~~ development of the property shall be limited to lands south of Wellington Road 19. follow a pattern whereby golf course holes, pathways and vegetative buffer zones are located along all property lines with residential uses to the interior of the site. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3rd Line. ~~All residential units shall meet the requirements of the Minimum Distance Separation Formula.~~

The maximum number of residential units permitted on the property shall ~~not exceed forty-one (41), exclusive of the existing residential unit within the clubhouse already on the property.~~ be determined by a servicing capacity study to the satisfaction of the approval authority.

~~The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3rd Line and the existing bush and shall consist of a maximum of twenty-one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area.~~

21. Part B, Item 78 to By-law 5760-22, regarding amending the Index Map to identify the Hamlet of Puslinch, is modified by deleting and replacing it with:

~~78. Index Map is amended to identify the Hamlet of Puslinch as shown on Schedule A-17 of this amendment. A new section 9.9.7.1 is created as follows:~~

Schedule A-17 of Official Plan Amendment 119 is deferred until such time as consideration of whether or not the community of Puslinch should be identified as a Hamlet in the Greenbelt Plan as part of a future review of that Plan is completed.

22. Part B, Schedule “A-2” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-2” attached, which is modified by:
- a) identifying lands located at 22 Park Road, Township of Centre Wellington as ‘Delineated Built-up Area’,
 - b) identifying lands located at 7581 Nichol Road 15, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - c) identifying lands located at 930 Scotland Street, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - d) identifying lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’,
 - e) identifying lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’.
23. Part B, Schedule “A-3” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-3” attached, which is modified by:
- a) adding lands in the Town of Erin to the Greenbelt that were added to the Greenbelt Plan Area in December 2022 by amendment to O. Reg. 59/05, and
 - b) identifying the community of Brisbane, Town of Erin as a hamlet (‘H’) in the Greenbelt Plan.
24. Part B, Schedule “A-4” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-4” attached, which is modified by identifying lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’.
25. Part B, Schedule “A-6” to By-law 5760-22, is deleted and replaced with Modified Schedule “A-6” attached, which is modified by identifying part of lands located at 41 Park Street West, Town of Minto as ‘Primary Urban Centre’ and ‘Designated Greenfield Area’ and removing another part.

26. Part B, Schedule "A-7" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-7" attached, which is modified by identifying lands legally described as Lots 76, 77, 78, 100, 101, 102 and part of McCord Street McCord's Second Survey, Part Park Lots 1 and 2 Crown Survey, South Side of Macaulay Street, Part Park Lot 1, Crown Survey, North Side of Domville Street, Township of Wellington North as 'Designated Greenfield Area'.
27. Part B, Schedule "A-8" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-8" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area,
 - b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area, and
 - c) deferring a decision on the proposed Hamlet of Puslinch.
28. Part B, Schedules "A-1" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-1" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area,
 - b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area,
 - c) deferring a decision on the proposed Hamlet of Puslinch,
 - d) identifying lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - e) adding lands in the Town of Erin to the Greenbelt that were added to the Greenbelt Plan Area in December 2022 by amendment to O. Reg. 59/05,
 - f) identifying the community of Brisbane, Town of Erin as a hamlet ('H') in the Greenbelt Plan,
 - g) identifying lands located at 22 Park Road, Township of Centre Wellington as 'Delineated Built-up Area',
 - h) identifying lands located at 7581 Nichol Road 15, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - i) identifying lands located at 930 Scotland Street, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',
 - j) identifying lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area',

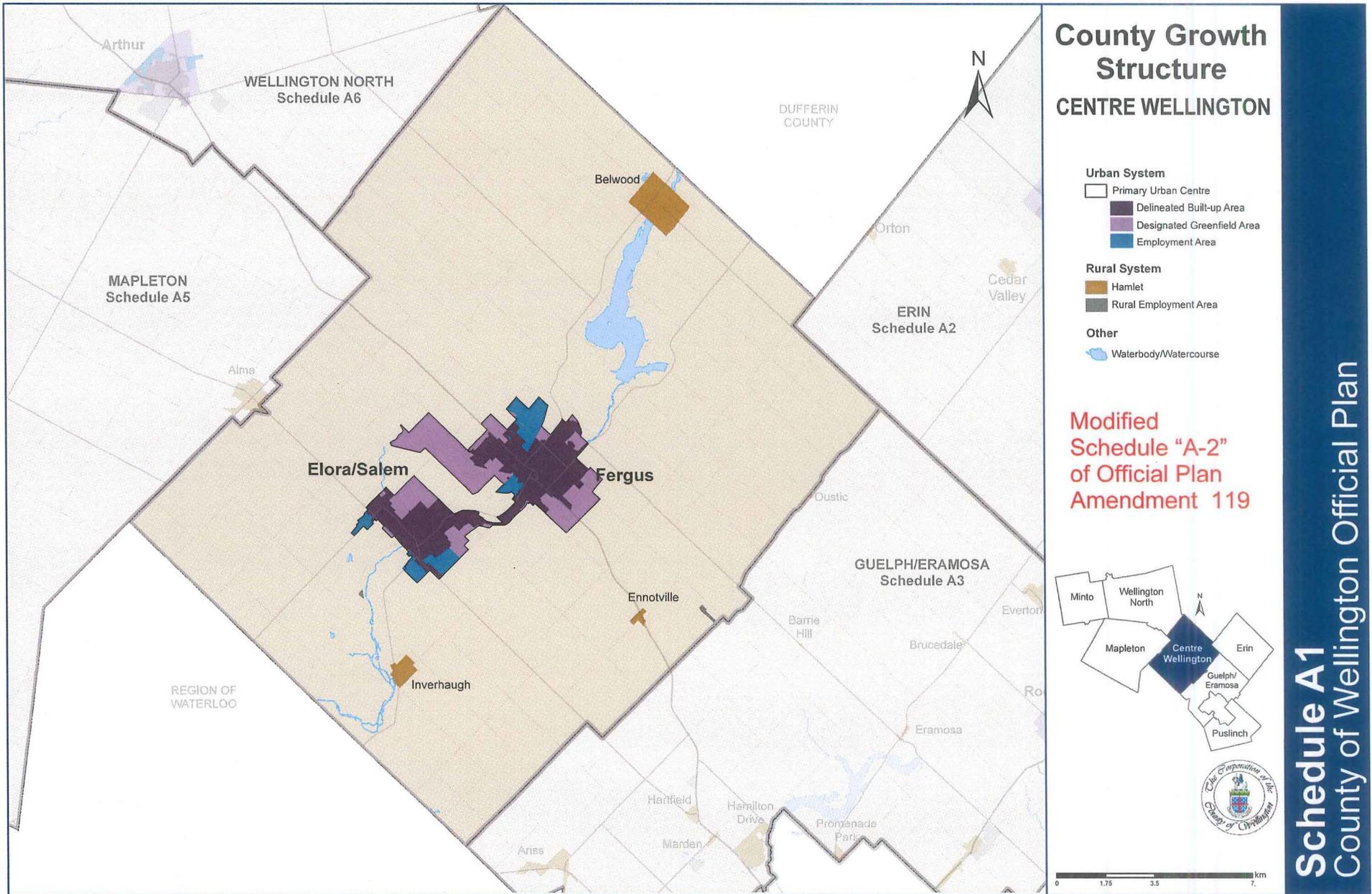
- k) identifying lands legally described as Lots 76, 77, 78, 100, 101, 102 and part of McCord Street McCord's Second Survey, Part Park Lots 1 and 2 Crown Survey, South Side of Macaulay Street, Part Park Lot 1, Crown Survey, North Side of Domville Street, Township of Wellington North as 'Designated Greenfield Area',
 - l) identifying part of lands located at 41 Park Street West, Town of Minto as 'Primary Urban Centre' and 'Designated Greenfield Area' and removing another part, and
 - m) identifying lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as 'Primary Urban Centre' and 'Designated Greenfield Area'.
29. Part B, Schedule "A-9" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-9" attached, which is modified by:
- a) designating lands located at 7581 Nichol Road 15, Township of Centre Wellington as 'Primary Urban Centre',
 - b) designating lands located at 930 Scotland Street, Township of Centre Wellington as 'Primary Urban Centre',
 - c) designating lands located at 6581 Highway 6 and 968 St David Street North, Township of Centre Wellington as 'Primary Urban Centre',
 - d) designating lands located at 8243, 8268 and 8282 Wellington Road 19, Township of Centre Wellington, which are subject to the modified policies of Section 9.2.2 Fergus Golf Course Recreational/Residential Area, as 'Recreational', 'Greenlands', and 'Core Greenlands',
 - e) designating lands located at 6586, 6684 and 6688 Beatty Line North, and 7715 15th Sideroad, Township of Centre Wellington as 'Primary Urban Centre', and
 - f) correcting minor Greenlands mapping errors in various locations.
30. Part B, Schedule "A-11" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-11" attached, which is modified by designating lands located at 5149 Wellington Road 27, Township of Guelph-Eramosa as 'Primary Urban Centre'.
31. Part B, Schedule "A-13" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-13" attached, which is modified by designating part of lands located at 41 Park Street West, Town of Minto as 'Primary Urban Centre' and designating another part as 'Prime Agricultural'.
32. Part B, Schedule "A-16" to By-law 5760-22, is deleted and replaced with Modified Schedule "A-16" attached, which is modified by:
- a) removing the parts of the Regionally Significant Economic Development Study Area that are located within the Greenbelt Plan Area, and

- b) adding lands located at 4631 Sideroad 20 North, Township of Puslinch to the Regionally Significant Economic Development Study Area.
33. Part B, Schedule "A-17" to By-law 5760-22, is deferred until such time as consideration of whether or not the community of Puslinch should be identified as a Hamlet in the Greenbelt Plan as part of a future review of that Plan is completed.

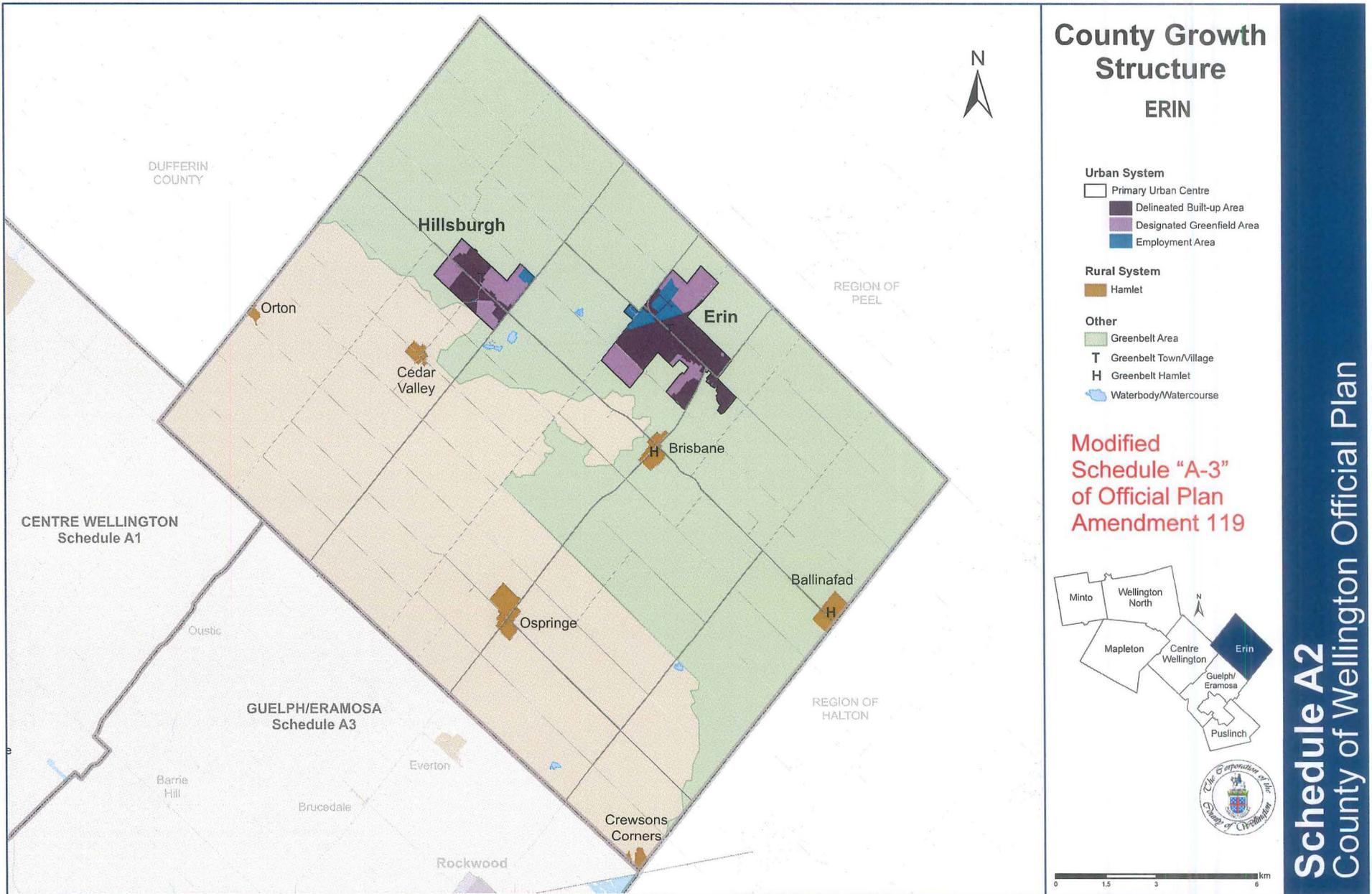
Dated at Toronto this 11th day of April, 2023.



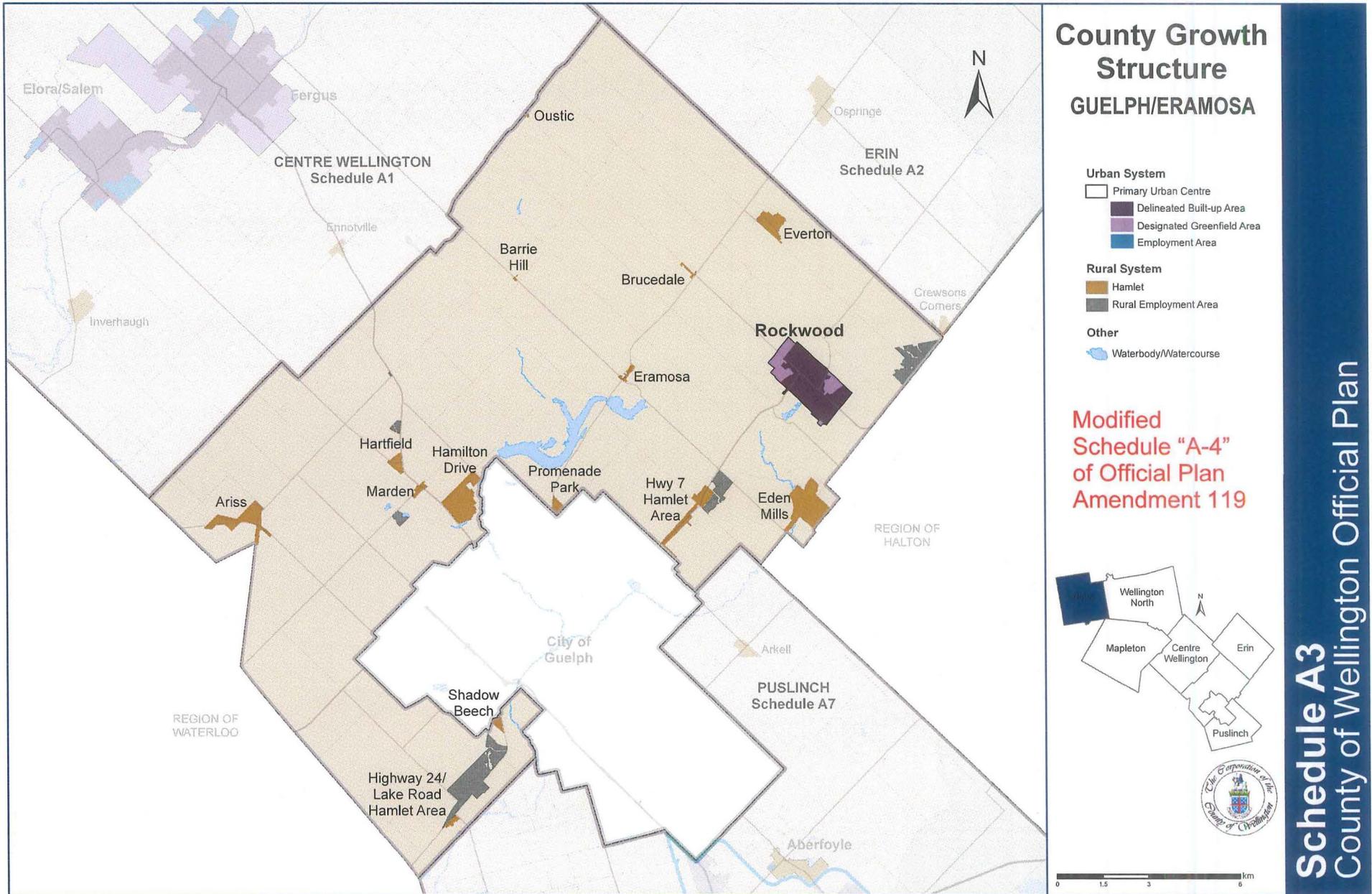
Hannah Evans
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing



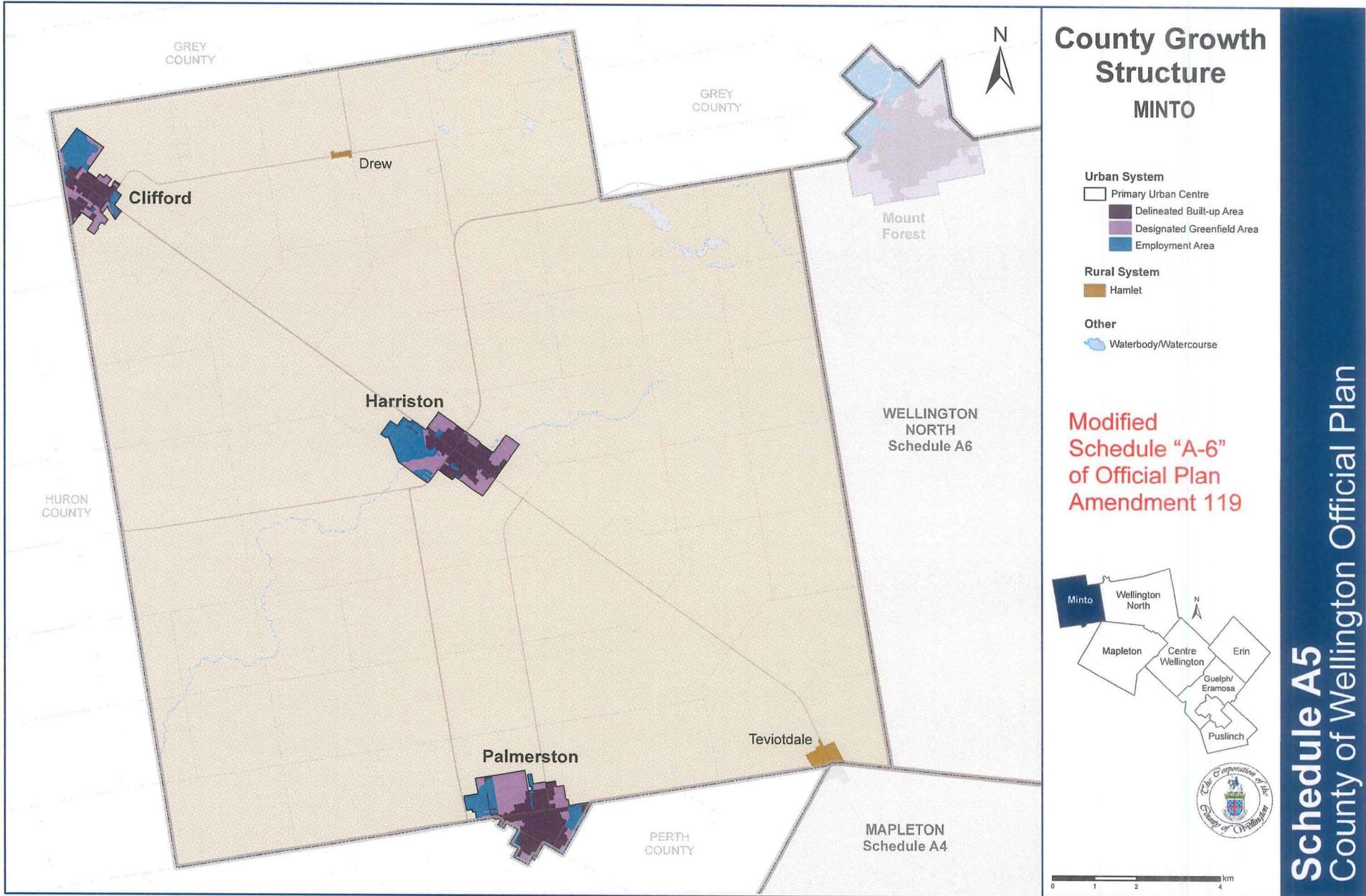
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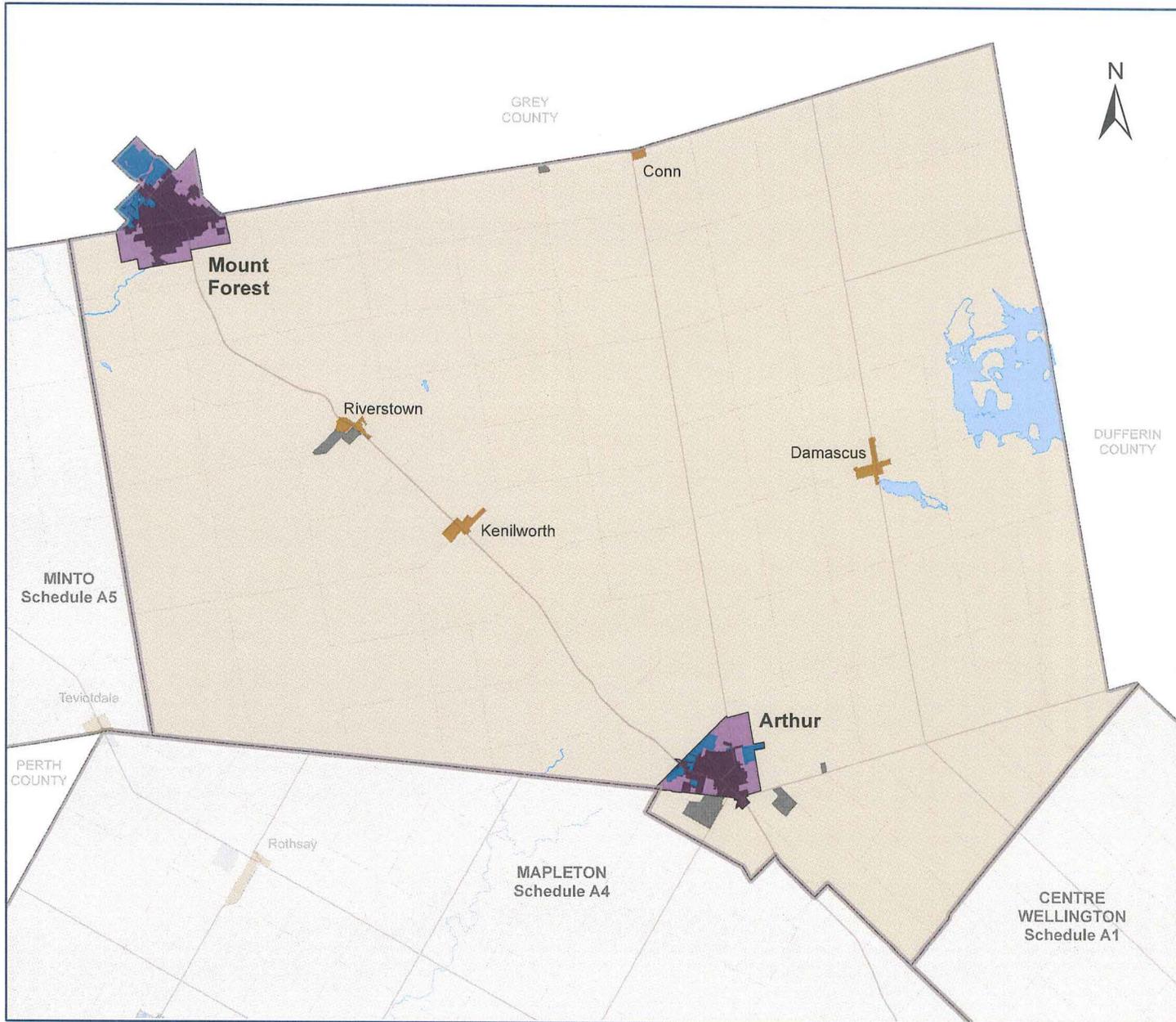
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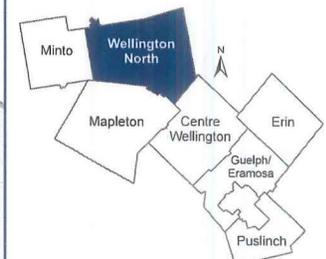
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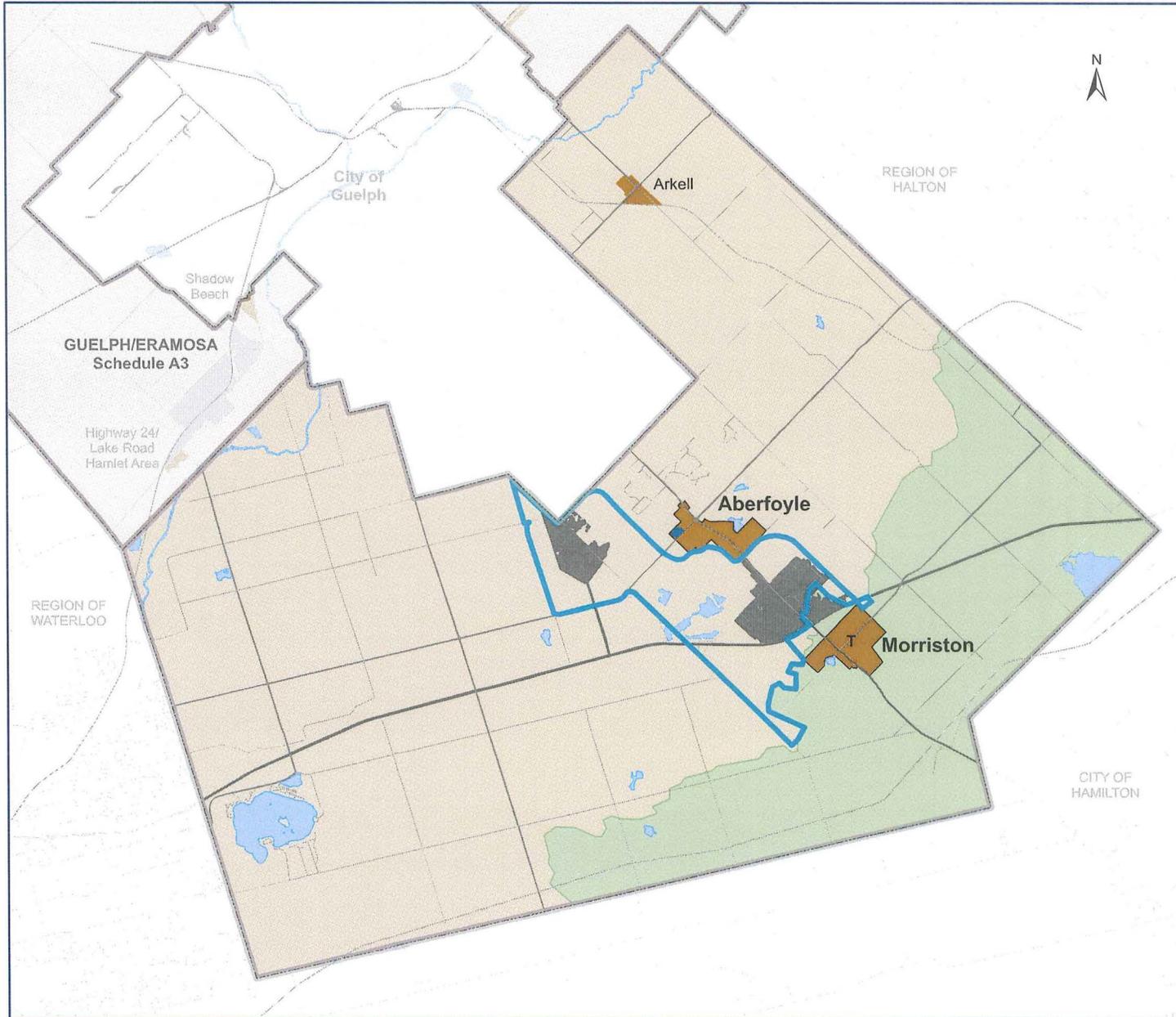
County Growth Structure WELLINGTON NORTH

- Urban System**
- Primary Urban Centre
 - Delineated Built-up Area
 - Designated Greenfield Area
 - Employment Area
- Rural System**
- Hamlet
 - Rural Employment Area
- Other**
- Waterbody/Watercourse

**Modified
Schedule "A-7"
of Official Plan
Amendment 119**



Schedule A6
County of Wellington Official Plan

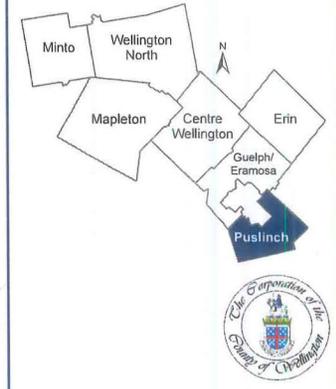


County Growth Structure

PUSLINCH

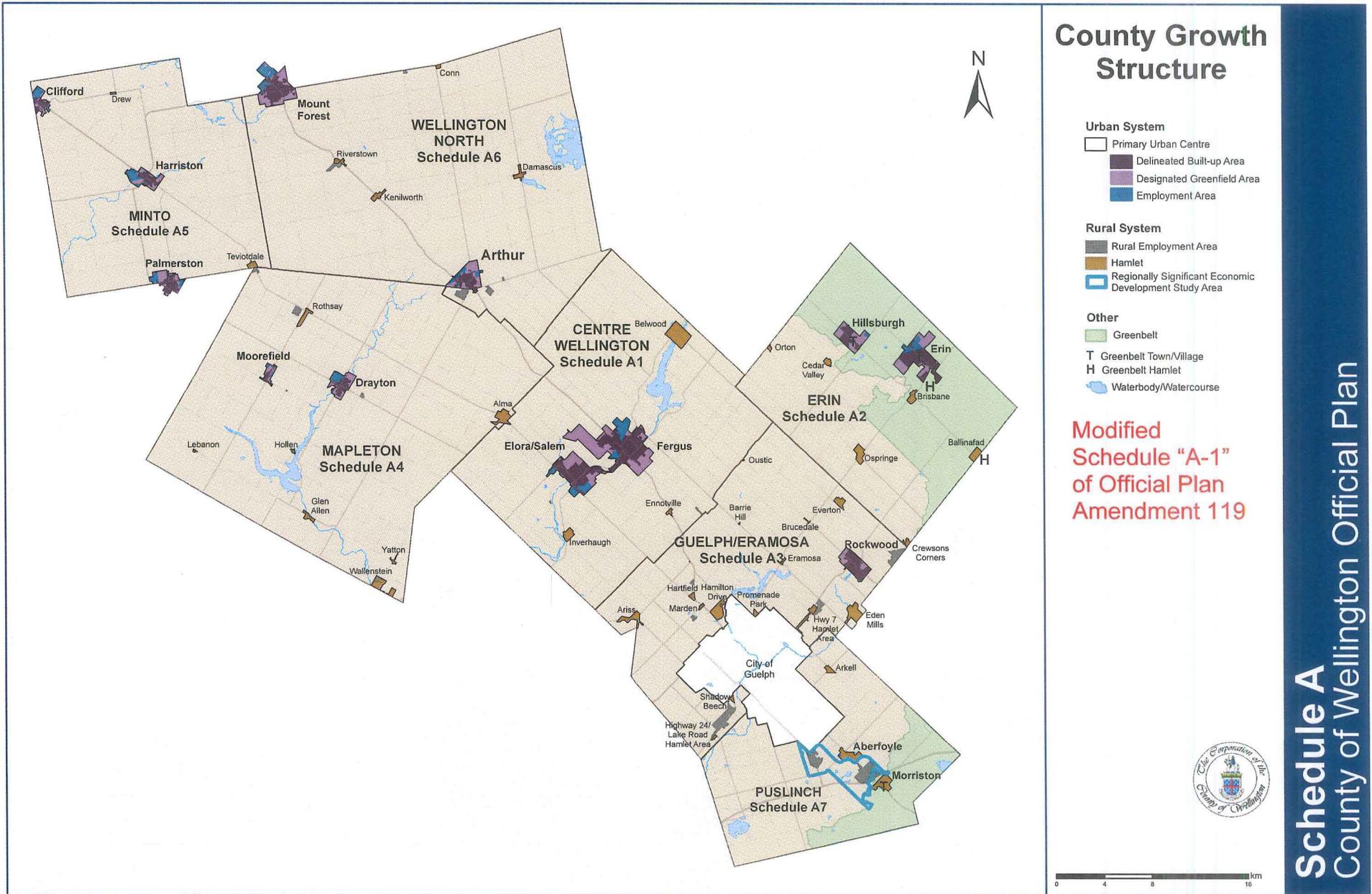
- Rural System**
- Secondary Urban Centre
 - Employment Area
 - Hamlet
 - Rural Employment Area
 - Regionally Significant Economic Development Study Area
- Other**
- Greenbelt Area
 - T Greenbelt Town/Village
 - Waterbody/Watercourse

Modified Schedule "A-8" of Official Plan Amendment 119



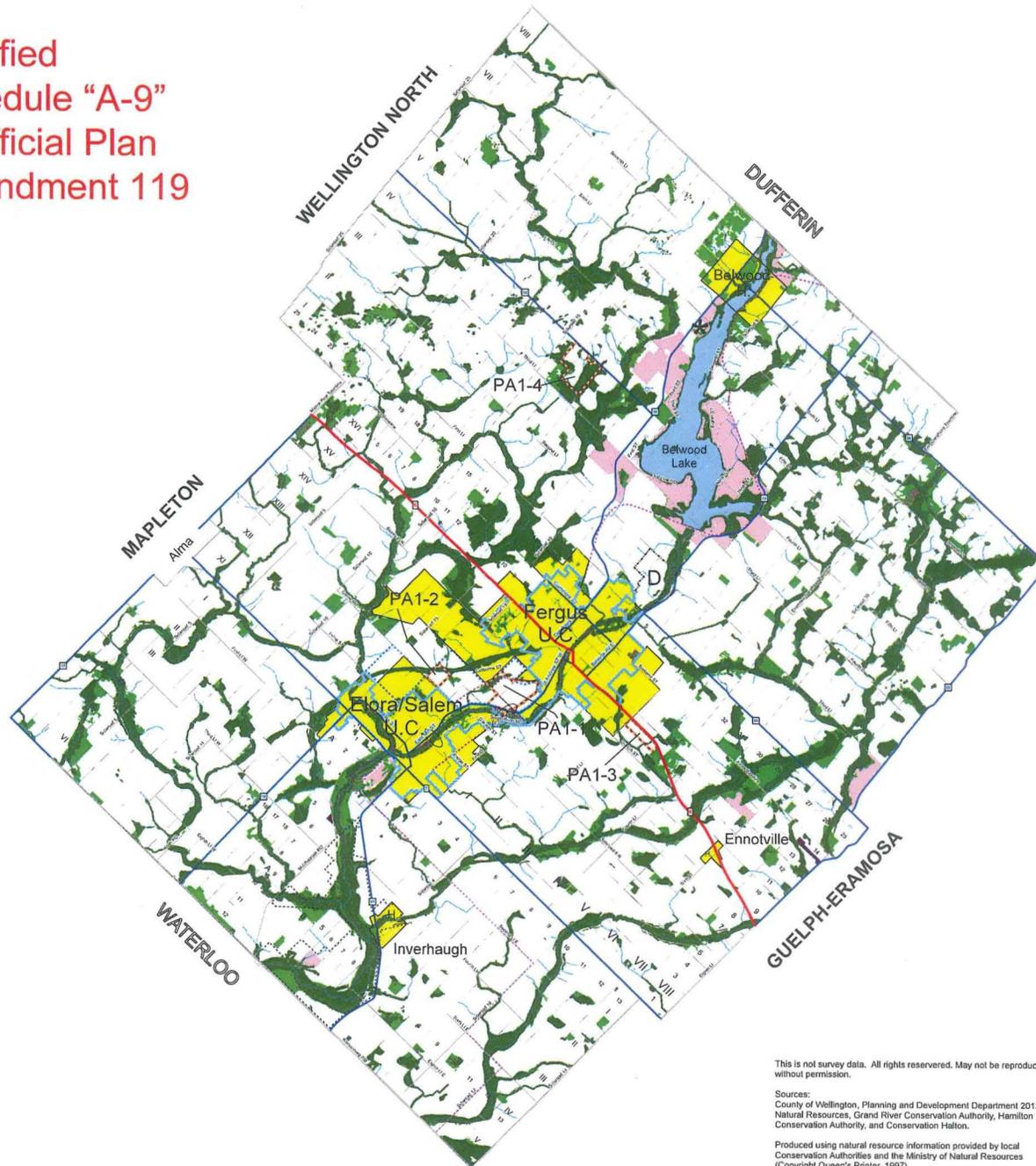
Schedule A7
County of Wellington Official Plan

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**Modified
Schedule "A-9"
of Official Plan
Amendment 119**



**SCHEDULE B1
CENTRE
WELLINGTON**
Land Use



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Hamlet
- Recreational
- Rural Employment Area
- Policy Area
- Community Planning Study Area

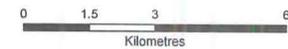
The Urban System

- U.C. Primary Urban Centre

Other

- Trail
- * Landfill Site
- Montrose Water Management Protection Area
- Grand River Crossing
- D Deferral
- County Roads
- Provincial Highways
- Built Boundary

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

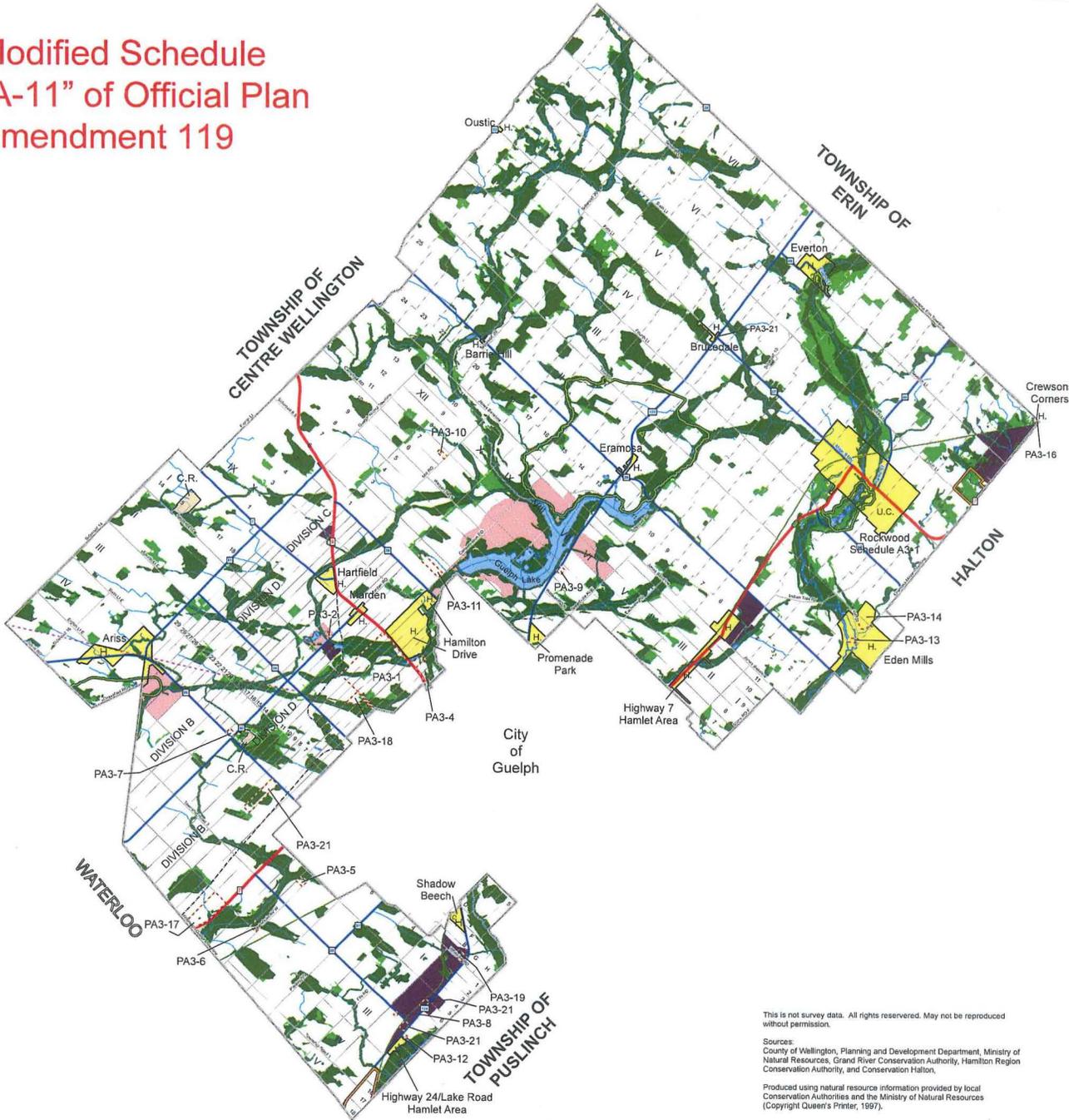


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Sources:
County of Wellington, Planning and Development Department 2012, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton.

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Modified Schedule "A-11" of Official Plan Amendment 119



SCHEDULE B3 GUELPH- ERAMOSA

Land Use



Legend

- The Greenlands System**
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
- The Rural System**
 - Prime Agricultural
 - H. Hamlet
 - Mineral Aggregate Area
 - Recreational
 - Rural Employment Area
 - C.R. Country Residential
 - PA Policy Area
- The Urban System**
 - U.C. Primary Urban Centre
- Other**
 - Trail
 - Proposed Major Roadways
 - County Roads
 - Provincial Highways
 - Railway

Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.

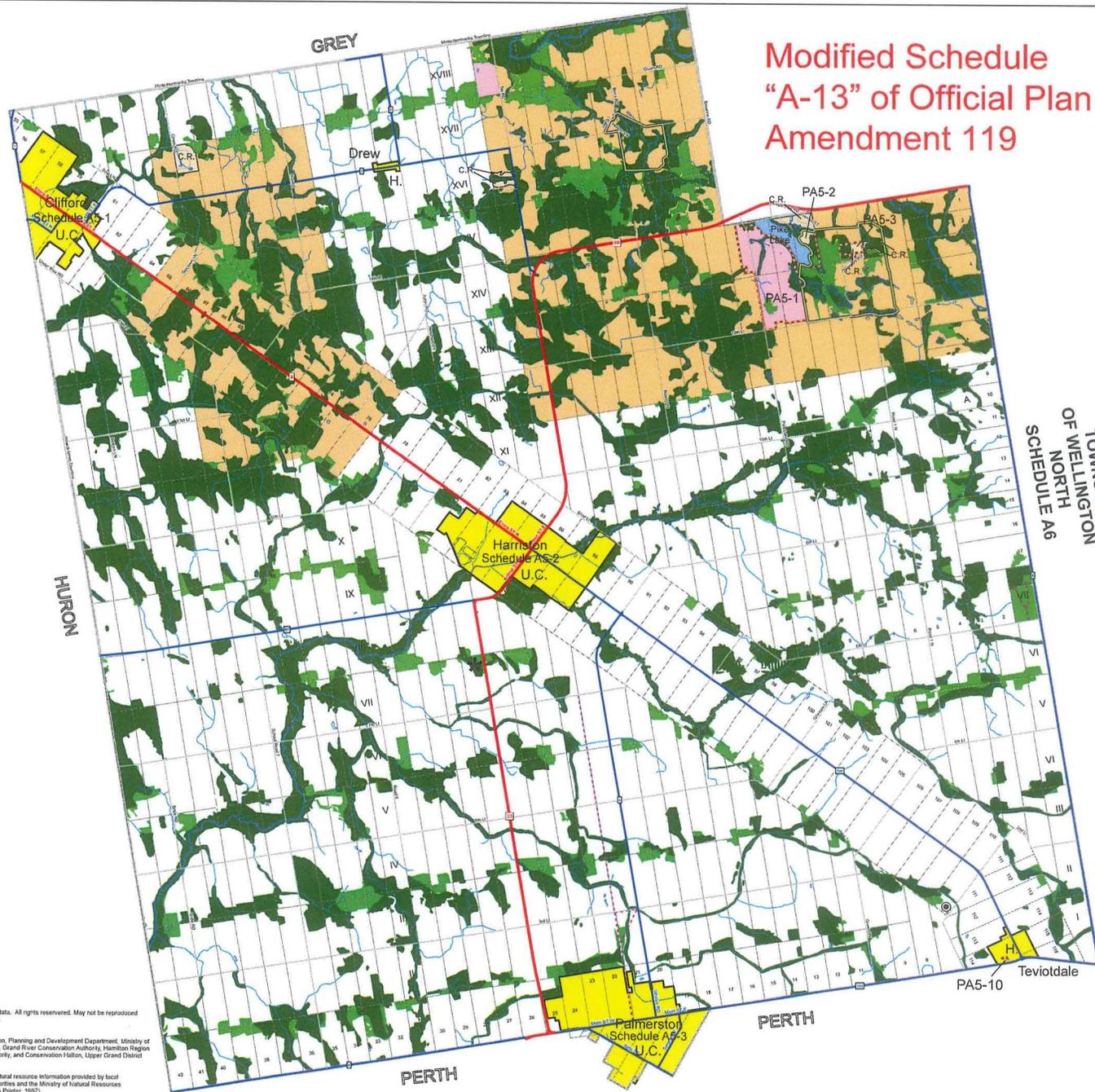


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Sources:
County of Wellington, Planning and Development Department, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton.

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Modified Schedule "A-13" of Official Plan Amendment 119



SCHEDULE B5 MINTO Land Use



Legend

- The Greenlands System**
 - Core Greenlands
 - Greenlands
 - Earth Science ANSI
- The Rural System**
 - Prime Agricultural
 - Secondary Agricultural
 - Hamlet
 - Recreational
 - Rural Employment Area
 - Country Residential
 - Policy Area
- The Urban System**
 - U.C. Primary Urban Centre
- Other**
 - Trail
 - ✖ Landfill Site
 - ⊙ Airfield
 - County Roads
 - Provincial Highways

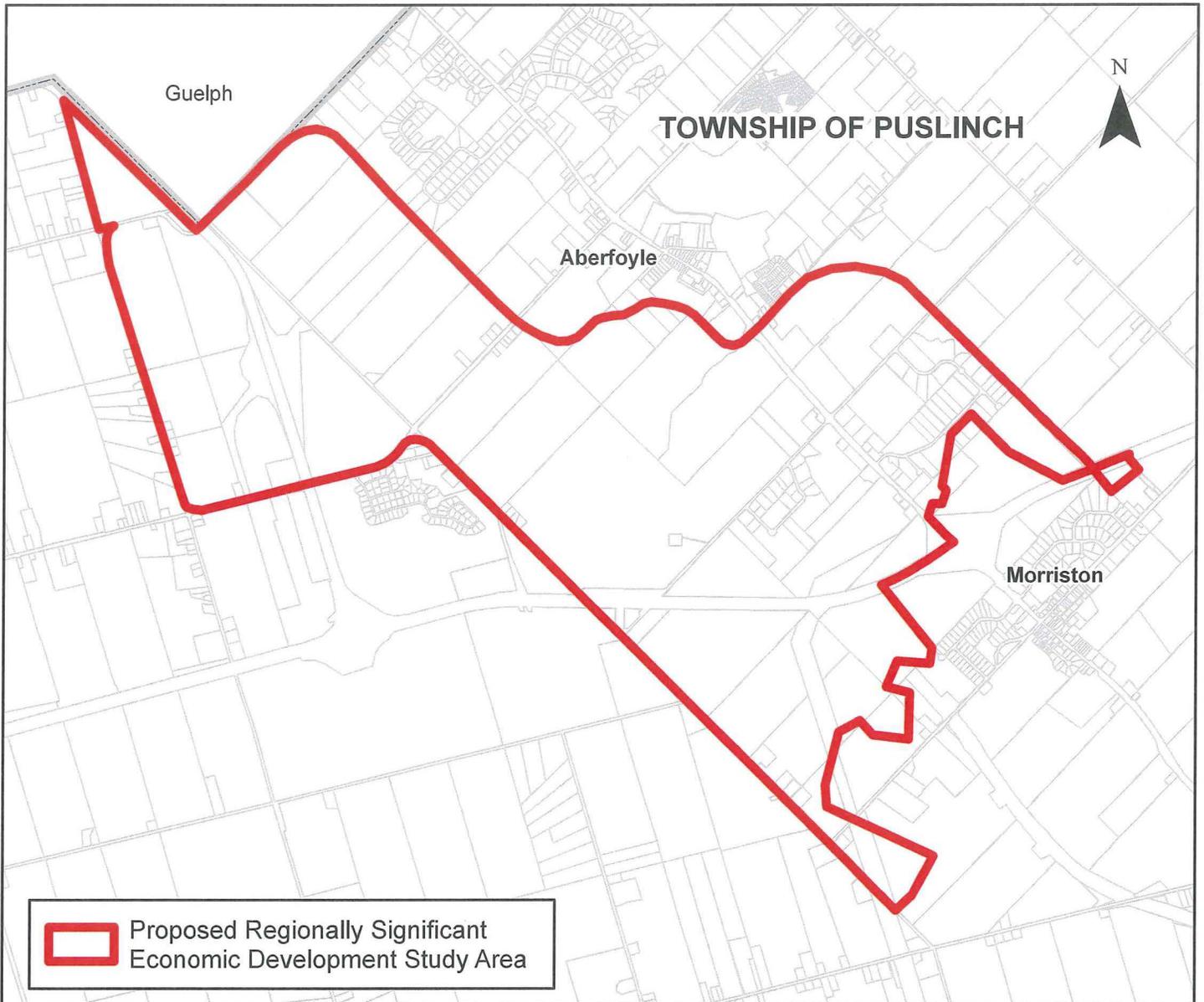
Mineral Aggregate Resources are identified on Schedule C of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.



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 Sources: County of Wellington, Planning and Development Department, Ministry of Natural Resources, Grand River Conservation Authority, Hamilton Region Conservation Authority, and Conservation Halton, Upper Grand District School Board.
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THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A-16"
OF
OFFICIAL PLAN AMENDMENT NO. 119



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COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Manager of Policy Planning
 Jameson Pickard, Senior Policy Planner
Date: Thursday, May 11, 2023
Subject: **Proposed Provincial Planning Statement, 2023**

1.0 Purpose

This report highlights key changes proposed by the Province to planning policies and legislation aimed at increasing housing supply in Ontario.

2.0 Background

On April 6th, 2023 the Provincial government tabled *Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023* together with releasing its latest 2023 Housing Supply Action Plan. The Government has released twelve separate Environmental Registry of Ontario (ERO) proposals for consultation related to changes being proposed through the legislation and action plan.

One of the consultations includes a draft Provincial Planning Statement, which proposes to combine and replace the Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 as amended (Growth Plan). This new policy document follows through on a previous consultation by the government, which sought input on the creation of a streamlined province-wide land use planning policy framework with a housing policy focus. The draft Provincial Planning Statement is open for a 60-day consultation period closing June 5, 2023 (see [ERO# 019-6813](#)).

While this report focuses primarily on the proposed Provincial Planning Statement and relevant Planning Act changes, other changes proposed to the Residential Tenancies Act, Building Code Act, City of Toronto Act and Ministry of Municipal Affairs and Housing Act have been proposed and can be viewed online here: [ERO# 019-6827](#).

3.0 Overview of the Provincial Planning Statement

The draft Provincial Planning Statement, if approved, makes significant changes to the land use planning policy framework in the County of Wellington with the clear goal of creating more housing in both urban and rural areas. The following sections will provide a summary of the key changes in the proposed Provincial Planning Statement (2023 PPS).

3.1 Growth Management

The proposed 2023 PPS does not incorporate many of the policies from the Growth Plan. As the Growth Plan has been the planning framework for Wellington since 2006, there will be many changes to how the County will manage growth in the future. The following table provides an overview of the proposed changes, which shift the responsibility back to the County for future growth forecasts and allocations.

There is also a much more flexible approach to intensification targets, density targets, and consideration of new and expanding settlement areas.

Forecasts and Allocations	<ul style="list-style-type: none"> • expectation for County to continue to use 2051 forecasts at a minimum, but move toward doing our own forecasting of population and employment growth in the future • continues to require County to allocate population and housing units to Member Municipalities • land to be made available for a minimum (rather than a maximum) of 25 years
Intensification	<ul style="list-style-type: none"> • intensification “generally” encouraged (but without required 20% minimum intensification target as in the Growth Plan) • eliminates concept of built-up areas (where intensification is currently measured)
Density	<ul style="list-style-type: none"> • density targets encouraged for new settlement areas or expansion lands, but without required minimum target of 40 residents and jobs per hectare in the Growth Plan
Strategic Growth Areas	<ul style="list-style-type: none"> • concept of strategic growth areas carried over from the Growth Plan • such areas may be identified by municipalities to be the focus for intensification and higher-density mixed uses • minimum density targets for these areas may be established
New and Expanding Settlement Areas	<ul style="list-style-type: none"> • does not carry over prohibition on establishing new settlement areas from Growth Plan • removes requirement for settlement area expansions (and now new settlement areas) to be identified as part of a municipal comprehensive review (Growth Plan) or a comprehensive review (2020 PPS) • provides for more flexible approach to considering such requests, including consideration of servicing and facility capacity, agricultural impact assessment, compliance with MDS, a phased progression of urban development • continues to require settlement areas (including rural settlement areas) to be the focus of growth and development
Complete Communities	<ul style="list-style-type: none"> • concept of complete communities, one of the guiding principles of the Growth Plan, has been carried over to proposed PPS

3.2 Housing

The Province provides more housing options in general, but removes the requirements and tools to measure affordability.

Affordable Housing	<ul style="list-style-type: none"> • still requires planning for housing affordability needs, but removes requirement for targets for affordable market based ownership and rental housing
---------------------------	---

	<ul style="list-style-type: none"> also removes definition of “affordable” for the purpose of measuring such targets
Housing Options	<ul style="list-style-type: none"> 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.) but removes affordable housing

3.3 Employment

More flexibility is provided to allow for conversion of employment areas to other uses.

Employment Area Definition	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)
Rural Employment Areas	<ul style="list-style-type: none"> 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

3.4 Agriculture and Rural Areas

Overall there has been a weakening of agricultural protection in favour of housing development and non-agricultural uses in the prime agricultural and rural areas of Ontario.

Agricultural System Mapping	<ul style="list-style-type: none"> removal of the requirement to use a Provincially mapped Agricultural System
Lot Creation in Prime Agricultural Area	<ul style="list-style-type: none"> allows creation of up to 3 residential severances from a parcel of land in the prime agricultural area subject to criteria being met permission to create up to two additional residential units associated with a dwelling in the prime agricultural area
New Non-agricultural Uses in Prime Agricultural Area	<ul style="list-style-type: none"> removal of the alternative location tests for new non-agricultural uses in the prime agricultural area, mineral aggregate operations in the prime agricultural area and settlement area boundary expansions new requirement for an agricultural impact assessment in these instances to identify potential impacts and recommend avoidance and mitigation approaches
Lot Creation in Secondary Agricultural Area	<ul style="list-style-type: none"> new permissions for new multi-lot development on rural lands where site conditions are suitable for the provision of appropriate sewage and water services

3.5 Infrastructure and Public Service Facilities

The draft Provincial Planning Statement proposes to consolidate policy duplication that exists between the Growth Plan and the PPS, 2020 related to Infrastructure and Public Service Facilities.

Planning for Infrastructure and Public Service Facilities	<ul style="list-style-type: none"> • new direction to leverage the capacity of development proponents when planning for infrastructure and public service facilities • new direction prioritizing infrastructure and public service facility planning and investment in strategic growth areas • new direction requiring municipalities, school boards and childcare service providers to work closely together in planning for schools and child care facilities
Source Water Protection	<ul style="list-style-type: none"> • new direction which requires the integration of sewage, water and stormwater services with Source Water protection

3.6 Natural Heritage

At this time the draft Provincial Planning Statement does not include any policies or related definitions pertaining to natural heritage. The Government notes that the natural heritage section is still under consideration and once proposed policies and definitions are ready for review and input, they will be made available through a separate posting on the ERO.

3.7 Climate Change

The draft Provincial Planning Statement still requires municipalities to plan for the impacts of climate change, however proposed changes outline a more generalized policy approach. Policy direction about specific land uses locating in certain areas or in certain ways has been removed.

3.8 Implementation

The policies of the proposed 2023 PPS 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. However, a new implementation policy (6.1.5) has been added to require official plans to “...provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas”.

For the Greenbelt Area, the Government is proposing to require that previous policies in the Growth Plan and 2020 PPS would continue to apply. It is their intent to “ensure that there would be no change to how the Greenbelt Plan policies are implemented if the proposed Provincial Planning Statement comes into effect”.¹

The Province has also outlined its proposed approach to implementation of the new 2023 PPS in a separate document as part of ERO posting #019-6813. The Province has targeted fall 2023 for the final PPS policies to take effect, but will provide a short transition period for municipalities to understand and adapt to them. The intention is that official plans would be updated to implement the new policies at the time of their ordinary review cycle.

¹ See “Proposed Approach to Implementation of the proposed Provincial Planning Statement”, ERO #019-6813

As the current County Official Plan Review includes a 5-year review component together with the municipal comprehensive review (MCR), the County is well positioned to implement the new policies in the Official Plan. While the potential elimination of the Growth Plan (including the requirement to conduct an MCR) has implications for our work plan, the MCR Phase 1 and 2 technical work provide a solid foundation for planning for future growth in Wellington.

4.0 Overview of Planning Act Changes

Through Bill 97 the Government proposes changes to seven different pieces of legislation including the Planning Act. The proposed Planning Act changes are to help facilitate proposed changes identified in the Housing Supply Action Plan and include:

- modifying the definition of “area of employment” to only include heavy industry and other employment uses that cannot be located near sensitive uses, (i.e., not suitable for mixed use); and
- creating regulation-making authority to modify the application of provincial policy statements to decisions on particular matters to support the implementation of provincial policies on a case-by-case basis.

In addition, further changes are proposed to previous Planning Act changes made through Bill 23, More Home Built Faster Act, 2022 including:

- Delaying the requirement for municipalities to refund zoning by-law and site plan application fees so that it only applies to applications submitted on or after July 1, 2023.
- Creating a Minister’s regulation-making authority to be able to exempt municipalities from the fee refund provisions in the future if needed (no exemptions are being proposed at this time).
- Clarifying that the existing provisions regarding parking spaces for additional residential units apply only to the second and third units on a property.
- Providing exceptions to when site plan control can apply to proposal with 10 or fewer units when any parcel of land is within 120 m of a shoreline or 300 m of a railway line.

5.0 Conclusion

This report provides a summary of the key changes in the proposed Provincial Planning Statement and Planning Act changes associated with Bill 97, 2023. The proposed changes to the planning framework are significant. It will take time to fully understand the implications of all of the changes. While there are proposed changes that we welcome and support, there are some directions in the 2023 PPS that are of concern. They include:

- A reversal on the protection of agricultural land and farming in Ontario. Policies which promote multiple severances and introduce more non-farm development (with associated increases in potential land use conflicts, increased fragmentation of land, etc.) are not viewed as promoting the interest of farming or ensuring the sustainability of agricultural for future generations.
- The lack of policy direction related to the creation of affordable and attainable housing. The proposed 2023 PPS looks to weaken Provincial direction on these forms of housing through the removal of affordable housing definitions and affordable housing targets. The Government should

be using this opportunity to strengthen these policies to ensure the effective and continuous delivery of these housing units across the Province.

- The uncertainty related to the protection of our natural resources and natural heritage systems. These resources are essential for a sustainable and prosperous Province. Accordingly, the existing natural heritage policies and definitions should remain within a modified 2023 PPS and be revised only after new policy directions are formulated, reviewed and supported.
- The softening of policies related to climate change in the 2023 PPS. Now is the time that municipalities are looking to initiate climate change actions and introduce ways to adapt to significant impacts from extreme weather events. The Province needs to lead this challenge and support municipal efforts on climate change.

Staff will continue to monitor available information about the new Provincial Planning Statement and other changes that impact our communities and the Official Plan Review. Staff will also engage with Ministry of Municipal Affairs and Housing staff about our work plan and make necessary adjustments to our approach.

Prior to County Council's consideration of this report, staff would suggest that we circulate it to our Member Municipalities for their reference if they wish to respond to the ERO posting prior to the June 5, 2023 deadline.

Recommendations

That the report "Proposed Provincial Planning Statement, 2023 " be received for information.

That staff be directed to file this report in response to ERO# 019-6813 by the Ministry of Municipal Affairs and Housing which seeks input on a proposed Provincial Planning Statement.

Respectfully submitted,



Sarah Wilhelm, MCIP, RPP
Manager of Policy Planning



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

Appendix A Response to Provincial Consultation Questions

Appendix A

Response to Provincial Consultation Questions

Proposed Provincial Planning Statement, 2023

Question	County of Wellington Comment
<p>1. What are your thoughts on the policies that have been included from the PPS and A Place to Grow in the proposed policy document, including the proposed approach to implementation?</p>	<p>a) We do not support the proposed implementation approach for the Greenbelt Plan which would continue to apply existing connections in the Greenbelt Plan to the 2020 PPS and Growth Plan. This is more confusing and less streamlined than the current situation.</p> <p>We suggest instead that the Province make the necessary changes to the proposed Provincial Planning Statement to ensure that there would be no change to how the Greenbelt Plan policies will be implemented moving forward.</p> <p>b) We support the new policy direction that encourages municipalities to work more closely with school boards and childcare service providers to help deliver more complete communities.</p>
<p>2. What are your thoughts on the proposed policy direction for large and fast-growing municipalities and other municipalities?</p>	<p>No comments</p>
<p>3. What are your thoughts regarding the proposed policies to generate housing supply, including an appropriate range and mix of housing options?</p>	<p>a) It is clear that the proposed policies will generate housing supply, but not in the affordable or attainable range. In fact, removal of the targets and the definitions of affordable and low and moderate income households for ownership and rental housing will make it even harder to generate such housing.</p> <p>We urge the Province to allow the targets and definitions to remain. The Province should broaden the application of inclusionary zoning to make it easier to generate affordable housing in more areas of the Province, not just those with higher order transit. The Province should also develop a policy framework to define and deliver attainable housing.</p>

<p>4. What are your thoughts on the proposed policies regarding the conservation of agriculture, aggregates, natural and cultural heritage resources?</p>	<p>Agriculture</p> <p>a) The policies related to the protection of agriculture are undermined by the permissive policies for lot creation in the prime agricultural area and on rural lands. We do not support proposed lot creation policy 4.3.3.1 a) which could permit up to 3 lots off a farm in the prime agricultural area.</p> <p>As an alternative, with housing creation in mind, the Province should maintain policy 1.1.4.2 of the PPS, 2020 which identifies rural settlement areas as the focus of growth in the Rural Area and consider new policies directing municipalities to review hamlet areas to provide more opportunities for rural growth. Hamlet areas should serve as the focus for growth as opposed to the more sporadic severance/ multi-lot development approach currently proposed. This is a better approach to growth in the rural area and one that better strengthens existing rural communities in a focused controlled way and limits the impacts to agriculture.</p> <p>b) If the proposed lot creation policies under 4.3.3.1 a) are maintained, certain terms, such as “low-priority agricultural lands” and “non-agricultural land use” should be provided to aid in a more efficient and consistent implementation of this policy.</p> <p>c) There has been an overall reduction of protection of agricultural land in the new Provincial Planning Statement in favour of housing and non-agricultural development. The following key changes will negatively impact agricultural land:</p> <ul style="list-style-type: none"> • multi-lot development permissions on rural lands outside of rural settlement areas (hamlets); • the removal of requirement for intensification targets and the softening of direction related to urban intensification and redevelopment; • allowing the establishment of new settlement areas; • a less stringent process for settlement area boundary expansions; and • the removal of the alternative locations test for settlement area boundary expansions, mineral aggregate operations and non-agricultural uses. <p>d) We support the change which clearly articulates that an Agricultural Impact Assessment (AIA) is to be completed when contemplating the establishment of a non-agricultural use in the prime agricultural area.</p>
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- e) We support the removal of the requirement to use a Provincially mapped agricultural system, while retaining the agricultural system concept. The work completed to date on the refinement of the Provincial mapping showed a strong alignment in prime agricultural areas. The County's position is that our previous agricultural land reviews are more appropriate to serve as the foundation for agricultural designations in the County as they were locally created, publicly consulted on, and involved extensive ground-truthing to validate the results.
- f) We support the proposed policy changes related to ARUs in prime agricultural areas. These changes closely align with our current ARU policies in the County Official Plan and support opportunities for more rural housing.

However, we do not support severances involving ARUs. These units are established in a way to avoid the pressure of future severance (i.e. shared facilities, close proximity to current dwellings, shared driveways). The opportunity for severance of these units will create pressure to make them bigger and further away from the primary dwelling, promoting farm fragmentation and impacts to agricultural areas.

Mineral Aggregates

- a) The permissive lot creation policies in rural areas raise concerns about the protection of mineral aggregate resources and the impacts on existing and new mineral aggregate operations. The introduction of hundreds of new sensitive land uses will impact access to mineral aggregate resources over the long term.
- b) We support the requirement of an AIA to be submitted when considering new or expanded mineral aggregate operations in the prime agricultural area.
- c) The minor changes to the existing term "agricultural condition" raise a concern about what the added term "enhanced" means as it relates to the rehabilitation of agricultural soil. The direction of "maintained" or "restored" seem to indicate that the pre-extraction soil conditions will be brought back once rehabilitated, but "enhanced" is an added term which could have a much broader meaning. Clarification on the meaning of this term is necessary.

	<p>d) We note that there is no added direction in the new policy statement related to the timely rehabilitation of mineral aggregate operations.</p> <p>To ensure that aggregate extraction uses are truly interim, stronger policy direction from the Province needs to be provided. The control of these uses are almost completely within Provincial jurisdiction and little action has been taken to ensure dormant sites or lightly used sites are rehabilitated and closed. Instead what we see are these uses morph into aggregate associated uses (i.e. concrete batching plants, soil dumps etc.) or simply remain dormant. Sunset clauses on mineral aggregate licenses is a possible solution.</p>
<p>5. What are your thoughts on the proposed policies regarding planning for employment?</p>	<p>a) We are supportive of changes which scope the definition of “employment areas” to uses such as heavy industry, manufacturing and large scale warehousing and not uses that can locate in mixed use areas.</p> <p>b) We are supportive of the Provincial direction to allow for a diverse mix of land uses on lands for employment outside of employment areas subject to appropriate transition of uses.</p>
<p>6. Are there any other barriers to, or opportunities for, accelerating development and construction (e.g., federal regulations, infrastructure planning and approvals, private/public partnerships for servicing, provincial permitting, urban design guidelines, technical standards, zoning, etc.)?</p>	<p>The Province and the development industry also have important roles to play in reducing barriers to bringing housing to market.</p> <p>a) We encourage the Government give municipalities sufficient time to understand and implement the final Provincial Planning Statement before introducing more planning policy and regulatory changes.</p> <p>b) The Province should consider changes to ensure that the development industry follows through on development approvals more quickly. Some suggestions would include:</p> <ul style="list-style-type: none"> • Reducing the lapsing date provisions under the Planning Act for draft approval of plans of subdivision and condominium; and • Limiting the duration and opportunity of draft plan approval extensions.

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – MAY 8, 2023 AT 2:00 P.M.
CLOSED SESSION TO FOLLOW OPEN SESSION
MUNICIPAL OFFICE COUNCIL CHAMBERS, KENILWORTH
HYBRID MEETING - IN PERSON AND VIA WEB CONFERENCING
PART 1: <https://www.youtube.com/watch?v=XpfMPaf113U>
PART 2: <https://www.youtube.com/watch?v=zV-bc3zS7ME>**

Members Present:

**Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Penny Renken**

Staff Present:

Chief Administrative Officer:	Brooke Lambert
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Acting Treasurer:	Mary Jo Marshall
Human Resources Manager:	Amy Tollefson
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Manager of Transportation Services:	Dale Clark
Manager of Environment and Development Services:	Corey Schmidt
Development Technologist:	Tammy Stevenson
Recreation Community Coordinator:	Tasha Grafos
Recreation Services Manager:	Tom Bowden
Deputy Fire Chief:	Marco Guidotti
Director of Fire Services:	Chris Harrow
Senior Planner:	Matthieu Daoust
Manager of Development Planning:	Curtis Marshall

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2023-151

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Agenda for the May 8, 2023 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

Councillor Burke declared an indirect pecuniary interest with Items for Consideration, 2. Planning, item a. Report DC 2023-014, Consent Application B26-23 & B27-23, Terrence Martin as her employer prepared the sketches for the consent application; and item g. Report DC 2023-019, John Welton Custom Homebuilding Ltd. o/a

Sunvale Homes, Draft Plan of Subdivision 23T-20203, located on Part of Park Lots 10, 11, 12, 12 S/S Princess Survey McDonald, Park Lots L & K WOSR Pt Lot 2, Division 1 & 2; RP 61R-7789 Parts 2, 3, 9, 10, Part 5, Town of Mount Forest, Township of Wellington North and her employer prepared the plan.

COUNTY COUNCIL UPDATE

Andrew Lennox, Mayor

County road construction in Wellington North:

- County Road 109, from the Dufferin County border to close to County Road 16 is to be repaved this summer.
- We had the chance for involvement with the Environmental Assessment on the four bridges on 109 to be redone. Staff are working to figure out a way to facilitate traffic flow while the work is being done. They are looking at bringing in a temporary bridge for three of the four bridges during reconstruction. The fourth bridge will require full closure because it is too close to other things to allow a temporary bridge to be used. It may involve half closure and traffic control.

He attended the reopening of an existing youth homelessness shelter facility in the City of Guelph. The upgraded facility is open to homeless youth in Guelph and the County of Wellington, between the ages of 15 and 25, to provide a place for them and help them transition back to a more homed environment. Homelessness is a challenge in our community. Finding a way to help those who are homeless is a top priority. The province provided some funding to help Guelph-Wellington deal with homelessness; but unfortunately, the need far out strips the available places. They are working on a way to bridge that gap.

There are significant changes coming from the Province regarding planning policies. The County submitted their Official Plan Amendment Number 119 looking at an aspect of the municipal comprehensive review talking about predictions of accommodating numbers of people. The amendment did not include land needs but when it came back from the province, and is unappealable, it included major urban centre boundary expansions across Wellington County and alterations to significant policies County wide. The only change in Wellington North affects a property in Arthur that was formerly employment lands and is now changed to greenfield, which means future development. There are other changes the province is proposing regarding the Provincial Policy Statement that are pending. The commenting period is open till early June. We may want to send comments. There are major changes to hamlets and rural severances. Some policies being proposed are a threat to our agricultural industry. A County report will be coming to our Planning Committee on Thursday, and he will be asking County staff to send it to the Township for discussion.

Councillor McCabe asked about timelines for paving and bridge work. Mayor Lennox stated that paving projects will begin next week with County Road 123 between Teviotdale and Palmerston. Plans for facilitating traffic during the bridge reconstruction are still being considered but work is planned for 2025.

Councillor Hern inquired if Dr. Wayne Caldwell, Professor – Rural Planning & Development with the University of Guelph, could be asked to come to the meeting when the County report is presented. It would be helpful to have him explain some of the changes and implications.

Council directed staff to invite Dr. Wayne Caldwell, Professor – Rural Planning & Development, to attend the meeting when the County Planning report is discussed.

RECESS TO MOVE INTO PUBLIC MEETING

RESOLUTION: 2023-152

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North recess the May 8, 2023 Regular Meeting of Council at 2:12 p.m. for the purpose of holding a Public Meeting under the Planning Act:

- 5053745 Ontario Inc., Zoning By-law Amendment

CARRIED

RESUME REGULAR MEETING OF COUNCIL

RESOLUTION: 2023-153

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North resume the May 8, 2023 Regular Meeting of Council at 2:28 p.m.

CARRIED

DEPUTATIONS

1. Marcus Gagliardi, Cachet Homes, regarding cost sharing agreement between Cachet Homes and VED Homes for infrastructure already installed

Mr. Gagliardi, Cachet Homes, requested that Council place a holding provision in the by-law, or a draft plan of subdivision, that includes a cost sharing agreement for infrastructure that VED Homes is utilizing that was installed and paid for by Cachet Homes.

2. Scott Patterson, Patterson Planning Consultants Inc., regarding VED Homes Draft Plan of Subdivision and Zoning By-law Amendment ZBA 27/23 Adelaide Street Extension

Mr. Patterson, Patterson Planning Consultants Inc., commented that a zoning by-law amendment the implementing a holding provision for a cost sharing agreement is not normal. A condition in a draft approval regarding cost sharing is something they would consider and support. They have a very good relationship with Cachet Homes and are meeting with this week.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Regular Meeting of Council, April 17, 2023

RESOLUTION: 2023-154

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the minutes of the Regular Meeting of Council held on April 17, 2023 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

No business arising from previous meetings of Council.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

2a, 2d, 2e, 2f, 2g, 2h, 5a, 6a, 6b, 6c, 7b, 8a, 8c, 8d

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2023-155

Moved: Councillor Hern

Seconded: Councillor Renken

THAT all items listed under Items For Consideration on the May 8, 2023 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted:

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Business Improvement Area meeting held on April 11, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Chamber of Commerce Directors Meeting held on April 12, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive minutes of the Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Committee meeting held on November 25, 2022.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the County of Wellington Accessibility Advisory Committee meeting held on February 2, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest Aquatics Ad-Hoc Advisory Committee meeting held on April 25, 2023.

THAT the Council of the Corporation of the Township of Wellington North approve the reimbursement of the costs associated with the production and total installation of Future Home of the Mount Forest Pool sign to the Mount Forest Aquatics Ad Hoc Advisory Committee.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-015 being a report on Consent Application (Severance) B30-23 known as Part Park Lots 11 & 12, s/s Smith St., Crown Survey in the village of Arthur. AND FURTHER THAT the Council of the Township of Wellington North supports consent application B30-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT zoning compliance be achieved for the severed and retained lands to the satisfaction of the local municipality.

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-016 being a report on Consent Application (Severance) B31-23 known as Part Lots 22 & 23, Concession 5 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B31-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;
- THAT driveway access can be provided to the retained and severed lands to the satisfaction of the Township of Wellington North;
- THAT the owner obtain zoning approval to the satisfaction of the Township of Wellington North regarding the oversized accessory structure;
- THAT the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

THAT the Council of the Corporation of the Township of Wellington North receive for information Report DC 2023-020 regarding the Final Approval of the County of Wellington Site Plan Control Agreement.

THAT the Council of the Corporation of the Township of Wellington North receive Report CBO 2023-05 being the Building Permit Review for the period ending March 31, 2023.

THAT the Council of the Corporation of the Township of Wellington North receive the Vendor Cheque Register Report dated April 28, 2023

THAT the Council of the Corporation of the Township of Wellington North receive for information Report CLK 2023-013 being a report on Municipal Election Candidate Financial Filings Form 4.

THAT the Council of the Corporation of the Township of Wellington North receive for information the Wellington Source Water Protection flyer regarding Wellington Septic Inspection Program: Septic Social Information Sessions, and Wellington Septic Inspection Program letter.

THAT the Council of the Corporation of the Township of Wellington North receive the County of Wellington correspondence dated May 2, 2023 regarding Committee Report dated April 13, 2023 regarding County Official Plan Review – Urban Expansion Requests.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

Councillor Burke left the meeting as she had previously declared a conflict with Report DC 2023-014 and Report DC 2023-19.

RESOLUTION: 2023-156

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-014 being a report on Consent Application (Severance) B26-23 & B27-23 known as Part Park Lot 9, s/s Waterloo St. in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B26-23 & B27-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;

- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct, and otherwise including but not limited to: the provision of servicing as part of the 2023 Cork Street Reconstruction Project; the Owner will pay at the time of connection to the new set of sanitary/water/storm servicing of the actual tendered 2023 Cork Street Reconstruction costs; if servicing needs change in the future, the Owner is responsible for all cost to properly decommission services installed as part of the 2023 Cork Street Reconstruction Project and full restoration (i.e. granular base, asphalt, curb, sidewalk, etc); only 1 entrance into the retained lands with access off of Cork Street; and lot grading, to the satisfaction of the Township and at the sole expense of the Owner;
- THAT property matters for access to the rear yard accessory building, at 470-474 Cork St., be resolved to the satisfaction of the Township of Wellington North. Only one entrance access to the retained lands is permitted;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

CARRIED

RESOLUTION: 2023-157

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-019 being a report on John Welton Custom Homebuilding Ltd. o/a Sunvale Homes, Draft Plan of Subdivision 23T-20203, located South of Princess Street and West of Cork Street, in the town of Mount Forest.

AND FURTHER THAT the Council of the Township of Wellington North assigns the following street names for Subdivision 23T-20203 (refer to: Proposed Draft Plan (Appendix A):

- Street A – Carnegie Road
- Street B – Chaloner Street
- Street C – Yeomans Street

CARRIED

By-law Number 032-23 being a by-law to amend By-law 66-01, being a Zoning By-law for the Township of Wellington North (Part Park Lot 3, South of Domville St, Geographic Town of Arthur, VED Homes)

RESOLUTION: 2023-172

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 032-23 be read a First, Second and Third time and enacted.

CARRIED

Councillor Burke returned to the meeting.

RESOLUTION: 2023-158

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-017 being a report on Consent Application (Severance) B32-23 known as Part Lots 23, 24 & 25, Concession 12 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B32-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands;
- THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-law 011-22;
- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

CARRIED

RESOLUTION: 2023-159

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2023-018 being a report on Consent Application (Lot Line Adjustment) B33-23 known as Part Lots 23, 24 & 25, Concession 12 in the former Arthur Township.

AND FURTHER THAT the Council of the Township of Wellington North supports consent application B33-23 as presented with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of

issuance of the Certificate of Consent for the proper and orderly development of the subject lands;

- THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;

AND FURTHER THAT Council authorizes the Development Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

CARRIED

RESOLUTION: 2023-160

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the Planning Report, dated May 8, 2023, prepared by Matthieu Daoust, Senior Planner, County of Wellington regarding Part Park Lot 3, South of Domville St., Arthur, Zoning By-law Amendment (VED Homes)

CARRIED

RESOLUTION: 2023-161

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the Wellington North Fire 2022 Annual Report.

CARRIED

RESOLUTION: 2023-162

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-017 being a report on the award of the Cork Street Reconstruction Project;

AND FURTHER THAT Council award the request for tender Contract 14056 to Lavis Contracting Co. Limited at a cost of \$853,379.70 plus applicable taxes;

AND FURTHER THAT Council direct staff to increase the budget associated with this project by \$87,298.38;

AND FURTHER THAT Council authorize the Mayor and/or Clerk to sign any necessary agreements with the successful bidders to execute this project.

CARRIED

RESOLUTION: 2023-163

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-019 Mount Forest Agricultural Society update being a report on the lease agreement between the Township of Wellington North and the Mount Forest Agricultural Society.

AND FURTHER THAT Council accepts the letter of cancellation between the Township of Wellington North and the Mount Forest Agricultural Society;

AND FURTHER THAT Council directs staff to develop a plan related to the future use of this site and associated structures (two agricultural barns, bleachers and announcers stand).

CARRIED

RESOLUTION: 2023-164

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2023-018 being a report regarding a Mount Forest Standpipe Update.

AND FURTHER THAT the Council of the Township of Wellington North approve the final design for the Mount Forest Standpipe as outlined in Appendix B.

AND FURTHER THAT the Council of the Township of Wellington North approve the implementation of the "Stage 2 Water Supply Emergency Restrictions" in Mount Forest, as outline in By-Law 093-16, Schedule 1, Section 12.2.

AND FURTHER THAT the Council of the Township of Wellington North direct staff to undertake a communication and education program to help residents understand how they can support this community initiative.

CARRIED

RESOLUTION: 2023-165

Moved: Councillor McCabe

Seconded: Councillor Renken

deleting:

AND FURTHER THAT staff review the ward populations after the 2026 municipal election to make a determination if a boundary review is warranted.

CARRIED

RESOLUTION: 2023-166

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-014 being report Wellington North Electoral Ward update.

CARRIED

Council directed staff to bring a report with options regarding a ward boundary review with projected population increases to a future meeting.

RESOLUTION: 2023-167

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the resolution regarding the resolution dated February 21, 2023 from Sault Ste. Marie regarding Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act. be amended by adding:

AND FURTHER THAT Council endorse their support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act.

CARRIED

RESOLUTION: 2023-168

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the resolution dated February 21, 2023 from Sault Ste. Marie regarding Support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act.

AND FURTHER THAT Council endorse their support for Bill 5 – Stopping Harassment and Abuse by Local Leaders Act.

CARRIED

Council directed staff to circulate the resolution to the appropriate ministries.

RESOLUTION: 2023-169

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated April 26, 2023 regarding the 2023 Annual Shareholder Meeting;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North appoint the following persons representing the Township of Wellington North at the Wellington North Power Annual Shareholder meeting to be held May 30, 2023:

1. Councillor McCabe
2. Councillor Hern
3. Councillor Burke

CARRIED

RESOLUTION: 2023-170

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated April 26, 2023 from concerned residents of Arthur regarding Draft Plan of Subdivision and Zoning Amendment to the Comprehensive By-law 66-01 for Part Park Lot 3, South of Domville Street (VED Homes).

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Burke (Ward 2):

- The committee for community engagement for the community garden had a meeting last week to review the design of the garden. Applications for individual plots is greater than anticipated. They are looking for donations and volunteers for community plots where vegetables will be grown for the foodbank, etc., and donations to help those who cannot afford a plot. The committee is requesting a letter of support from Council for an FCC Ag Spirit grant.
- Mount Forest BIA meeting Tuesday, May 9.

RESOLUTION: 2023-171

Moved: Councillor Burke

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North support the Mount Forest Community Garden Committee's application for a Farm Credit Corporation Ag Spirit Grant

CARRIED

Councillor McCabe (Ward 4):

- The SVCA Executive meeting scheduled for last Friday was be pushed to this Thursday's meeting.
- ROMA meeting Friday, May 12th.

Mayor Lennox:

- Wellington North Power has recently received their audited financial statements. It has been an excellent year for our local utility. The board has moved to have a dividend payment.

BY-LAWS

- a) By-law Number 030-23 being a by-law to confirm the extension of Schmidt Drive, and Eastview Drive, Public Highways in the Township of Wellington North
- b) By-law Number 031-23 being a by-law to set the rates for 2023 taxation and to provide for the collection thereof
- c) By-law Number 033-23 being a by-law to authorize the purchase of real property, Pt Lt 33 Con 1 Normanby Pts 2 & 4 61R22438; S/T RO773868; Wellington North

RESOLUTION: 2023-173

Moved: Councillor Burke

Seconded: Councillor Hern

THAT By-law Number 033-23 be read a First, Second and Third time and enacted.

CARRIED

RESOLUTION: 2023-174

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT By-law Number 030-23, 031-23, be read a First, Second and Third time and enacted.

CARRIED

CLOSED MEETING SESSION

The meeting is closed pursuant to Section 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees;

RESOLUTION: 2023-175

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North go into a meeting at 3:46 p.m. that is closed to the public under subsection 239 (2) of the Municipal Act, 2001, specifically:

- (b) personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

1. REPORTS

- Report HR 2023-003 being a report on the update of the Township's staffing structure.
- Report CLK 2023-015 Update on Contraventions of Animal Control By-law, Canine By-law, Zoning By-law, Kennel By-law and Planning Act

2. REVIEW OF CLOSED SESSION MINUTES

- April 17, 2023

3. RISE AND REPORT FROM CLOSED MEETING SESSION

RESOLUTION: 2023-176

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North rise from a closed meeting session at 4:29 p.m.

CARRIED

RESOLUTION: 2023-177

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive Report HR 2023-003 being a report on the update of the Township's staffing structure;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-178

Moved: Councillor Hern

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2023-015 Update on Contraventions of Animal Control By-law, Canine By-law, Zoning By-law, Kennel By-law and Planning Act;

AND FURTHER THAT Council approve the confidential direction to staff.

CARRIED

RESOLUTION: 2023-179

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North approve the Closed Meeting Minutes of the April 17, 2023 Council Meeting.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2023-180

Moved: Councillor Hern

Seconded: Councillor Renken

THAT By-law Number 034-23 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on May 8, 2023 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2023-181

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT the Regular Council meeting of May 8, 2023 be adjourned at 4:32 p.m.

CARRIED

MAYOR

CLERK

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
PUBLIC MEETING MINUTES – MAY 8, 2023 @ 2:00 P.M.
HYBRID MEETING – IN PERSON AND VIA WEB CONFERENCING**

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Penny Renken

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Acting Treasurer: Mary Jo Marshall
Human Resources Manager: Amy Tollefson
Economic Development Officer: Dale Small
Chief Building Official: Darren Jones
Manager of Transportation Services: Dale Clark
Manager of Environment and Development Services: Corey Schmidt
Development Technologist: Tammy Stevenson
Recreation Community Coordinator: Tasha Grafos
Recreation Services Manager: Tom Bowden
Deputy Fire Chief: Marco Guidotti
Director of Fire Services: Chris Harrow
Senior Planner: Matthieu Daoust
Manager of Development Planning: Curtis Marshall

CALLING TO ORDER - Mayor Lennox

Mayor Lennox called the meeting to order.

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest disclosed.

OWNERS/APPLICANT

ZBA 04/23 - 5053745 Ontario Inc.

LOCATION OF THE SUBJECT LAND

The land subject to the proposed amendment is described as Pt Park Lot 2 and municipally known as 405 Wellington St E. The property subject of the amendment is approximately 0.22 ha (0.54 ac) in size with an existing single detached dwelling.

PURPOSE AND EFFECT OF THE APPLICATION

The purpose and effect of the amendment is to rezone the lands from Residential (R2) zone to Site Specific Residential (R3-74) to permit an 8-unit stacked townhouse development with a reduced minimum lot area and interior side yard setback. Additional relief may be considered at this meeting.

NOTICE

Notices were mailed to property owners within 120 m of the subject property as well as the applicable agencies and posted on the subject property on April 3rd, 2023.

PRESENTATIONS

Matthieu Daoust, Senior Planner, County of Wellington, Township of Wellington North

- Planning Report dated May 8, 2023

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Site Specific Residential (R3-74) to facilitate the proposed development of an 8-unit stacked townhouse development.

The purpose of this report is to provide the Township with an overview of the proposed zone amendment application and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address some of the concerns that have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 2, Geographic Town of Mount Forest. The subject property is 2,211.7 m² (0.54 ac) in size and is currently occupied by a single detached dwelling and accessory structure.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Site Specific Residential (R3-74) to facilitate the development of an 8-unit stacked townhouse development. The proposed 1.5 storey development will include 12 parking spaces and a private amenity area for the residents. Site specific relief is requested to permit a 23,806 ft² minimum lot area and a 5.1 m minimum interior side yard setback.

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Cobide Engineering Inc
- A Functional Servicing & Stormwater Management Report prepared by Cobide Engineering Inc.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Mount Forest. Section 1.1.3.1 of the PPS states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

A PLACE TO GROW

The Growth Plan for the Greater Golden Horseshoe, 2020, came into effect on August 28, 2020.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and vibrant public realm.

Section 2.2.2 establishes growth targets for development within delineated built-up areas. The proposed subdivision is located within a built boundary per the Official Plan which states that a minimum of 20% of new housing must be within the built-up area.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated RESIDENTIAL in the Urban Centre of Mount Forest. The property is located within the defined “built boundary”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the build boundary and will continue to support this target.

Urban Centres

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres “Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.”.

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services will be available to all residential areas”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

WELLINGTON NORTH COMMUNITY GROWTH PLAN (WNCGP)

The Community Growth Plan was completed in February 2018 to establish a strategic vision for development. The Plan builds on and promotes a continued and strengthened community partnership, and the Township’s leadership role in engaging and working with

the community, public and private partners, stakeholders and investors, to shape the future of Wellington North.

The Plan was shaped by a Steering Committee comprised of residents, stakeholders, Township Council and County Planning staff. Beyond that community workshops, focus groups and online surveys were conducted in September 2017.

Through these efforts the following relevant Growth Management Goals have been identified:

- To direct and focus development to the urban areas of Arthur and Mount Forest as the primary centres and complete communities with a mix of land uses, housing, jobs and services.
- To plan and promote orderly, compact development within the urban areas, based on phasing to align with planning for infrastructure, transportation, facilities and services.
- Intensification Goals – To encourage intensification generally to achieve the desired urban structure.
- To protect prime agricultural land and rural resources for farming and rural economic development.

Available residential lands are generally sufficient to address future needs based on the population and housing growth forecasts; however, potential additional intensification, integration of a greater housing mix on available residential lands, and the positioning of greenfield development opportunities in opportune locations would optimize the land supply towards achieving the current and future targets.

In line with provincial direction for intensification at the time, the WNCGP proposed three intensification targets. The Plan identifies a recommended intensification target of 30-40% between 2022 to 2041 within Arthur and Mount Forest.

Planning Staff note the subject lands are located within Stage 1 of the WNCGP Development Stages mapping for Mount Forest and will contribute to the proposed intensification targets outlined above. Stage 1 is identified as the first priority area for development in Mount Forest.

WELLINGTON NORTH ZONING BY-LAW

The subject lands are zoned Residential (R2). The applicant is seeking to rezone to Site Specific Residential (R3-74) to facilitate the construction of an 8-unit stacked townhouse development.

This amendment is seeking zoning relief to permit reductions in lot area and interior side yard setbacks. Planning Staff note that the proposed 8-unit development is not subject to site plan control as a result of the recent Provincial legislative changes (Bill 23) to the planning framework. As a result, Planning Staff will be including items within the site specific zoning to ensure the proposal that is approved by Council is similar to the proposal built. It is important to note, although items such as buffering and amenity areas are included within the site specific zoning, the applicant requires relief from the R3 zone minimum lot area and interior sideyard setbacks.

Zone		Required	Proposed
R3-74	R3 Zoning Provisions – Street Townhouse: LOT AREA, Minimum INTERIOR SIDE YARD, Minimum	2,452 m ² (26,401.6 ft ²) 6 m (19.7 ft)	2,211.7 m ² (23,806 ft ²) 5.1 m (16.7 ft)

PLANNING DISCUSSION

Medium Density Development - Compatibility

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be allowed in areas designated RESIDENTIAL subject to the requirements of the zoning by-law and further provided that the following criteria are satisfactorily met:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses	The proposed townhouse development is to be built with a total of 36 units on a 0.22 ha (0.54 ac) (14.8 units per ac). The proposed density is consistent with the Official Plan policies for medium density.
b) The design is compatible with existing or future development on adjacent properties	Adjacent land uses include residential and recreational uses along Wellington St E. The surrounding properties include low low/medium density residential. The proposed 1.5 storey (23 foot) height is compatible to the surrounding properties.
c) The site has a suitable size and shape to accommodate the development and required infrastructure	The subject lands are 0.22 ha (0.54 ac) in size which is suitable in size and shape for a townhouse development.
d) Adequate services are available	Township staff have confirmed adequate services connections are available to service the proposed development. Water and sewage allocation would have to be obtained in accordance with the Township's sewage allocation policy process.
e) In the built boundary, medium density townhouses are encouraged to locate on major roadways and arterial roads	The property is located on Wellington St E in Mount Forest.
f) Appropriate zoning is provided	The property is proposed to be zoned Site Specific Residential (R3-74). The R3 zoning provides standards for cluster and street townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.

Stormwater Management

A Functional Servicing & Stormwater Management Report prepared by Cobide Engineering Inc dated March 2023 have been submitted in support of the application.

The post development runoff from the entire site will be utilizing underground chambers to control flows on the subject lands. The report summarizes that site peak flows will be improved from pre-developments conditions to post development.

A final detailed design will be required which will be reviewed by the Township Engineer prior to final approval and construction of the proposed development.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including a recommendation on the draft plan of subdivision, conditions of draft approval and a draft zoning by-law amendment for Council's consideration.

Dana Kieffer, Cobide Engineering, Applicant's Agent, stated that the units are two bedrooms / two baths and will be about a storey and a half high. The units will target first time home buyers or retirees.

CORRESPONDENCE FOR COUNCIL'S REVIEW

Michael Oberle, Environmental Planning Coordinator, Saugeen Conservation

- Letter dated April 6, 2023 (No Objection)

Darlene Wright, 117 Church Street North, Mount Forest

- Email dated May 5, 2023 (Objection)

REQUEST FOR NOTICE OF DECISION

The by-law will be considered at a future council meeting. Persons wishing notice of the passing of the by-law must submit a written request.

MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS

Drew Nelson, 114 Church Street North, inquired about fencing, existing hedges and trees, which way the units and driveway face, and what the minimum side yard will be. Ms. Kieffer explained that the building and driveway will be oriented towards the west. Greenery will be maintained as much as possible. They will be asking for a minimum side yard reduction from 6 m to 5.1m.

COMMENTS/QUESTIONS FROM COUNCIL

Councillor McCabe questioned if the private amenity will be fenced in and if the units will have a back yard. Ms. Kieffer stated that the amenity area will be fenced in and have picnic tables, etc. Each unit will have a front and back porch as well.

Councillor Burke stated that she is happy that there is green space included in the plan and a lot of existing trees will be kept. She expressed concern with the intensification in the area, and suggested that we ensure sidewalks and the right amenities will be put in.

Councillor Renken was also pleased with the design of the units and that the units will not be overly high. She inquired if the plan was a few feet over with the eight units. Mr. Daoust stated that in the R3 zone you are permitted to have six in a row and one above each unit for stacked townhomes.

Mayor Lennox commented that this is a new type of housing for our community and expected that these will be a more affordable for first time homebuyers or people wanting to downsize.

ADJOURNMENT

RESOLUTION: 004-2023

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Public Meeting of May 8, 2023 be adjourned at 2:27 pm.

CARRIED

MAYOR

CLERK



MOUNT FOREST BUSINESS IMPROVEMENT

ASSOCIATION MEETING MINUTES May 9th, 2023 @ 8:00 AM

Meeting Room Mount Forest Arena

CALLING TO ORDER – Andrew Coburn; Chair Mount Forest BIA

PRESENT ATTENDEES

Members: Andrew Coburn, Jessica McFarlane, Dwight Benson, Maggie Schram, Bill Nelson, Claire Prentice, Sherry Burke, Kailyn Cudney

Staff: Dale Small

Community Members: Dave Rae

ABSENT ATTENDEES

Jayme Hewson, Kayla Morton,

WELCOME AND INTRODUCTIONS

Andrew

REVIEW AND ADOPTION OF THE AGENDA

Andrew

Jessica makes motion to adopt, seconded by Dwight

ITEMS FOR DISCUSSION

1. Reimagined Laneway Project

Jessica/Jayme

- Fairbro quoted \$9780 - this includes 7 exterior lights, replacing 2 current motion lights, string lights - only 6 lights would be needed as there will only be 6 pictures

- John Bennis quoted - \$2,500 6 historical photos mounted on the kindred side, 4'x4'
- Metal decor not quoted yet - thinking 4 arbors
- Possibility to look at painting the fire escape door
- There are remnants of old advertising on one of the buildings that aren't wanting to be removed so power washing was not included in the quote
- Canarm lights to go on the kindred side to be over the pictures
- Rab light to go on Print One side
- Laneway project to stop at the back of Print One building instead of extending the entire length of the laneway
- Potential to have planters and/or benches added in the future, focus is the get the arbors, lighting, and pictures up first
- Conversation still to be had regarding the power source as it would be coming from Kindreds building
- Bill makes a motion to approve a budget of \$20,000 Reimagined Laneway Project for Kindred and Print one- Jessica seconds the motion. Motion carried.
- Andrew makes a motion to add Claire and Maggie to assist with the Reimagined Laneway Project. Dwight seconds the motion. Motion carried.
- CP WELLNESS & PIZZA HUT LANEWAY - not likely something that will be completed this year
- Virtual Concepts Landscaping quoted \$47,089.70 tax included, if we went with a concrete path instead of interlock, quote would be \$3500 less
- Quote also includes 2 murals which would be on plywood and mounted to the building
- Pineridge quoted for the timberframe structure - \$25,182
- CP WELLNESS & PIZZA HUT LANEWAY tabled for this time

2. Heritage Building Hardscape

Dwight

- Heritage society does not have an issue with moving the bench that is currently in front - potentially to move to the other side of the building alongside the other bench
- Flagpole to stay where it is
- Clayton hoping for end of May first part of June - goal to have it done before the Fireworks Festival if possible

3. Compact Dispensing Stations

Bill

- Bill sourced another option as they previous quote had increased since he had last contacted them - Canadian supplier, can ship in a week - cost would be \$1076 - each station holds 80 bags, individually dispensed
- Dave Rae to check on these stations periodically to check stock
- Bill makes a motion to increase the budget to \$1100, Dwight seconds the motions. Motion carried.

4. Garbage Can Repainting

Bill

- To be revised - tabled until next meeting

5. Christmas Tree**Dwight/Sherry**

- Temporary tree to potentially be placed on the northeast corner of the building on the corner of the heritage building
- Kate Rowley doesn't have any concerns with the tree being placed there
- Potential to reach out to firefighters regarding set up of the tree
- Power to come from the Heritage building
- Sherry & Dwight to organize
- Subcommittee to propose a budget

6. Banners**Dwight**

- Banners beginning to look tattered and worn
- Installed in 2020
- A recurring cost potentially every 4-5 years, discussion to be had next year regarding replacement

7. Dave Intro**Andrew****8. Refund for Wifi****Andrew**

- Funding was just received April 18th for the wifi funding so the BIA will be receiving a cheque of \$13,745 sometime this month - update Jaime
- Dale to ask if the RED grant for outdoor gym to be reallocated to the laneway project/heritage hardscape

9. Downtown Mount Forest Socials**Kailyn**

- Post about projects we have completed, flowers, wifi, banners, parkette, mural - end of may
- Complete up a draft for a automatic response for negative comments
- Stories - once or twice a week
- Post topics to be tabled for next meeting (blurb on each BIA member would be great)

10. Website**Kailyn**

- Add PO box to website footer
- Andrew makes a motion to authorize Kailyn to pay for website expenses and to be reimbursed. Maggie seconds. Motion carried.

BUSINESS DISCUSSED NOT ON AGENDA

1. 3 pedestrian crossings to be installed - council would like one of them to be a rainbow crossing - durham st & main is where the council is leaning - looking for input from the BIA whether we would like to see it downtown or are fine with it being across main & durham - tabled for next meeting

2. NEXT MEETING

June 13th, 2023 in the Meeting Room @ Mount Forest Arena

ADJOURNMENT



PLANNING REPORT

for the TOWNSHIP OF WELLINGTON NORTH

Prepared by the County of Wellington Planning and Development Department

DATE: May 23rd, 2023
TO: Darren Jones, CBO
 Township of Wellington North
FROM: Matthieu Daoust, Senior Planner
 County of Wellington
SUBJECT: **Part Park Lot 2, Mount Forest**
Zoning By-law Amendment (ZBA04/23)

SUMMARY

The purpose of this report is to provide the Township with recommendations regarding the above-noted application to permit the construction of an 8-unit stacked townhouse development.

Planning Staff are of the opinion that the zoning by-law amendment to permit an 8-unit stacked townhouse development on the property is consistent with Provincial Policy and conforms with the County of Wellington Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 2 to this report.

INTRODUCTION

The property subject to the proposed amendment is described as Part Park Lot 2, Geographic Town of Mount Forest. The subject property is 2,211.7 m² (0.54 ac) in size and is currently occupied by a single detached dwelling and accessory structure. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) zone to Site Specific Residential (R3-74) to facilitate the development of an 8-unit stacked townhouse development (Figure 2). The proposed 1.5 storey development will include 12 parking spaces and a private amenity area for the residents. Site specific relief is requested to permit a 23,806 ft² minimum lot area and a 5.1 m minimum interior side yard setback.



Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

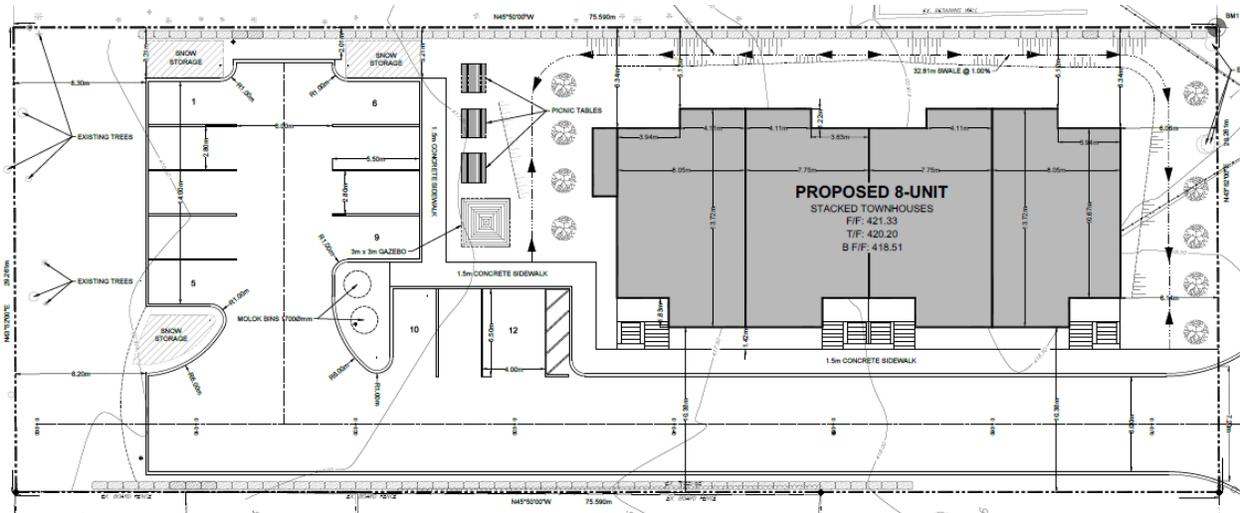


Figure 2: Site plan submitted by Cobide Engineering, March 2023



Figure 3: Proposed project rendering submitted by Cobide Engineering

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed applications:

- A Planning Justification Report prepared by Cobide Engineering Inc
- A Functional Servicing Report prepared by Cobide Engineering Inc

Review of Planning Policy

A review of applicable planning policy including the PPS, Growth Plan, County of Wellington Official Plan and the Wellington North Community Growth Plan was provided in the public meeting report. Planning

Staff are of the opinion that the proposed zoning by-law amendment application is consistent with provincial and local planning policy.

PUBLIC MEETING COMMENTS

A public meeting was held on May 23rd, 2023. One neighboring resident spoke at the public meeting. Written comments have also been received from the public and are available for review in the file. The concerns raised by the public relate to:

- Density
- Fencing/Landscaping
- Character of the neighbourhood

AGENCY COMMENTS

The application was circulated to commenting agencies in accordance with the Planning Act. No objections or concerns were received.

DRAFT ZONING BY-LAW AMENDMENT

A draft zoning by-law amendment has been prepared for public review and Council's consideration, and attached to this report as **Schedule 1**.

PLANNING OPINION

Planning Staff is of the opinion that the proposed 8-unit stacked townhouse development is consistent with Provincial Policy, including the PPS and the Growth Plan (A Place to Grow). The introduction of medium density residential development is consistent with Wellington North Community Growth Plan, and with the policies of the County Official Plan which support residential redevelopment and intensification that is compatible with existing neighborhoods.

We trust that the above comments will assist Council in this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust, MCIP RPP
Senior Planner

Schedule 1 – Draft Zoning By-law

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

- 1. THAT Schedule 'A' Map 3 to By-law 66-01 is amended by changing the zoning on the lands described as Part Park Lot 2, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R2)** to **Residential Site Specific (R3-74)**.
- 2. THAT Section 32, Mount Forest exception zone, is hereby amended by adding the following new exceptions:

32.74 Part Park Lot 2	R3-74	Notwithstanding the regulations of the R3 zone, for the lands zoned R3-74 a maximum of 8 stacked townhouses are permitted and the following regulations shall apply: <ul style="list-style-type: none"> • The minimum lot area shall be 2,211.7 m² (0.54 ac). • The minimum interior side yard setback shall be 5.1 m (16.7 ft). • The maximum height of the townhouse development shall be 2 storeys 7 m (23 ft). • Notwithstanding any other provisions to the contrary, Section 6.6 COMMON AMENITY AREA shall apply and a minimum 800 ft² (74.3 m²) common amenity area shall be provided. • Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and a 1.8 m (5.9 ft) solid board fence shall be provided around the entirety of the subject lands.
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- 3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
- 4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2023

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2023

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. _____

Schedule "A"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2023

MAYOR

CLERK

EXPLANATORY NOTE**BY-LAW NUMBER _____.**

THE LOCATION OF THE SUBJECT LANDS is legally described as Part Park Lot 2 and known Municipally as 405 Wellington St E. The property subject to the proposed amendment is approximately 2,211.7 m² (0.54 ac) in size and is currently zoned Residential (R2).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Residential (R2) Zone to Residential Site Specific (R3-74) Zone to permit an 8-unit stacked townhouse development.



Staff Report

To: Mayor and Members of Council Meeting of May 23, 2023
From: Tammy Pringle, Development Clerk
Subject: **DC 2023-021, CROMBIE PROPERTY HOLDINGS LIMITED
SITE PLAN AGREEMENT, 437-445, 503 & 515 MAIN ST. N., MOUNT FOREST**

RECOMMENDATION

THAT Council of the Township of Wellington North receive for information Report DC 2023-021 regarding the Final Approval of the Crombie Property Holdings Limited Site Plan Control Agreement.

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

- Sobeyes Phase 1 Site Plan Agreement registered December 29th, 2021
- Resolution 2022-337 dated December 5, 2022 in support of Consent Application B134-22 regarding an easement for storm drain in favour of 437-445, 503 & 515 Main St. N.
- By-law 108-21 Zoning Amendment dated November 22, 2021

BACKGROUND

Subject Lands

The property is in the urban boundary of the Town of Mount Forest. The subject lands are in the north west quadrant of the town west of Highway 6 and south of Industrial Drive with an entrance on Highway 6.

The land holdings are approximately 7.25 acres in total, and are municipally known as 437-445, 505 & 515 Main St N, Mount Forest.

The Proposal

The Owner has applied for Site Plan Approval from the Township to construct a new Foodland store as an extension of the existing Peavy Mart store. Additionally, a drive-through restaurant is proposed at the northeast portion of the site. An accessory horse and buggy parking structure is also proposed along the northerly property line, behind the proposed Foodland. Access to the horse and buggy parking structure is via a driveway from Industrial Drive to the north, over land owned by the Township. The proposal will include buffering between the commercial development and the residential properties that front on Sligo Rd W.

By way of the Site Plan Agreement the Developer has agreed to enter into a development agreement related to offsite works including a signalized entrance and cost sharing breakdown.

This project will include site grading and servicing, landscaping and stormwater management and construction of a grocery store and drive-thru restaurant and accessory buildings.

Existing Policy Framework

The subject lands are designated C4-63 Shopping Centre Commercial Exception Zone, (H) C4-63 Shopping Centre Commercial Exception Zone with a Holding Provision and (H) C2-62 Highway Commercial Exception Zone with a Holding Provision in the Township of Wellington North Zoning By-Law 66-01 and Highway Commercial in the County of Wellington Official Plan.

COMMENTS AND ANALYSIS

Zoning By-Law 66-01 and Residential in the County of Wellington Official Plan. The applicant has satisfied staff that this proposed development will be constructed in a manner that is consistent with municipal standards and best practices. A copy of the agreement is attached.

Stages to follow include:

- issuance of conditional building permits
- Removal of the Holding Provision from the zoning
- Execution of the Development Agreement (Signalization Agreement)
- Issuance of final building permits

COMMUNICATION PLAN

The executed site plan agreement has been forwarded to the Township’s solicitor for registration.

FINANCIAL CONSIDERATIONS

None

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Site Plan Agreement

STRATEGIC PLAN 2019 – 2022

Do the report’s recommendations align with our Strategic Areas of Focus?

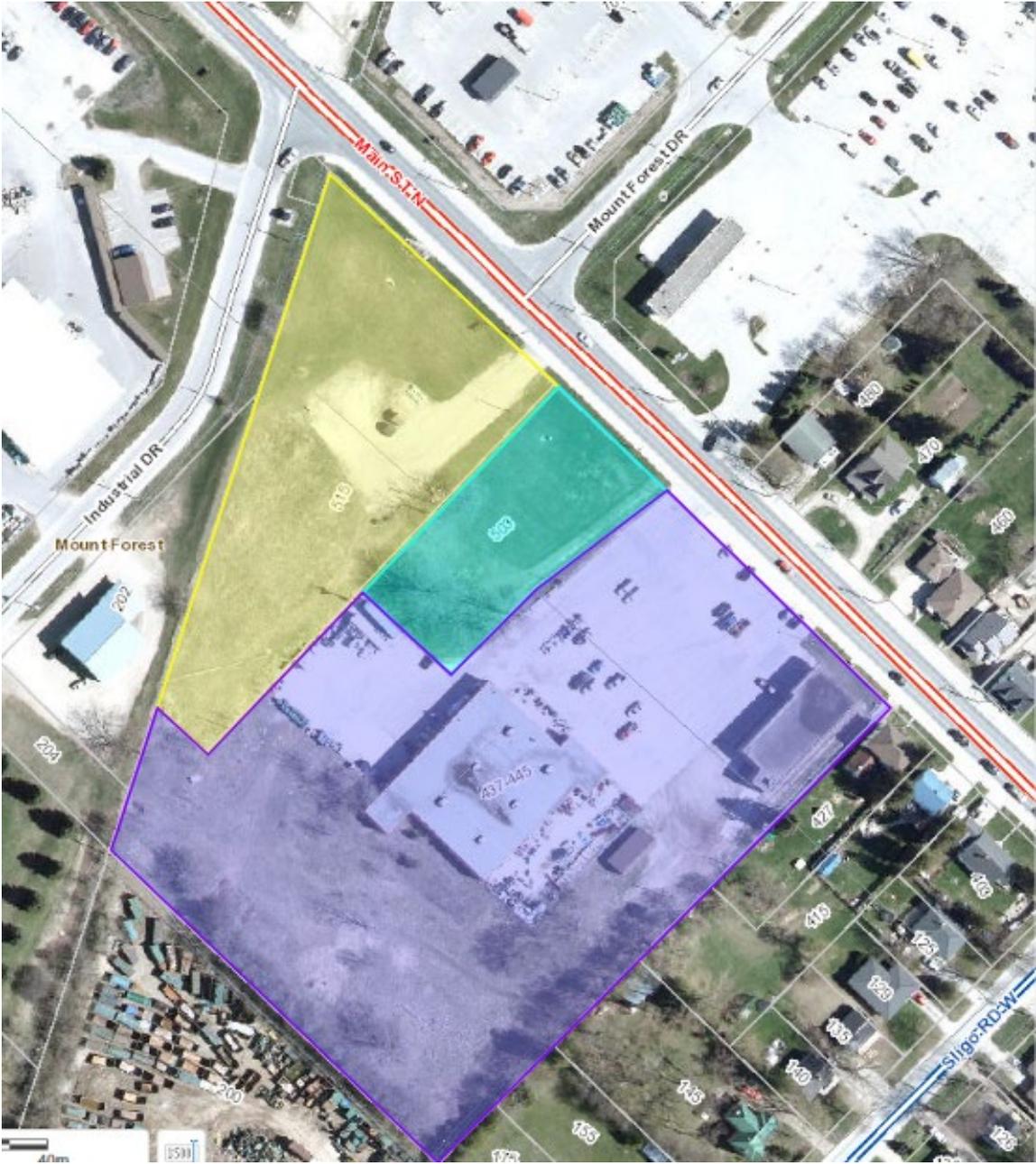
- Yes
- No
- N/A

Which priority does this report support?

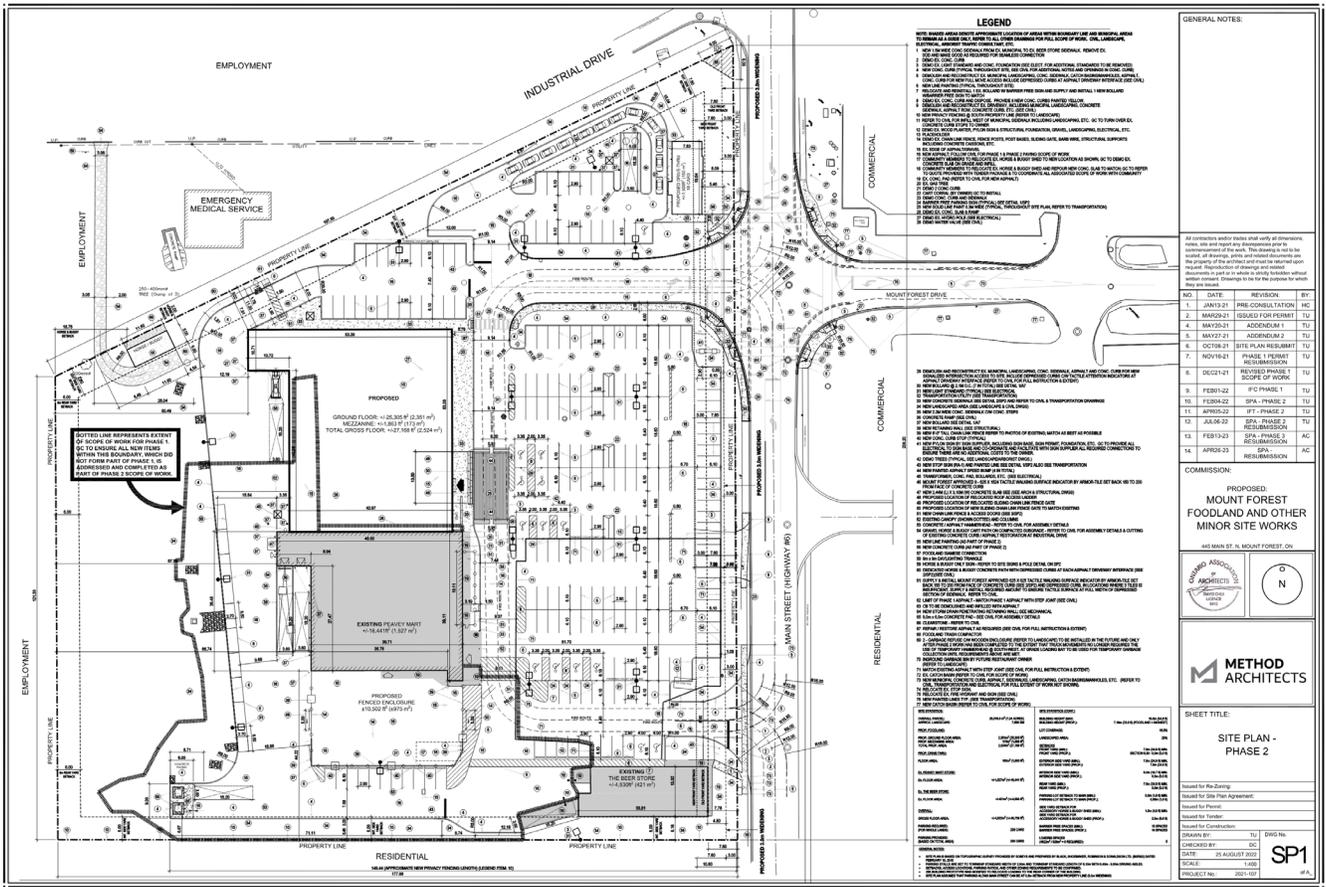
- Modernization and Efficiency
- Partnerships
- Municipal Infrastructure
- Alignment and Integration

Prepared By:	Tammy Pringle, Development Clerk	<i>Tammy Pringle</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	<i>Brooke Lambert</i>

SCHEDULE A – Location Map



SCHEDULE B – Site Plan



LEGEND

1. THIS SCHEDULE B SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE MUNICIPALITY. THE MUNICIPALITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS SCHEDULE B SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE MUNICIPALITY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS SCHEDULE B SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

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GENERAL NOTES:

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NO.	DATE	REVISION	BY
1	JAN15-21	PRE CONSULTATION	HC
2	FEBRUARY-21	ISSUED FOR PERMIT	TU
3	MAY27-21	ADDENDUM 2	TU
4	OCTOBER-21	REVISION	TU
5	NOV16-21	PHASE 1 PERMIT	TU
6	DECEMBER-21	REVISED PHASE 1 SCOPE OF WORK	TU
7	FEBRUARY-22	PHASE 1 PERMIT	TU
8	FEBRUARY-22	PHASE 1 PERMIT	TU
9	FEBRUARY-22	PHASE 1 PERMIT	TU
10	FEBRUARY-22	PHASE 1 PERMIT	TU
11	FEBRUARY-22	PHASE 1 PERMIT	TU
12	JULY-22	PHASE 1 PERMIT	TU
13	FEBRUARY-23	PHASE 1 PERMIT	AC
14	APRIL-23	PHASE 1 PERMIT	AC

COMMISSION:

PROPOSED MOUNT FOREST FOODLAND AND OTHER MINOR SITE WORKS

445 MAIN ST. N. MOUNT FOREST ON

APPROVED BY: [Signature]

DATE: [Date]



METHOD ARCHITECTS

SHEET TITLE:

SITE PLAN - PHASE 2

Issued for Re-Zoning: _____

Issued for Site Plan Agreement: _____

Issued for Permit: _____

Issued for Transfer: _____

Issued for Construction: _____

DRAWN BY: TU DWG No. _____

CHECKED BY: DC

DATE: 25 AUGUST 2023

SCALE: 1:600

PROJECT No.: 2021-027

SP1

SCHEDULE B –Site Plan Control Agreement
SITE PLAN CONTROL AGREEMENT (PHASE II)

THIS AGREEMENT made this 15 day of May, 2023.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

(the "Township")
OF THE FIRST PART

-and-

CROMBIE PROPERTY HOLDINGS LIMITED

(hereinafter collectively called the "Owner")
OF THE SECOND PART

WHEREAS the Owner is the registered owner of the lands described as:

PIN 71072 - 0117 LT

LT 2 SURVEY FOSTER'S MOUNT FOREST; PT LT 1 SURVEY FOSTER'S MOUNT FOREST; PT LT 3 SURVEY FOSTER'S MOUNT FOREST; PT LT 4 SURVEY FOSTER'S MOUNT FOREST; PT LT 5 SURVEY FOSTER'S MOUNT FOREST; PT LT 6 SURVEY FOSTER'S MOUNT FOREST; PT LT 33 CON 1 NORMANBY; PT DUKE ST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW DN6730, PTS 1, 2, 3 & 4, 60R1937; TOGETHER WITH AN EASEMENT OVER PT LT 33 CON 1 NORMANBY; PT PKLT 6, 7 & 8 SURVEY FOSTER'S MOUNT FOREST; PTFOSTER ST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW BLN194; PT DUKEST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW DN6730; PARTS 1, 2 & 360R3403 AS IN WC655063; TOWNSHIP OF WELLINGTON NORTH

Address MOUNT FOREST

PIN 71072 - 0012 LT

PT LT 33 CON 1 NORMANBY PT 1 60R3404; WELLINGTON NORTH; TOGETHER WITH AN EASEMENT OVER PT LT 33 CON 1 NORMANBY; PT PKLT 6, 7 & 8 SURVEY FOSTER'S MOUNT FOREST; PTFOSTER ST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW BLN194; PT DUKEST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW DN6730; PARTS 1, 2 & 360R3403 AS IN WC655063

Address 503 MAIN STREET NORTH
MOUNT FOREST

PIN 71072 - 0008 LT

PT LT 33 CON 1 NORMANBY; PT LT 32 CON 1 DIVISION 3 NORMANBY PTS 1 & 2 60R3459; S/T DN5959; WELLINGTON NORTH; TOGETHER WITH AN EASEMENT OVER PT LT 33 CON 1 NORMANBY; PT PKLT 6, 7 & 8 SURVEY FOSTER'S MOUNT FOREST; PTFOSTER ST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW BLN194; PT DUKEST SURVEY FOSTER'S MOUNT FOREST CLOSED BY BYLAW DN6730; PARTS 1, 2 & 360R3403 AS IN WC655063

Address 515 MAIN STREET NORTH
MOUNT FOREST

(hereinafter called the "Lands")

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, which said By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS the Owner has submitted to the Township, plans and drawings of a proposed development on the Lands;

AND WHEREAS the Township approved the plans and drawings submitted by the Owner subject to certain conditions;

AND WHEREAS the Township approved the plans and drawings subject to the Owner entering into an agreement as permitted by subs. 41(7) of the *Planning Act*, R.S.O. 1990, c. P.13;

AND WHEREAS these plans can be viewed at the Offices of The Corporation of the Township of Wellington North, 7490 Sideroad 7 West, Kenilworth, Ontario;

AND WHEREAS the Township and the Owner have agreed to enter into a development agreement with respect to the design and construction of certain external municipal services and the sharing of the costs of that work, in particular the signalization of the intersection adjacent to the Lands of Highway No. 6 and Mount Forest Drive, Mount Forest. This work is to be completed prior to building achieving occupancy. (the "**Development Agreement - Signalization**");

AND WHEREAS the Owner has agreed to enter into a construction agreement for both on-site works and works associated with the Development Agreement – Signalization works with Wellington North Power Inc. and any other applicable utility company including obtaining all approvals and permits and pay all fees and charges directly to the utility and shall be responsible for ensuring that all electrical distribution system plans are reviewed and approved to the satisfaction of Wellington North Power Inc. and meet Wellington North Power Inc. standards for design and construction. The construction agreement shall include any required utility easement(s) for various pole lines and other utility requirements. (the "**Construction Agreement**");

AND WHEREAS the Owner and property owner of 200 Sligo Road West (Waste Management of Canada Corporation) have agreed to enter into and register a stormwater easement agreement, including maintenance of both the sewer and the ditch. The registered easement is to be filed with the Township's Clerk prior to (a) the expiration date of November 23, 2023, of the current temporary easement agreement and/or (b) prior to issuing a building permit:

NOW THEREFORE in consideration of the mutual covenants hereinafter expressed, the Township's approval of the plans and drawings described herein and other good and valuable consideration, the receipt and sufficiency whereof the parties irrevocably acknowledge, the parties agree as follows:

1. The Owner covenants and agrees to provide, to the satisfaction of and at no expense to the Township plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "**Plans**").
2. The Owner covenants and agrees to construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with all applicable municipal by-laws, laws and/or regulations or laws and/or regulations established by any other governmental body which may have jurisdiction over the Lands, and in accordance with the Plans, including, without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or

- condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
4. The Owner agrees that there shall be no outside storage on the Lands other than in accordance with Section 3 of this Agreement.
 5. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or The Corporation of the County of Wellington (the "**County**").
 6. The Owner agrees that snow shall be removed from the parking lot area for the Lands. During completion of the Plans, snow will be removed in a manner consistent with current practices on the Land. Surplus snow shall be removed off-site to a location that has been arranged by the Owner and at the sole cost of the Owner.
 7. The provisions set out in Schedule "B" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "B" shall prevail.
 8. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township as set out in Schedule "C" to this Agreement for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
 9. The Owner shall, where required by Township and/or County resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
 10. The Owner hereby releases and indemnifies the Township and the Township's consulting engineer, and, where applicable, the County, and their respective servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement. Provided, however, that the release and indemnity herein set out shall not extend to the negligence of the Township or County.
 11. In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township, referred to as offsite Works, the Owner shall:
 - a) Obtain and maintain in full force and effect a policy of comprehensive general liability insurance, completed operations insurance, and automobile liability insurance, providing coverage for a limit of not less than FIVE MILLION DOLLARS (\$5,000,000.00) for each occurrence of a claim of bodily injury (including personal injury), death or property damage, including loss of use thereof, that may arise directly or indirectly out of the acts or omissions of the Owner. Such policy or policies shall be issued in the joint names of the Owner, the Township and the Township's consulting engineer as additional insureds, and the form and content shall be subject to the approval of the Township. The policy shall be in effect for the period described in 11 (e) of this agreement. The issuance of such policy or policies of insurance shall not be construed as relieving the Owner from responsibility for other or larger claims, if any, for which it may be held responsible. A Certificate of Insurance shall be provided prior to the start of construction and on an annual basis. The policy shall specify that it cannot be altered, cancelled, or allowed to lapse unless prior notice

- by registered mail has been received thirty (30) days in advance by the Township.
- b) If requested by the Township and prior to the commencement of the Works, the Owner's contractor shall forward a Certificate of Insurance evidencing this insurance with the executed Agreement.
 - c) It is also understood and agreed that in the event of a claim any deductible or self-insured retention under these policies of insurance shall be the sole responsibility of the Developer and that this coverage shall preclude subrogation claims against the Township and will be primary insurance in response to claims.
 - d) The Township's claims process for Third Party claims is to refer the claimant, including lien claimants, directly to the Developer and to leave the resolution of the claim with the Contractor. This applies regardless of whether or not it is an insured loss.
 - e) With respect to works captured by the definition of "Works" in section 5, Municipal Services, of the Development Agreement - Signalization, the Owner shall as part of the Development Agreement – Signalization works supply the Township with cash or a letter of credit (the "Offsite Works Security Deposit") in form satisfactory to the Chief Building Official ("CBO") and in an amount as described in the Development Agreement – Signalization as found in Schedule "C", sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a minimum period of two (2) years from the date of certification of substantial completion, and receive written approval from the Township Engineer. The Security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township Engineer, the Security may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Township Engineer for each phase and shall not be further reduced until the Township Engineer has approved the works at the end of the said minimum two (2) years period. No interest shall be payable on any such security deposit. The Township will not be required to provide Final Acceptance during the winter months or any other time of year when inspection of the Works and services is impractical due to snow cover or other adverse conditions.
 - f) Shall employ engineers registered with Professional Engineers Ontario and approved by the Township to provide the field layout, the contract administration, necessary contract(s) and full-time supervision inspection of construction. The Owner's Engineer shall provide certification that the installation of services was in conformance with said plans, documents and specifications, such certification to be in a form acceptable to the Township Solicitor and the Township Engineer.
 - g) Hereby acknowledges and agrees that should there be a deficiency in or failure to carry out any work or matter required by any clause of this Agreement, whether or not such work or matter is specifically secured by way of letter of credit, and the Owner fails to comply, within thirty (30) days written notice, with a direction to carry out such work or matter, the Township may draw on the letter of credit and enter onto the subject lands and complete all outstanding works or matters, and pay all costs and expenses incurred thereby from the proceeds so drawn.
 - h) Hereby acknowledges and agrees that the Township reserves the right to draw on and use the letter of credit to complete any work or matter required to be done by the Owner pursuant to this Agreement. The Owner further acknowledges and agrees that, notwithstanding

- subsection 11(e) to this Agreement, in the event that the Municipality determines that any reduction in the letter of credit will create a shortfall with respect to securing the completion of any work or matter remaining to be carried out by the Owner pursuant to this Agreement, the Municipality will not be obligated to reduce the letter of credit until such time as such work is completed to the satisfaction of the Municipality or the Municipality has sufficient security to ensure that such work will be completed.
12. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, referred to as onsite Works and with respect to works not captured by the definition of "Works" in section 5 of the Development Agreement - Signalization, the Owner shall:
- a) Provide the Township with, upon the earlier of (a) commencing any works on the relevant lands, or (b) applying for a building permit, shall supply the Township, a letter of credit or other satisfactory security in an amount equal to 50% to a maximum of FIFTY THOUSAND DOLLARS (\$50,000) of the cost of works and facilities relating to onsite servicing, storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works. No interest shall be payable on any such security deposit.
 - b) Complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the Owner's sole expense. When a substantial amount of the work is completed to the satisfaction of the Township, the Security may be reduced to an amount determined by the Township for each phase and shall not be further reduced until the Township has approved the works.
 - c) Upon failure of the Owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the relevant lands to perform the said works and facilities.
13. Without limiting any other term of this Agreement, the Owner acknowledges and agrees that it shall complete the Works as that term is defined in section 5 of the Development Agreement - Signalization.
14. The Owner shall grade the Lands and maintain the grading elevations in order to provide for surface drainage which shall be as provided for in the Plans. The Owner shall not use or cause or permit to be used any new construction on the Lands until after an as-built grading survey has been provided by an Ontario Land Surveyor and a professional engineer or architect has given Township, at the Owner's expense, a letter of compliance for grading and drainage and Storm Water Management and signed by the engineer or architect certifying that all services, structures, works and facilities on or in the Lands which fall within the provisions of Section 41 of the *Planning Act* and are required for this development by the Plans and this Agreement and not contained within a building, have been installed and completed in a manner satisfactory to the engineer or architect.
15. The Owner covenants and agrees not to permit the Lands to drain otherwise than into a properly installed drainage system with proper catch basins and the grades and drainage facilities shall be so established as to provide roof water onto the internal system and maintain an on-site storm water management system to limit storm run-off from the site to a predevelopment rate of flow and to indemnify and

- save harmless the Township from any liability for excess run-off as a result of construction or development on the Lands.
16. The Owner covenants and agrees to implement and monitor on-site sediment and erosion control measures, during construction of this development, to the satisfaction of the Township and to allow the Township and its agents, in perpetuity, access to the Lands to inspect roof drains, inlet control devices and storm water management facilities.
 17. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the Owner may be required to apply dust suppressants, covering stockpiles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.
 18. The Township shall retain ownership over the property at 204 Industrial Drive and agrees to allow access to the Owner's site so that the lands can be utilize as a gravel horse and buggy access road to connect to the rear of the Owner's site. The Owner agrees to all conditions required by the Township as set out in Schedule "B" to this Agreement.
 19. The Township and Owner agree that the Owner may choose to develop the Lands in phases and in accordance with the approved phasing plan, as shown on the approved Plans. In such case, the Owner agrees as follows:
 - (a) that the Owner will not apply for nor will the Township be obligated to issue a building permit for such phase(s) until the provisions of this section have been complied with and the Owner has provided evidence that servicing capacity is available to accommodate the particular development phase, to the satisfaction of the Township;
 - (b) that the Owner shall submit to the Township for review and approval proper plans and specifications showing the works and facilities required for site plan approval of each phase;
 - (c) that the Owner shall provide to the Township a letter of credit or other satisfactory security in an amount to be determined by the CAO or the Chief Building Official (the "CBO"), and the provisions of this Agreement shall apply to such security with respect to such phase(s); and
 - (d) that the provisions of this Agreement shall apply to all such phases.
 20. The Owner covenants and agrees to have the Owner's Engineer prepare and submit As Recorded Drawings within six (6) months of completion of the Works to the Township's Development Technologist for review in electronic files (PDF) format. Once approved by Township, the Owner shall submit three (3) bound paper sets of drawings printed on 24" x 36" paper copies and electronic files (PDF and AutoCAD or similar and GIS shape files). Refer to current Township Municipal Servicing Standards for current as constructed drawing submission requirements.
 21. The Owner covenants and agrees to have the Owner's Engineer prepare and submit to the Township within six (6) months of completion of the Works, an individual Service Record Sheet (SRS) on 8.5" x 11" paper for each property. SRS to be submitted to the Township's Development Technologist for review, until approved, at which time the Township requests two (2) paper sets of SRS 8.5" x 11" and electronic files (PDF). SRS are required for each municipal service within the development; drinking water, sanitary sewer and storm sewer. Refer to current Township Municipal Servicing Standards for Service Record Sheets submission requirements and template.
 22. The Owner covenants and agrees to make all necessary arrangements and to be solely responsible for the costs of removing and relocating any existing municipal or public services requiring relocation in the course of, or in connection with, the

- construction, installation or provision of the works, services and facilities under this Agreement.
23. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township; the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
 24. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
 25. The Owner shall obtain from all mortgagees, charges and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
 26. The covenants, agreements, conditions and understandings set out herein and in Schedule "B" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
 27. If the proposed development governed by this Agreement is not commenced within two (2) years from the date of the execution of this Agreement, the Township may, at its sole option and on sixty (60) days' notice to the Owner, declare this Agreement null and void and of no further force and effect. The refund of any fees, levies or other charges paid by the Owner pursuant to this Agreement shall be in the sole discretion of the Township, but under no circumstances will interest be paid on any refund.
 28. The Owner and the Township agree that all covenants and conditions contained in this Agreement shall be severable, and that should any covenant or condition in this Agreement be declared invalid or unenforceable by a Court of competent jurisdiction, the remaining covenants and conditions and the remainder of the Agreement shall remain valid and not terminate thereby.
 29. The failure of the Township at any time to require performance by the Owner of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Township of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. The Township shall specifically retain its rights at law to enforce this Agreement.
 30. Time shall always be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the Township, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.
 31. The Owner acknowledges that the Township, in addition to any other remedy it may have at law, shall also be entitled to enforce this Agreement in accordance with s. 446 of the *Municipal Act, 2001*.
 32. The parties covenant and agree with each other not to call into question or challenge, directly or indirectly, in any proceeding or action in Court, or before any administrative tribunal, the other party's right to enter into and enforce this

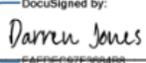
Agreement. The law of contract applies to this Agreement and the parties are entitled to all remedies arising from it, notwithstanding any provision in s. 41 of the *Planning Act* interpreted to the contrary. The parties agree that adequate consideration has flowed from each party to the other and that they are not severable. This provision may be pleaded by either party in any action or proceeding as an estoppel of any denial of such right.

33. Notwithstanding any other provisions of this Agreement, the parties hereto agree with each other that none of the provisions of this Agreement (including a provision stating the parties' intention) is intended to operate, nor shall have the effect of operating, in any way to fetter either the Township Council or any of its successor councils (or any party acting under the delegated authority of Township Council) in the exercise of any of Council's discretionary powers, duties or authorities. The Owner hereby acknowledges that it will not obtain any advantageous planning or other consideration or treatment by virtue of it having entered into this Agreement or by virtue of the existence of this Agreement.
34. The paragraphs contained in the recitals to this Agreement are incorporated in this Agreement by this reference, and the parties to this Agreement acknowledge the accuracy thereof.
35. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

-----the remainder of this page left intentionally blank -----

THIS AGREEMENT is executed by the Township this 15 day of May, 2023.

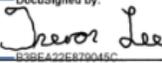
**THE CORPORATION OF
THE TOWNSHIP OF WELLINGTON NORTH**

Per: DocuSigned by:
15-05-2023 
FAFDEC97F3684B8
Darren Jones – Chief Building Official
I have authority to bind the corporation.

THIS AGREEMENT is executed by the owner this 12th day of May, 2023.

CROMBIE PROPERTY HOLDINGS LIMITED

Per: DocuSigned by:
12-05-2023 
97F37CA16089442
Fred Santini – General Council
I/we have authority to bind the corporation.

12-05-2023 
B3BEA22E679045C
Trevor Lee – Executive Vice President
Development and Construction
I/we have authority to bind the corporation.

DEVELOPER'S MAILING ADDRESS: 810-5935 Airport Road, Mississauga, ON L4V 1W5
DEVELOPER'S PHONE NUMBER: 905-614-5468
DEVELOPER'S EMAIL ADDRESS: Fred.santini@crombie.ca and Trevor.lee@crombie.ca

SCHEDULE "A"

Approved Plan and Drawings

DOCUMENT NUMBER	DOCUMENT NAME	REVISION NUMBER	REVISION DATE	SEAL DATE	PREPARED BY
SSP	Site Servicing Plan	7	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
SGP	Site Grading Plan	7	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
EDP	Existing Site Drainage Plan	7	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
ESC	Erosion & Sediment Control Plan	7	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
PDP	Proposed Site Drainage Plant	7	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
DT	Site Details	7	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
DT-2	Site Details 2 – Frost Collar for Shallow Sanitary MHs	3	04/26/23	April 26, 2023	KWA Site Development Consulting Inc.
SP1	Site Plan – Phase 2	14	APR26-23		Method Architects
SP2	Site Plan Details	14	APR26-23		Method Architects
ES1	Electrical Specifications and Details	9	Jul. 06/22	Jul. 06/22	Hammerschlag & Joffe Inc.
ES2	Electrical Site Plan and Details	9	Jul. 06/22	Jul. 06/22	Hammerschlag & Joffe Inc.
ESP	Photometric Site Plan and Detail	12	Apr. 26/23	2023-04-26	Hammerschlag & Joffe Inc.
L0.0	Vegetation Management Plan	4	APR 26, 2023	26-APR-23	GSP Group
L0.1	Vegetation Management Plan	4	APR 26, 2023	26-APR-23	GSP Group
L1.0	Landscape Plan	4	APR 26, 2023	26-APR-23	GSP Group
L1.1	Landscape Plan Enlargement	4	APR 26, 2023	26-APR-23	GSP Group
L2.0	Details	4	APR 26, 2023	26-APR-23	GSP Group
L2.1	Details	4	APR 26, 2023	26-APR-23	GSP Group
	Functional Servicing & Stormwater Management Report (FSR)		April 26, 2023		KWA Site Development Consulting Inc.
	Storm sewer design sheet (rational method) <i>*to replace Appendix A design sheet in the Functional Servicing & Stormwater Management Report</i>		2-Aug-22		KWA Site Development Consulting Inc.
	Geotechnical Investigation – Final Report		May 15, 2020		EXP Services Inc.
	Environmental Site Assessment		2020-05-21		EXP Services Inc.

SCHEDULE "B"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

1. The Parties acknowledge and agree that this Agreement relates to the Township's approval of only those works designated as "Phase 2" in the Plans.
2. The Owner agrees that all the services, works, facilities and matters required under this Agreement located on the lands shall be maintained for the life of the proposed development covered by the Plan at the Owner's expense, including the stormwater management works, grass swales, private fire hydrant, perimeter board fence, surface treatment of parking areas, line painting markings, signage, landscaping and landscaping within the municipal right of way. The Owner shall give the Township and its agents reasonable access on reasonable notice to the lands for the purpose of verification of compliance with the terms of this Agreement. The Owner shall implement all requirements found within the Stormwater Management Report set out in Schedule "A" of this Agreement including the Owner's Engineer to provide an Operation and Maintenance Manual for the Storm Water Management Works.
3. The Owner shall give the Township and its agent reasonable access on reasonable notice to the lands for the purpose of access to sanitary maintenance hole (MH1A) as shown on drawing SSP listed in Schedule A for the inspection, removal, replacement, reconstruction, maintenance and repair of underground service, which includes sanitary pipe and equipment for the collection and transportation of sewage, together with the right of ingress and egress for all purposes necessary or incidental to the exercise.
4. The Owner agrees the onsite private fire hydrant, as shown in the site plan, is to be inspect and maintained to ensure they operate as per the fire hydrant design requirements. The onsite private fire hydrant is to be annually inspected by a person duly licenced to perform that function and shall maintain written records including date and time when inspection was completed, corrective measures, and list of what maintenance work was completed. The written records shall be retained at the building premises for examination by the Township's Chief Fire Official upon request. The annual fire hydrant inspection and maintenance work has been duly performed and completed and is to the satisfaction to the current Building Code.
5. The Owner agrees that the proposed landscaping required under this Agreement located on the municipal right of way shall be maintained for the life of the proposed development covered by the Plan at the Owner's expense including but not limited to future cost of landscape removal and replacement, trimming of broken branches, and maintenance of grass and grass cutting, or as requested by the Township.
6. The Township shall retain ownership over the property at 204 Industrial Drive and agrees to allow access to the Owner's site so that the lands can be utilized as a gravel horse and buggy access road to connect Industrial Drive to the rear of the Owner's site. The Owner agrees that the horse and buggy access path on the Township's 204 Industrial Drive lands will be constructed and maintained for the life of the proposed development at the Owner's and any future owner's expense. Maintenance is to include winter maintenance (ie. snow removal), reshaping of the gravel surface to maintain drainage and smooth surface for access (ie. no potholes or rutting), and dust control. The access path shall not impede surface water drainage flow from adjacent properties.
7. On-site securities from Phase 1 Site Plan Agreement can be utilized for Phase 2 Site Plan Agreement.

8. Off-site securities for servicing work within the municipal right of way (i.e. sanitary service and water service) will be included in the Development Agreement – Signalization securities and Works.
9. **PRIOR TO START OF CONSTRUCTION AND ISSUANCE OF BUILDING PERMIT:**
 - a. The Owner agrees to consolidate properties and provide documentation to the Township as the development spans more than one property.
 - b. The Owner agrees to provide documentation to the Township that the Owner and property owner of 200 Sligo Road West (Waste Management of Canada Corporation) have entered into and register a stormwater easement agreement, including terms of maintenance of both the sewer and the ditch. The registered easement is to be filed with the Township's Clerk prior to (a) the expiration date of November 23, 2023, of the current temporary easement agreement and/or (b) prior to issuing a building permit.
 - c. The Owner shall provide to the Township a detailed engineering design submission for the buildings and restaurant's water supply and fire suppression system signed and sealed by a professional engineer, to the satisfaction of the Township's Building Department.
 - d. Prior to start of construction, the Owner shall obtain the Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks, and provide the documentation to the Township.
 - e. Prior to issuance of a building permit, the Owner shall submit to the Township a Section 59 Notice. The notice is a signed declaration that the activities on the property comply with Source Protection Plan policies.
10. **PRIOR TO RECEIVING OCCUPANCY PERMIT:**
 - a. The Owner agrees to construct the works within the Development Agreement – Signalization Agreement and to achieve completion of the works as defined in the Construction Act.
 - b. The Owner agrees to convey all lands to the Township as set out in Schedule "C" of this Agreement.

SCHEDULE "C"**LANDS AND EASEMENTS TO BE CONVEYED TO THE TOWNSHIP****1. 3.0m Main Street widening.**

The Developer shall convey 3.0m Main Street widening, free of all liens and encumbrances, to the Township for municipal purposes.

2. Pedestrian Crossing Widening.

The Developer shall convey Main Street widening at the pedestrian crossing and signalization works as shown on approved drawings, free of all liens and encumbrances, to the Township for municipal purposes.

3. Daylight Triangle

The Developer shall convey 9m x 9m daylighting at Industrial Drive and Main Street, free of all liens and encumbrances, to the Township for municipal purposes.



Staff Report

To: Mayor and Members of Council Meeting of April 17th, 2023
From: Dale Small, Economic Development Officer
Cathy Conrad, Deputy Clerk
Subject: EDO 2023-012 Grants & Donations Community Development Program

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive the Economic Development Officer & Deputy Clerk Report EDO 2023-012 being a report on the Grants & Donations Community Development Program

AND FURTHER THAT Council, approves \$24,786.20 in funding from the following sources:

- \$ 4,500.00 from the 2023 Community Improvement Program
- \$ 2,786.20 from the 2023 Council Miscellaneous Operating Budget
- \$17,500.00 be included in the 2024 budget as Council Directed Projects

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

EDO 2023-011 dated April 17th, 2023.

BACKGROUND

The Township of Wellington North values the significant role that not-for-profit and community organizations play in delivering events and projects that support our community and in 2016 approved the Grants & Donations Community Development Program Fund. This fund supports project and event-based initiatives, for not-for-profit organizations and community groups and encourages a high level of collaboration.

Applications are accepted throughout the year with a due date of March 31st and include requests for rental fee waivers as well as general donation requests. Each year council budget \$40,000 to support these grant applications. During the past two years we were also able to fund some of the grant applications with Covid relief funds however that option is no longer available.

At the April 17th council meeting, 41 applications totalling \$75,320.33 were approved by council. Of this amount, \$40,534.12 was approved from the Grants & Donations Community Development Fund and \$10,000.00 from the 2023 BR+E Implementation Fund. Staff were asked to come back with recommendations for funding the remaining applications totalling \$24,786.20.

The six applications that were approved and require funding are as follows:

GROUP	REQUEST	COMMENTS	FUNDING RECOMMENDATION
Arthur and Area Historical Society	\$ 2,500.00	Funds to cover 25% of the costs to install a cabinet with lighting, TV, etc. to display items at the Arthur & Area Community Centre.	2023 Community Improvement Program
Arthur Public School	\$ 5,000.00	Donation request to support the purchase and installation of new playground equipment at the Arthur Public School.	2024 Council Operating Budget Council Directed Project
Big Brothers Big Sisters	\$ 836.20	Fee waiver request for 10 meetings during the year at the Mount Forest Sports Complex.	2023 Council Operating Budget Council Miscellaneous
Hospice Wellington	\$ 1,950.00	Fee waiver request for weekly walking group supporting clients experiencing bereavement through participation in physical exercise.	2023 Council Operating Budget Council Miscellaneous
Kenilworth Public School	\$ 12,500.00	Donation request to support the purchase and installation of new playground equipment at the Kenilworth Public School.	2024 Council Operating Budget Council Directed Project
The Personal Empowerment Studio	\$ 2,000.00	Personal Empowerment Studio opening in Mount Forest with a variety of programs focused on youth. One of the programs is an empowerment program for young girls.	2023 Community Improvement Program
	\$ 24,786.20		

All applicants have been advised that their applications have been approved. At the current time it does not appear as though either playgrounds will be installed in 2023 however APS do hope to get started this year. KPS are still a few years away so withholding funding until 2024 should not cause any issues.

FINANCIAL CONSIDERATIONS

Should council support these recommendations the \$75,320.32 in funding for the 2023 Grants & Donations Community Development Program will be provided as follows:

- \$40,534.12 from the 2023 Grants & Donations Community Development Fund
- \$10,000.00 from the 2023 BR+E Implementation Fund (Health Care Recruitment)
- \$ 4,500.00 from the 2023 Community Improvement Program
- \$ 2,786.20 from the 2023 Council Miscellaneous Expense
- \$17,500.00 from the 2024 Council Directed Project

ATTACHMENTS

None

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

Yes

No

N/A

Which priority does this report support?

Modernization and Efficiency

Partnerships

Municipal Infrastructure

Alignment and Integration

Prepared By:

Dale Small, Economic Development Officer

Dale Small

Cathy Conrad, Deputy Clerk

Cathy Conrad

Recommended By:

Brooke Lambert, Chief Administrative Officer

Brooke Lambert

5/15/23

Township of Wellington North
VENDOR CHEQUE REGISTER REPORT
Payables Management

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
79269	Abell Pest Control Inc	5/03/23	\$138.32
79270	Arthur Curling Club	5/03/23	\$2,542.50
79271	Arthur ACE Hardware	5/03/23	\$59.77
79272		5/03/23	\$150.00
79273	Broadline Equipment Rental Ltd	5/03/23	\$321.59
79274	Dayson Industrial Services Inc	5/03/23	\$200,366.49
79275	Haws Doors and Hardware Ltd.	5/03/23	\$1,858.85
79276	Horton's Dairy	5/03/23	\$162.00
79277	Hydro One Networks Inc.	5/03/23	\$3,503.27
79278	Kronos Canadian Systems Inc.	5/03/23	\$2,767.43
79279	Kurt Penwarden Tree Services	5/03/23	\$8,192.50
79280		5/03/23	\$500.00
79281	Mount Forest Foodland	5/03/23	\$57.44
79282	Mount Forest Curling Club	5/03/23	\$2,542.50
79283	TD Wealth	5/03/23	\$841.38
79284	Trevor Roberts Auto Repair	5/03/23	\$103.28
79285	Township of Centre Wellington	5/03/23	\$1,964.02
79286	Enbridge Gas Inc.	5/03/23	\$1,110.78
79287	VIEWitMEDIA	5/03/23	\$1,084.80
79288	WD Property Maintenance	5/03/23	\$3,418.25
79289	Wightman Telecom Ltd.	5/03/23	\$135.51
79290	Workplace Safety & Ins Board	5/03/23	\$10,465.64
EFT0005044	Agrisan SC Pharma	5/03/23	\$9,927.64
EFT0005045	A J Stone Company Ltd.	5/03/23	\$3,334.89
EFT0005046	Arthur Home Hardware Building	5/03/23	\$695.84
EFT0005047	Artic Clear 1993 Inc.	5/03/23	\$34.00
EFT0005048	B M Ross and Associates	5/03/23	\$5,709.92
EFT0005049	Canada's Finest Coffee	5/03/23	\$91.50
EFT0005050	CARQUEST Arthur Inc.	5/03/23	\$7.71
EFT0005051	Coffey Plumbing, Div. of KTS P	5/03/23	\$940.73
EFT0005052	Corporate Express Canada Inc.	5/03/23	\$372.89
EFT0005053	County of Wellington	5/03/23	\$2,393.33
EFT0005054	Steve Cudney	5/03/23	\$300.00
EFT0005055	Canadian Union of Public Emplo	5/03/23	\$1,920.40
EFT0005056	Darroch Plumbing Ltd.	5/03/23	\$2,065.80
EFT0005057	Decker's Tire Service	5/03/23	\$220.35
EFT0005058	Duncan, Linton LLP, Lawyers	5/03/23	\$4,638.77
EFT0005059	Eric Cox Sanitation	5/03/23	\$168.37
EFT0005060		5/03/23	\$228.81
EFT0005061		5/03/23	\$83.50

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0005062	Grand River Conservation Auth	5/03/23	\$1,140.00
EFT0005063	Hach Sales & Service Canada Lt	5/03/23	\$2,904.10
EFT0005064	International Trade Specialist	5/03/23	\$126.42
EFT0005065	Lifesaving Society	5/03/23	\$137.10
EFT0005066	Maple Lane Farm Service Inc.	5/03/23	\$122.89
EFT0005067	Marcc Apparel Company	5/03/23	\$379.96
EFT0005068		5/03/23	\$525.85
EFT0005069	Midcom	5/03/23	\$506.53
EFT0005070	Ont Mun Employee Retirement	5/03/23	\$54,000.46
EFT0005071	T&T Power Group	5/03/23	\$1,562.84
EFT0005072	Triton Engineering Services	5/03/23	\$4,875.71
EFT0005073	Wellington North Power	5/03/23	\$62,883.02
79291	Arthur ACE Hardware	5/15/23	\$24.28
79292	BELLAMY CONTRACTING SERVICES L	5/15/23	\$189.84
79293	Bluewater Fire & Security	5/15/23	\$254.25
79294	Broadline Equipment Rental Ltd	5/15/23	\$1,934.33
79295	Canadian Tire #066	5/15/23	\$84.73
79296	Chalmers Fuels Inc	5/15/23	\$7,502.49
79297	Dave's Auto Body	5/15/23	\$2,421.18
79298	Dependable Emergency Vehicles	5/15/23	\$3,722.30
79299	Eastlink	5/15/23	\$536.75
79300	Eramosa Engineering Inc.	5/15/23	\$2,282.43
79301	Gouveia, Antonio & Anna	5/15/23	\$2,698.87
79302		5/15/23	\$40.74
79303	Hydro One Networks Inc.	5/15/23	\$879.89
79304	JD Mobile Repair Service	5/15/23	\$2,199.54
79305	Kronos Canadian Systems Inc.	5/15/23	\$1,199.88
79306	Local Authority Services	5/15/23	\$6,037.18
79307		5/15/23	\$2,243.50
79308	Jeremy McKenzie	5/15/23	\$73.22
79309	Peter Meyer	5/15/23	\$175.00
79310	PepsiCo Beverages Canada	5/15/23	\$405.16
79311	Premier Equipment Ltd.	5/15/23	\$1,382.12
79312	Public Services Health & Safet	5/15/23	\$682.50
79313	Royal Bank Visa	5/15/23	\$11,115.34
79314	Royal Chevrolet Cadillac	5/15/23	\$192.25
EFT0005074	ALS Canada Ltd.	5/15/23	\$529.41
EFT0005075	Arthur Agricultural Society	5/15/23	\$500.00
EFT0005076	Arthur Home Hardware Building	5/15/23	\$258.97
EFT0005077	Brandt Cambridge	5/15/23	\$3,126.25
EFT0005078		5/15/23	\$321.88
EFT0005079	CARQUEST Arthur Inc.	5/15/23	\$106.25
EFT0005080	ClearTech Industries Inc.	5/15/23	\$351.81
EFT0005081	Corporate Express Canada Inc.	5/15/23	\$564.19
EFT0005082	Darroch Plumbing Ltd.	5/15/23	\$113.00
EFT0005083	Delta Elevator Co. Ltd.	5/15/23	\$2,293.72

Cheque Number	Vendor Cheque Name	Cheque Date	Amount
EFT0005084	Eric Cox Sanitation	5/15/23	\$956.13
EFT0005085	Excel Business Systems	5/15/23	\$345.02
EFT0005086	Farmers' Markets Ontario	5/15/23	\$226.00
EFT0005087	FOSTER SERVICES/822498 ONT INC	5/15/23	\$11,695.50
EFT0005088	FOXTON FUELS LIMITED	5/15/23	\$283.92
EFT0005089	Hort Manufacturing (1986) Ltd.	5/15/23	\$49.49
EFT0005090	Ideal Supply Inc.	5/15/23	\$685.90
EFT0005091	Innovative	5/15/23	\$1,010.22
EFT0005092	Marcc Apparel Company	5/15/23	\$248.60
EFT0005093	Mt Forest Business Improvement	5/15/23	\$13,745.08
EFT0005094	Midwest Co-operative Services	5/15/23	\$1,290.12
EFT0005095	Ont Clean Water Agency	5/15/23	\$16,007.02
EFT0005096	PACKET WORKS	5/15/23	\$169.50
EFT0005097	PETRO-CANADA	5/15/23	\$3,526.99
EFT0005098	Print One	5/15/23	\$395.50
EFT0005099	Purolator Inc.	5/15/23	\$37.81
EFT0005100	Resurfice Corporation	5/15/23	\$305.10
EFT0005101	Risolv IT Solutions Ltd	5/15/23	\$10,690.93
EFT0005102	Rural Routes Pest Control Inc.	5/15/23	\$97.02
EFT0005103	Sanigear	5/15/23	\$2,071.41
EFT0005104	Saugeen Community Radio Inc.	5/15/23	\$1,844.16
Total Amount of Cheques:			\$526,710.32



To: Mayor and Members of Council Meeting of May 15, 2023

From: Tom Bowden, Manager of Recreation Services

Subject: Report OPS 2023-020 Temporary Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Policy Section 2.1

RECOMMENDATION

THAT Council of the Corporation of the Township of Wellington North receive Report OPS 2023-020 Temporary Alcohol Policy Amendment being a report on an amendment to the Municipal Alcohol Policy Section 2.1 for the Louise Marshall Hospital Foundation Gala June 17, 2023, and the Get Your Hillbilly on Rib Competition on July 13, 2023;

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer at the Mount Forest Sports Complex for the Louise Marshall Hospital Foundation Gala held June 17, 2023:

AND FURTHER THAT the Council of the Township of Wellington North recommend approval of an amendment to the Municipal Alcohol Policy Section 2.1 for approval of a Special Occasion Permit (SOP) to include the Entrance/Foyer and a portion of the east parking lot at the Mount Forest Sports Complex for the Get Your Hillbilly on Rib Competition on July 13, 2023

-

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

Alcohol Risk Management Policy, Effective Date October 21, 2014

Wellington North Showcase Report March 4, 2013, Amendment

Wedding Reception Report July 26, 2014, Amendment

Report RAC 2015-001 Amendment

Report RAC 2016-02 Amendment

Report RAC 2016-002 Amendment

Report RAC 2016-16 Amendment

Report RAC 2017-003 Amendment

Report RAC 2019-006 Amendment

BACKGROUND

Louise Marshall Hospital Foundation Gala

The annual fundraising gala dinner will be held on June 17, 2023, from 4 pm to 1 am.

LMHF would like the Lions to license the East Entrance Hall/Foyer for the purpose of a champagne reception for guests as they arrive. This area is currently not approved for licensing under TWN's Alcohol Policy.

The plan -- if council approves the request to license the East Entrance Hall/Foyer -- would be to set up a temporary bar with servers providing complimentary champagne to guests as they arrive. The bar would be staffed with a minimum of one Smart Serve Certified bartender and other servers, and it would run from 4 p.m. until shortly before the start of dinner. On closing the champagne reception bar, any leftover champagne would be removed.

There will be 2 permanent bars for the event -- one in the Community Hall and the second in the southwest corner of the arena floor (Olympia room door).

Get Your Hillbilly on Rib Competition

The one-day fundraising competition is set up for outdoor and indoor alcohol consumption, alcohol is purchased at the Community Hall bar and either consumed in the hall or transported by guest to parking lot area by walking through the east side entrance/foyer.

The outside area -- paved and gravel portions of parking lot -- are fenced to limit alcohol consumption to the site.

This year the event is scheduled to start at 5:00pm and conclude at 9:00 p.m. on Thursday July 13, 2023.

They plan to sell up to 500 dinner tickets and expect attendance to revolve over the 3 or 4 hours of the event.

The proceeds from the event are typically given to Skate Canada Mount Forest (the figure skating club), minor hockey (Rams), the Louise Marshall Hospital Foundation and Cancer Patient Services. Last year they switched from LMHF to the Family Health Team.

Support for figure skating and minor hockey is inspired by the fact that Bill Walker was tremendously involved in Mount Forest youth sports and both figure skating and minor hockey support the event with volunteers. The support for LMHF and CPS is inspired by the fact that Bill Walker passed away from cancer.

FINANCIAL CONSIDERATIONS

Nil

ATTACHMENTS

NA

STRATEGIC PLAN 2019 – 2022

Do the report's recommendations align with our Strategic Areas of Focus?

Yes No N/A

Which priority does this report support?

Modernization and Efficiency Partnerships
 Municipal Infrastructure Alignment and Integration

Prepared By:	Tom Bowden, Manager, Recreation Services	<i>Tom Bowden</i>
Recommended By:	Brooke Lambert, Chief Administrative Officer	



Staff Report

To: Mayor and Members of Council Meeting of May 23, 2023
From: Karren Wallace, Director of Legislative Services/Clerk
Subject: Report CLK 2023-016 Parking Control

RECOMMENDATION

THAT Council of the Township of Wellington North receive Report CLK 2023-015 being report on Parking Control;

AND FURTHER THAT Council authorize the Mayor and Clerk to signed By-law 6000-23 being a By-law for parking control in Wellington North and repeal By-law 5000-05 in the form substantially attached, when set fines and short form wording have been approved by the Ministry of the Attorney General

PREVIOUS PERTINENT REPORTS/BY-LAWS/RESOLUTIONS

CLK 2023-012 Parking Enforcement on County of Wellington owned properties

By-law 025-23 being a by-law to provide for the appointment of municipal law enforcement officers for the corporation of the township of wellington north for the purpose of enforcing the township's parking by-law no. 5000-05, as amended

Report CLK 2021-014 Amendments to By-law 5000-05 Parking By-law

By-law 5000-05 Parking By-law as amended

Set fines and short form wording

BACKGROUND

The County of Wellington and its member municipalities developed the Parking Control By-law in the year 2000. From time to time maintenance of the by-law is required to meet legislative or municipal requirements.

Over the years the following By-laws have amended By-law 5000-05:
By-law No. 23-06; 43-11; 12-12; 79-12; 65-13; 47-14; 59-14; 013-17, 083-19; 008-21; 052-21 and 091-21.

By-law 5000-05 is now being repealed and replaced with By-law No. 6000-23. County of Wellington By-law numbers are used throughout all Wellington municipalities in order to provide consistency with ticketing by Wellington County Ontario Provincial Police.

The following changes have been updated in the new by-law:

- Authorized sign definition was added.
- Electric Vehicle definition was added.
- Electric Vehicle charging station was added.

-
- Occupant definition was added.
 - Owner definition was added.
 - Private Property definition was added.
 - Section 4.2 Private Property Enforcement was added.
 - Section 9.41 No person shall park a vehicle in an electric vehicle charging station that is identified by an authorized sign that satisfies the prescribed requirements unless the vehicle is an electric vehicle and the vehicle is attached to the station charging equipment.
 - Section 9.42 No person shall park a vehicle on a highway in such position as will prevent the removal of any other vehicle previously parked.
 - Section 9.43 No person shall park a vehicle on a highway on the inside or outside curve portion of an angle bend from the beginning of curve to the end of curve.
 - Section 9.44 No person shall park or leave a vehicle on private property without the consent of the owner or occupant of the property.
 - Section 10.7 No person shall stop a vehicle on or over a sidewalk.
 - Fines have increased to \$35.00 early payment and Set fine of \$45.00 for all infractions excluding Section 9.32 No person shall park a vehicle upon a highway or on a municipal parking lot or on private property in an accessible parking space unless that vehicle is transporting persons with disabilities and also displays a valid accessible person parking permit issued by the Ontario Ministry of Transportation, which remains at the Set Fine amount of \$300.00.

The by-law does include provisions for enforcement on private property, however other than accessible parking contraventions, Wellington County Ontario Provincial Police would not provide enforcement, it would need to be done by municipal by-law. Our current arrangement with Guelph for enforcement services does not include the parking by-law. Staff are not recommending that we provide parking enforcement.

The Ministry of the Attorney General has to approve the set fines and short form wording. Once that approval is received, the by-law will be presented for passage by Council.

FINANCIAL CONSIDERATIONS

There are no financial implications in receiving this report or passing the by-law.

Wellington North does not receive any revenue from parking tickets. It was decided in 2000 when the first by-law was passed that the County would administer, enforce and prosecute the tickets with all revenues retained at the County.

Voluntary payment of tickets is currently \$20.00.

These are the tickets that have been issued in Wellington North over the past four years:

18 tickets in 2022
23 tickets in 2021
21 tickets in 2020
23 tickets in 2019

ATTACHMENTS

Draft Parking Control By-law

STRATEGIC PLAN 2019 - 2022

Do the report's recommendations align with our Strategic Areas of Focus?

 Yes No N/A**Prepared By:**Karren Wallace, Director of Legislative
Services/Clerk*Karren Wallace***Recommended By:**

Brooke Lambert, Chief Administrative Officer

Brooke Lambert

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 6000-23

**BEING A BY-LAW TO REGULATE THE PARKING OR
STOPPING OF VEHICLES ON HIGHWAYS, PUBLIC
PARKING LOTS AND IN SOME INSTANCES, PRIVATE
PROPERTY WITHIN THE TOWNSHIP OF WELLINGTON
NORTH**

WHEREAS the Municipal Act, 2001, S.O. 2001, c.25, as amended provides that every Council may pass such by-laws;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. Definitions:

“accessible parking space” means a parking space upon a highway or on a public parking lot or on private property where properly worded signs or pavement markings are on display indicating that the parking space is designated for the use of a vehicle transporting persons with a disability;

“accessible parking permit” means a parking permit issued by the Minister Of Transportation under the authority of Highway Traffic Act R.R.O. 1990 Regulation 581 Accessible Parking For Persons with Disabilities.

“angle park” or “angle parking” means the parking of a vehicle whether occupied or not at an angle indicated by pavement markings or properly worded signs for angle parking purposes, or if not indicated by such pavement markings or signs, at an angle of forty-five (45) degrees from the lateral curb line;

“angle parking zone” means an area on a highway where properly worded signs are on display, indicating that angle parking is permitted, as designated in Schedule “A” to this by-law;

“authorized sign” means any sign, pavement marking or other device which has been placed, installed or erected by the municipality, by another party acting under the direction or authority of the municipality or as required by this by-law, to designate, regulate and/or enforce the provisions of this By-law;

“boulevard” means that portion of every road allowance which is not used as a sidewalk, driveway, traveled roadway or shoulder including any area where grass is growing or is seeded, or where an earth surface exists.

“bus” means a vehicle designed for carrying ten or more passengers and used for the transportation of persons;

“bus stop” means an area on a highway where properly worded signs are on display indicating that the area is reserved for the parking of buses as designated in Schedule “B” to this by-law;

“by-law enforcement officer” means a duly authorized person appointed by the County of Wellington for the purpose of enforcing the parking or stopping provisions of this by-law;

“commercial motor vehicle”, unless otherwise defined by regulation, means a motor vehicle having attached to it a truck or delivery body and includes an ambulance, a hearse, a casket wagon, a fire apparatus, a bus and a tractor used for hauling purposes on a highway;

“crosswalk” means:

- a) that part of a highway at an intersection that is included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or in the absence of curbs from the edges if the roadway, or
- b) any portion of a highway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs or by lines or other markings upon the surface of that highway;

“designated parking space” means a parking space upon a highway or on a municipal parking lot or on municipal property where properly worded signs or pavement markings are on display indicating that the parking space is designated for the use of a vehicle displaying a currently valid parking permit issued by Wellington North as designated in Schedule “C” to this by-law;

“driveway” means an access from a highway to private or public property used by vehicles to enter or leave that highway;

“electric vehicle” means,

- a) a battery electric vehicle that runs only on a battery and an electric drive train, or
- b) a plug-in hybrid electric vehicle that runs on a battery and an electric drive train, and also uses an internal combustion engine;

“electric vehicle charging station” means a publicly or privately-owned parking space that provides access to equipment that supplies a source of electricity for charging electric vehicles.

“emergency vehicle” means,

- a) a fire department vehicle while responding to a fire alarm or other emergency call; or
- b) a vehicle while used by a person in the lawful performance of his or her duties as a police officer; or

- c) an ambulance while responding to an emergency call or being used to transport a patient or injured person in an emergency situation; or
- d) cardiac arrest emergency vehicle operated by or under the authority of a hospital.

“fire route” means an area on a highway or on a public parking lot or on private property where properly worded signs are on display indicating that parking is prohibited in order to provide fire department and other emergency vehicles unobstructed access to adjacent properties in the event of fire or other emergency or where a fire route is required to be established under a municipal site plan agreement or any municipal approval requiring the establishment of a fire route;

“highway” includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, laneway, viaduct or trestle any part of which is intended for or used by the general public for the passage of vehicles and includes the area between the lateral property lines thereof;

“intersection” means the area embraced within the prolongation or connection of the lateral curb lines or if none then of the lateral boundary lines of two or more highways that join one another at an angle whether or not one highway crosses the other;

“municipal parking lot” means an area not on a highway to which the public has access designated for the purpose of providing parking for vehicles as designated in Schedule “D” to this by-law;

“no parking zone” means an area on a highway where properly worded signs are on display indicating that parking is prohibited as designated in Schedule “E” to this by-law;

“no stopping zone” means an area on a highway where properly worded signs are on display indicating that stopping is prohibited as designated in Schedule “F” to this by-law;

“one way street” means a highway where properly erected signs are on display indicating that traffic is to proceed in one direction only;

“occupant” when used in relation to property, means:

- a) The tenant of the property or part thereof whose consent shall extend only to the control of the property of which he is tenant and any parking spaces allotted to him under his lease or tenancy agreement;
- b) The spouse of a tenant
- c) A person authorized by an occupant as defined in (a) or (b) above, to act on the occupants behalf for requesting enforcement under this by-law.

“one way street” means a highway where properly erected signs are on display indicating that traffic is to proceed in one direction only;

“owner” when used in relation to property means

- a) The registered owner of the property
- b) The registered owner of a condominium unit, whose consent shall extend only to the control of the unit or which he is owner and any parking spaces allotted to him by the condominium corporation or reserved for his exclusive use in the declaration or description of the property
- c) The spouse of a person as defined in (a) or (b) above;
- d) Where the property is included in a description registered under the Condominium Act the Board of Directors of the condominium corporation;
- e) A person authorized by the property owner as defined in (a), (b), (c) and (d) above to act on the owner’s behalf for requesting enforcement under this By-law;
- f) An occupant

“park” or “parking” means the standing of a vehicle whether occupied or not except when standing temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers;

“pedestrian crossover” means any portion of a roadway distinctly indicated for pedestrian crossing by signs on the highway and lines or other markings on the surface of the roadway as prescribed by the regulations;

“police officer” means a member of the Wellington County Ontario Provincial Police providing police services to the Corporation of the County of Wellington;

“private property” means legal designation for the ownership of property by non-governmental legal entities.

“roadway” means the part of the highway that is improved, designed or ordinarily used for vehicular traffic but does not include the shoulder and where a highway includes two or more separate roadways, the term “roadway” refers to any one roadway separately and not to all of the roadways collectively;

“school bus” means a bus that,

- a) is painted chrome yellow, and
- b) displays on the front and rear thereof the words “school bus” and
- c) on the rear thereof the words “do not pass when signals flashing”;

“school bus loading zone” means an area on a highway or on private property as designated by Schedule “G” to this by-law where properly worded signs are on display indicating that parking is prohibited in order to provide school bus(es) with the facility to load or discharge passengers;

“sidewalk” means a piece of public property whether paved or not, adjoining a highway intended for the use of pedestrians;

“shoulder” means that portion of every highway which abuts the roadway and which is designed and intended for passage and stopping of motor vehicles which extends no more than 3.6 metres in width from the limit of the roadway.

“stop” or “stopping”, when prohibited, means the halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or of a traffic control sign or signal;

“Taxicab” shall mean a motor vehicle which is used for the conveyance of Passengers with a seating capacity of no more than (9) nine but does not include a public vehicle as defined under the Public Vehicles Act, or successor legislation, or a Vehicle for Hire;”

“Taxicab and Vehicles for Hire stand” means an area on a highway as designated by Schedule “H” to this by-law where properly worded signs are on display indicating that parking is prohibited in order to provide taxicabs and Vehicle for Hire with the facility to load or discharge passengers;

“temporary no parking zone” means an area on a highway or on a public parking lot where properly worded signs are on display in accordance with the provisions of Section 2 of this by-law;

“time limited parking zone” means an area on a highway where properly worded signs are on display indicating that parking is restricted to certain times and days as designated in Schedule “I” to this by-law;

“traffic control device” means any sign and/or any highway, curb or sidewalk marking or other device whether temporary or not erected or placed under the authority of the municipality for the purpose of guiding or directing traffic;

“vehicle” includes a motor vehicle, trailer, traction engine, farm tractor, road-building machine, bicycle and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a motorized snow vehicle or a street car;

“vehicle for hire” means a vehicle which provides transportation for a Vehicle for Hire Service;

“vehicle for hire service” shall mean the use of a Vehicle for Hire for the conveyance of Passengers arranged through a Vehicle for Hire Business;

“vehicle for hire business” means a business which, through an Electronic Platform, arranges transportation of Passengers by Drivers in a Vehicle for Hire, that is commenced within the boundaries of the County of Wellington for compensation, but does not include:

- a) Any Taxicab Service or Accessible Taxicab service;
- b) Any bus transportation service;
- c) Any carpooling arrangement as defined in the Public Vehicles Act; or
- d) Any ambulance, fire truck or other emergency vehicle service;

General Provisions

2.1 Erection of Temporary No Parking Signs

- i. The officer in charge of the Ontario Provincial Police providing police services to The Corporation of the County of Wellington or his/her designate shall be responsible for the erection and removal of temporary no parking signs for purposes of fire, disaster, crowd control and any other occurrence which is deemed to be an emergency within the County of Wellington.

3.1 Fire Routes

- i. A fire route may be located upon a highway, public parking lot or private property where properly worded signs are erected.
- ii. A fire route may be located upon private property that is subject to a municipally approved site plan agreement that designates such private property to be a fire route.
- iii. A fire route may be located upon private property where the property owner has requested the designation of a fire route and that request has received municipal approval.

4.1 Enforcement and Penalty Provisions

- i. The provisions of this by-law shall be enforced pursuant to the provisions set out in Part II of the Provincial Offences Act.
- ii. Any person violating any of the provisions of this by-law is guilty of an offence and upon conviction shall be subject to a fine, exclusive of costs and all such fines shall be recoverable under the provisions of Part II of the Provincial Offences Act.

4.2 Private Property Enforcement

- i. No person shall park or leave any vehicle on private property without the consent of the Owner or Occupant of the property.
- ii. A vehicle parked or left contrary to this section may be removed or impounded at the vehicle owner's expense. The driver or owner of the vehicle parked on private property is not liable to any penalty or to have the vehicle removed from such property or impounded to the provisions of this by-law except upon written complaint of the owner or occupant of the property given to a Police Officer, By-Law Enforcement Officer or other person appointed for the purpose of carrying out the provisions of this by-law.
- iii. Where an owner or occupant of the property has posted signage stating conditions under which a vehicle may be parked or left on the property or that parking or leaving a vehicle is prohibited on the property, a vehicle parked contrary to such conditions or prohibition shall be deemed to have been parked without consent.

- iv. To enforce this by-law on a particular property, a By-Law Enforcement Officer shall be deemed to have written authority of the owner or occupant of the property, and such By-Law Enforcement Officer is not required to receive a written complaint before authorizing the removal of a vehicle for the property.

5.1 Voluntary Payment of Fines

- i. Voluntary payment of a fine for an offence committed under the provisions of this by-law may, upon presentation of the violation tag issued alleging the offence, pay out of Court within 15 days from the date of issuance of the said violation tag, the set fine described upon the face of the tag and upon such payment no further proceedings shall be taken in respect of the alleged offence.
- ii. Voluntary payment of a fine may be made by mail, internet or phone.

6.1 Deemed Offence by Vehicle Owner

- i. Where a vehicle has been left parking or stopped in contravention of this by-law the owner of the vehicle even though the owner was not the driver of the vehicle at the time of the contravention of the by-law is guilty of an offence and is liable to the fine prescribed for the offence unless at the time of the offence, the vehicle was in the possession of some person other than the owner without the owner's consent.

7.1 Towing of Illegally Parked Vehicles

- ii. Where a vehicle is found parked in contravention of any of the parking provisions of this by-law, a police officer may in addition to attaching a parking infractions notice to the vehicle, cause the vehicle to be taken to and placed or stored in a suitable place and all costs and charges for removing, care and storage thereof, if any, shall be a lien upon the vehicle which may be enforced in the manner provided in Part III of the Repair and Storage Liens Act.

8.1 Exemptions

- iii. The provisions of this by-law shall not, if compliance therewith would be impractical, apply to:
 - (i) An emergency vehicle, or
 - (ii) A vehicle registered to a municipal corporation or registered to a utility, while actually performing work on behalf of a municipal corporation within the County of Wellington; or while responding to an emergency, or
 - (iii) When the driver or operator of a vehicle is in compliance with the direction of a police officer or of a traffic control device.

9. Parking Offences

- 9.1 No person shall park a vehicle upon a highway or on a municipal parking lot in a no parking zone.
- 9.2 No person shall park a vehicle upon a highway less than 1 metre from either edge of a driveway.
- 9.3 No person shall park a vehicle upon a highway in front of the entrance to a driveway so as to prevent ingress to or egress from such driveway.
- 9.4 No person shall park a vehicle upon a highway or on a municipal parking lot or on private property, in a fire route.
- 9.5 No person shall park a vehicle upon a highway within 3 metres of a point on the curb or edge of a highway nearest to a fire hydrant.
- 9.6 No person shall park a vehicle upon a highway with its left wheels or runners as the case may be adjacent to the curb of the highway or where no curb exists the edge of the highway unless otherwise permitted by a traffic control device.
- 9.7 No person shall park a vehicle upon a highway or municipal lot in a time limited parking zone for a period of time in excess of the time designated in Schedule "I" to this by-law.
- 9.8 No person shall park a vehicle upon a highway or municipal lot in a time limited parking zone during a prohibited time as designated in Schedule "I" to this by-law.
- 9.9 No person shall park a vehicle upon a highway with the vehicle's right side further than 0.15 metres from the curb of the highway or where no curb exists, the edge of the highway. N
- 9.10 No person shall park a vehicle upon a highway or on a municipal parking lot between the hours of 2 and 6 am of any day during the months of November, December, January, February and March of any year.
- 9.11 No person shall park a vehicle upon a highway where painted guidelines exist for the purpose of facilitating parking except within such guide lines.
- 9.12 No person shall park a vehicle upon a highway where parking is permitted under the provisions of this by-law for an unreasonable length of time and in no case for a period longer than 24 consecutive hours.
- 9.13 No person shall park a vehicle on a municipal parking lot for an unreasonable length of time and in no case for a period longer than 24 consecutive hours.
- 9.14 No person shall park a vehicle upon a highway or on a municipal parking lot in a temporary no parking zone.
- 9.15 No offence shall be created if the vehicle described in Section 9.14 of this by-law was parked in the temporary no parking zone prior to the erection of temporary no parking signs unless the operator of the vehicle has been requested to move such vehicle by a police officer or by-law enforcement officer and has refused to do so.
- 9.16 No person shall park a vehicle on or over a sidewalk.
- 9.17 No person shall park a vehicle upon a highway within an intersection.

- 9.18 No person shall park a vehicle upon a highway within 9 metres of an intersection.
- 9.19 No person shall park a vehicle upon a highway in a taxicab stand.
- 9.20 No person shall park a vehicle other than a school bus upon a highway in a school bus loading zone.
- 9.21 No person shall park a vehicle upon a highway in a pedestrian crossover.
- 9.22 No person shall park a vehicle upon a highway within 9 metres of a pedestrian crossover.
- 9.23 No person shall park a vehicle upon a highway in a crosswalk.
- 9.24 No person shall park a vehicle upon a highway within 9 metres of a crosswalk.
- 9.25 Where boulevard parking is permitted no person shall park a vehicle upon the abutting highway or any part thereof.
- 9.26 No person shall park a vehicle upon a roadway in such a manner as to leave available less than 3 metres of the width of the roadway for free movement of vehicular traffic.
- 9.27 No person shall park a vehicle upon a highway on the roadway side of any vehicle stopped or parked at the edge or curb of the highway.
- 9.28 No person shall park a vehicle other than a bus upon a highway in a bus stop.
- 9.29 No person shall park a vehicle upon a highway for the purpose of repairing, washing or maintenance of the vehicle other than in an emergency.
- 9.30 No person shall park a vehicle upon a bridge unless otherwise permitted by a traffic control device.
- 9.31 No person shall park a vehicle upon a highway or on a municipal parking lot so as to obstruct an access ramp provided for the use of an accessible persons.
- 9.32 No person shall park a vehicle upon a highway within an angle parking zone, except at the angle indicated by markings painted upon the highway for that purpose or as indicated by properly worded signs.
- 9.33 No person shall park a vehicle upon a highway or on a municipal parking lot or on private property in an accessible parking space unless that vehicle is transporting persons with disabilities and also displays a valid accessible person parking permit issued by the Ontario Ministry of Transportation.
- 9.34 No person shall park a commercial motor vehicle upon a highway between the hours of 1 a.m. and 6 a.m. of the same day for a period of time longer than one hour other than upon a section of highway which is under construction.
- 9.35 No person shall park a commercial motor vehicle on a municipal parking lot unless otherwise permitted by a traffic control device.
- 9.36 No person shall park a vehicle upon a highway within 15 metres of any railroad crossing.
- 9.37 No person shall park a vehicle in a designated parking space unless that vehicle displays a currently valid parking permit issued by the County of Wellington.

- 9.38 No person shall park a vehicle upon a highway in such a manner as to interfere with the movement of traffic or the clearing of snow from the highway.
- 9.39 No person shall park a vehicle on a highway designated as a one-way street other than with the vehicle facing in the direction in which it is permitted to proceed.
- 9.40 Where parking is permitted on either or both sides of a highway designated as a one-way street the vehicle operator shall park the vehicle with its wheels or runners as the case may be no further than 0.15 metres from the curb of the highway or where no curb exists the edge of the highway.
- 9.41 No person shall park a vehicle on a boulevard.
- 9.42 No person shall park a vehicle in an electric vehicle charging station that is identified by a sign that satisfies the prescribed requirements of the Highway Traffic Act or is an authorized sign unless the vehicle is an electric vehicle and the vehicle is attached to the station charging equipment.
- 9.43 No person shall park a vehicle on a highway in such position as will prevent the removal of any other vehicle previously parked.
- 9.44 No person shall park a vehicle on a highway on the inside or outside curve portion of an angle bend from the beginning of curve to the end of curve.
- 9.45 No person shall park or leave a vehicle on private property without the consent of the owner or occupant of the property.

10. Stopping Offences

- 10.1 No person shall stop a vehicle upon a highway in a no stopping zone.
- 10.2 No person shall stop a vehicle upon a highway on the roadway side of any vehicle stopped or parked at the edge or curb of that highway.
- 10.3 No person shall stop a vehicle upon a highway within 9 metres of an intersection.
- 10.4 No person shall stop a vehicle other than a bus upon a highway in a bus stop.
- 10.5 No person shall stop a vehicle, other than a school bus upon a highway in a school bus loading zone.
- 10.6 No person shall stop a vehicle upon a highway with its left wheels or runners as the case may be adjacent to the curb of the highway or where no curb exists the edge of the highway unless otherwise permitted by a traffic control device.
- 10.7 No person shall stop a vehicle on or over a sidewalk.

11. Severability

- 11.1 If a court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of the by-law and it is hereby declared that the remainder of the by-law shall be valid and shall remain in force.

12. Repeal of By-Laws

12.1 By-Law number 5000-05 and all bylaws related thereto are hereby repealed effective XXXX.

13. This By-law shall come into force and effect on XXXXX.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS xxx DAY OF xxxxxx, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

Township of Wellington North

By-law 6000-23

Schedule "A"

Angle Parking Zones

Mount Forest

Highway	Side(s)	Between
King St.	North	Main St. to a point ± 40 metres east of Main St.
King St.	South	Egremont St. to a point ± 50 metres east of Egremont St.

Township of Wellington North

By-law 6000-23

Schedule "B"

Bus Stops

Non-applicable

Township of Wellington North

**By-law 6000-23
Schedule "C"**

Designated Parking Spaces

None

POLICE PARKING ONLY

None

Township of Wellington North**By-law 6000-23****Schedule "D"****Municipal Parking Lots****Mount Forest**

Roll #23-49-000-002-11100-0000

Part Lots 15 – 17 East side Main St., Together with ROW RP 60R1580, Parts 2 – 7 Known municipally as 170 Main Street South, Mount Forest

Roll #23-49-000-002-12700-0000

Lot 11 East side Main St. Part Lot 11 West side of Main St. Part 1 on 60R2293

Known municipally as 129 Wellington Street East, Mount Forest

Roll #23-49-000-004-15200-0000

Lots 4 and 8 Gardiner Svy. Parts 1 & 2 on 60R2193; Parts 1 & 6 on 60R2271 and Part 1 on 60R3095

Known municipally as 381 Main St North Mount Forest

Arthur

Roll #23-49-000-012-12200-0000

Part 46 to 47, West side George St. Lot 54 East side Edward St. Parts 1, 2, 6, 8 on 60R1487

Known municipally as 154 George Street, Arthur

Township of Wellington North

By-law 6000-23

Schedule "E"

No Parking Zones

Arthur

Highway	Side(s)	Between	Time
Smith St.	West	From Wells St. to Clark St.	Anytime
Smith St.	West and East	From Frederick St. to a point ± 74 metres north of Frederick	Anytime
George St.	West and East	From a point ± 46 metres north of Francis to a point ± 71 metres south of Francis	Anytime
Frederick St. West	North	From a point ± 38 metres west of Smith to Edward	Anytime
Frederick St. East	North	From Tucker St. to Domville St.	Anytime

No Parking Certain Times - Arthur

Highway	Side(s)	Between	Time
Any Street	Both		Nov. 1 st to March 31 st 2 a.m. to 6 a.m.

Schedule "E"
No Parking Zones - Continued

Mount Forest

Highway	Side(s)	Between	Time
Main St. (Hwy. #6)	Both	Birmingham St. to a point ± 160 metres north of Sligo Rd.	Anytime
Main St. (Hwy. #6)	Both	Queen St. (Hwy #89) to Murphy St.	Anytime
Mount Forest Drive	North and South	Entire Street	Anytime
Queen St. (Hwy 89)	South Side	Main St. to York St.	Anytime
Queen St. (Hwy 89)	Both	Main St. to Cork St.	Anytime
John St.	Both	Queen Street West south to Waterloo Street a distance of ± 191 metres (except the east side of John Street from a point ± 79 metres south of Queen Street to a point ± 89 metres south of Queen Street – for Mail pickup and delivery)	Anytime
Dublin St.	West	Queen St. to a point ± 35 metres South of Queen St.	Anytime
Dublin St.	West	28 metres north from Princess Street	Anytime
Dublin St.	East	Prince Ann St. to Prince Charles St.	Anytime
King St.	North	Egremont St. to a point ± 60 metres East of Egremont St.	Anytime
Parkside Dr.	West	Grant St. to a point ± 19 metres south of Grant St.	Anytime
Egremont St.	West	Birmingham St. to Wellington St.	Anytime

Schedule "E"
No Parking Zones - Continued

Mount Forest

Wellington St.	South	Main St. to Fergus	Anytime
Wellington St.	North	Main St. to a point ±40 metres west of Main St.	Anytime
Sligo Road West Wellington Road 6	North and South	Main Street to Foster Street	Anytime
Wellington St.	South	Main St. to a point ±58 metres west of Main St.	Anytime
Durham St.	South	Weber St. to Main St.	Anytime
North Water Street	North and South	Arthur Street and the easterly boundary of 525 Martin Street	Anytime

No Parking Certain Times – Mount Forest

Highway	Side(s)	Between	Days/ Time
Any Street	Both		Nov 1 to March 31 th 2 a.m. to 6 a.m.

Township of Wellington North
By-law 6000-23
Schedule "F"
No Stopping Zones

Arthur

Highway	Side(s)	Between	Days/Time
Walton Street	East	From Conestoga St. south to a distance of ± 100 metres	Mon. – Fri. 8 a.m. – 9 a.m. and 3 p.m. – 4 p.m.
Walton Street	West	From the rear school entrance driveway south to a distance of ± 13 metres	

Mount Forest

Highway	Side(s)	Between	Days/Time
Durham Street W	North	Foster St. to a point ± 230 metres west of Foster St.	Mon. – Fri. 8 a.m. – 9 a.m. and 3 p.m. – 4 p.m. Excluding school buses
Durham Street W	North	From Foster St. west to a point ± 69 metres	Mon. – Fri. 8 a.m. – 9:30 a.m. and 2.30 p.m. – 4 p.m.
John St.	Both	Queen Street West south to Waterloo Street a distance of ± 191 metres (except the east side of John Street from a point ± 79 metres south of Queen Street to a point ± 89 metres south of Queen Street – for Mail pickup and delivery)	Anytime
Parkside Dr.	East	York St. to Queen St. (Hwy 89)	Mon. – Fri. 8 a.m. – 5 p.m.
York St.	North	Parkside Dr. to Peel St.	
York St.	South	Parkside Dr. to Peel St.	Mon. – Fri. 8 a.m. – 9.30 a.m. and 2.30 p.m. – 4 p.m.

Schedule "F"
No Stopping Zones-Continued

Mount Forest

Normanby St.	East	From Durham St. south to a distance of \pm 155 metres	Mon. – Fri. 8 a.m. – 9:30 a.m. and 2.30 p.m. – 4 p.m.
Irwin Lytle Drive	East	From Sligo Road north to a distance of \pm 33 metres and \pm 94 metres	8 a.m. – 4 p.m.
Irwin Lytle Drive	West	From Sligo Road north to a distance of \pm 61 metres and \pm 114 metres	

Township of Wellington North

By-law 6000-23

Schedule "G"

School Bus Loading Zones

Township of Wellington North

Arthur

Highway	Side(s)	Between	School
Georgina	West	A point ± 98 metres south of Frederick to a point ± 140 metres south of Frederick St.	Former St. John's R.C.S. School
Conestoga	South	A point ± 108 metres East of Smith to Walton St.	

Mount Forest

Highway	Side(s)	Between	School
Durham Street W	North	Foster St. to a point ± 230 metres west of Foster St.	Victoria Cross Public School
York St.	North	Parkside Dr. to Peel St.	St. Mary's Catholic School
Parkside Dr.	East	York St. to a point ± 40 metres north of York St.	St. Mary's Catholic School

Township of Wellington North

By-law 6000-23

Schedule "H"

Taxicab and Vehicles for Hire Stand

None

Township of Wellington North

By-law 6000-23

Schedule "I"

Time Limited Parking Zones

Arthur

Highway	Side(s)	Between	When	Limit
George	Both	Eliza to Frederick	9 a.m. to 6 p.m.	2 hours
Charles	Both	From George to a point ± 36 metres east of George St.	9 a.m. to 6 p.m.	2 hours

Mount Forest

Highway	Side(s)	Between	Time	Maximum Period
Main St.	Both	Birmingham St. to Queen St. (Hwy 89)	9 a.m. to 6 p.m.	2 hours
Wellington St.	North	Main St. to Fergus St.	9 a.m. to 6 p.m.	2 hours
Wellington St.	North	From a point ± 40 metres west of Main St. to a point ± 79 metres west of Main St.	9 a.m. to 6 p.m.	2 hours
Wellington St.	South	From a point ± 58 metres west of Main St. to Elgin St.	9 a.m. to 6 p.m.	2 hours
King St.	South	Main St. to Fergus St.	9 a.m. to 6 p.m.	2 hours
King St.	Both	Main St. to Elgin St.	9 a.m. to 6 p.m.	2 hours

EXPLANATORY NOTE

By-law Number 6000-23 is a countywide By-law with respect the Parking or Stopping of Vehicles. This by-law will be passed by each of the lower tier municipalities within the County of Wellington.

This by-law has been reviewed by the Police Services Board and enforcement of this By-law will be carried out by the County of Wellington Ontario Provincial Police. Enforcement under Part 11 of the Provincial Offences Act. A copy of the proposed set fines is attached for information.

Township of Wellington ¹⁶²
North.

I would like to express my sincere gratitude for the recognition of my volunteer work. I am truly humbled.

My contributions to community service will definitely continue as long as I can. It's my way of life!

Sincerely, Bonny

**PLANNING DEPARTMENT**

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: planning.info@ugdsb.on.ca

Tel: 519-822-4420 ext.821 or Toll Free: 1-800-321-4025

15 May 2023

Township of Wellington North
 7490 Sideroad 7 W P.O Box 125
 ON N0G 2E0

To: Karren Wallace - Director of Legislative Services/Clerk

Re: 2023 Long Term Accommodation Plan (LTAP) Comprehensive Report

We are writing to advise that on May 9, 2023, the Upper Grand District School Board Trustees approved the 2023 Long Term Accommodation Plan (LTAP) Draft Report.

Background

The Long-Term Accommodation Plan (LTAP) is a planning document to help guide Capital Investment, Program and Facility decisions that support the Upper Grand District School Board's Vision and Multi-Year Plan. The LTAP, is a strategic review of the Board's facilities, population projections, and enrolment forecast.

The LTAP is an important step in ensuring that the Board's school facilities reflect the needs of the Board and the communities it serves. The LTAP aligns with the vision of the UGDSB Multi-Year Plan (MYP) to be recognized as leaders in creating unparalleled, agile, and inclusive learning experiences for all.

The LTAP is a resource document used for student accommodation and considers the following factors:

Upper Grand District School Board

- | | | | | |
|--------------------------------|---------------|-------------------|------------------|-------------------|
| • Ralf Mesenbrink; Chair | • Jen Edwards | • Irene Hanenberg | • Martha MacNeil | • Kenn Manzerolle |
| • Katherine Hauser; Vice Chair | • Robin Ross | • Luke Weiler | • Laurie Whyte | • Lynn Topping |

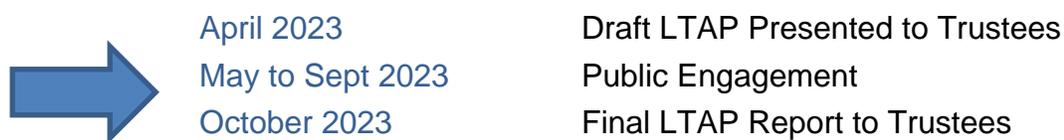
- Demographic changes
- Actual and projected enrollment
- School utilizations

The goal of this LTAP is to produce a list of priority areas for the Board to concentrate on in the short and long term. However, the LTAP is a living document and should be viewed as containing the most accurate information and data at the time when the plan was prepared.

Process and Timeline

This year, Planning Department staff are preparing a Comprehensive LTAP which provides a guideline for the next four to eight years. The last Comprehensive LTAP was completed in 2018. A draft and then a final LTAP Report are presented at the Board Meetings to Trustees, who approve the document.

The following outlines the timeline for this process:



Contents

The LTAP is divided into 8 sections:

- Section 1** Purpose of a LTAP, process and the communication strategy.
- Section 2** Overview of the LTAP guiding principles, and key information on Provincial and Board Policies and Guidelines impacting the Board's accommodation strategy.
- Section 3** Description of Accommodation Tools school boards can use to address overcrowding or underutilization in schools or when opening new schools or making changes to programs.
- Section 4** Overview of Board's jurisdiction, the municipalities in its boundaries, population, and housing trends including factors and methodology involved in enrolment projections, and school capacities as well as an overview of accommodations.
- Section 5** Description of various programs occupying school board space and their impact on accommodation planning in terms of enrolment and space requirements.

Upper Grand District School Board

- | | | | | |
|--------------------------------|---------------|-------------------|------------------|-------------------|
| • Ralf Mesenbrink; Chair | • Jen Edwards | • Irene Hanenberg | • Martha MacNeil | • Kenn Manzerolle |
| • Katherine Hauser; Vice Chair | • Robin Ross | • Luke Weiler | • Laurie Whyte | • Lynn Topping |

Recipient Name

-3-

Date

Section 6 Explanation of enrolment trends, school projections, capacity analysis, Development Areas (holding schools) and Planning Review Areas.

Section 7 Outline of workplan priorities for the Board based on enrolment projections, school utilizations and space needs.

Section 8 Glossary of terms used in the LTAP.

Please visit the UGDSB [webpage](#) to view/download a copy of the report. We invite you to share this information with other members of your organization who may be interested in the Board's accommodation planning.

Sincerely,



Ruchika Angrish
Manager of Planning

PLN: 041

File Code: R14

Upper Grand District School Board

• Ralf Mesenbrink; Chair • Jen Edwards • Irene Hanenberg • Martha MacNeil • Kenn Manzerolle
• Katherine Hauser; Vice Chair • Robin Ross • Luke Weiler • Laurie Whyte • Lynn Topping

Planning Department Memo

Long Term Accommodation Plan (LTAP) Draft Report



To: Finance and Facilities Committee (OPEN SESSION)
From: Peter Sovran, Director of Education
Prepared by: Glen Regier, Executive Superintendent of Business Operations and Support Services
Ruchika Angrish, Manager of Planning
Date: April 18, 2023
Report Type: INFORMATION

Recommendation

1. That memo PLN: 23-08 “Long Term Accommodation Plan (LTAP) Draft Report” be received.

Background

The Long-Term Accommodation Plan (LTAP) is a strategic review of the school board’s facilities, population projections, and enrolment forecasts. The LTAP is an important step in ensuring alignment of school facilities with the needs of the Board and the communities it serves.

The information contained in the LTAP will make it clear where there are changes in accommodation needs, now and into the future. A long-term plan is needed as changes to school facilities, such as new construction, take time to plan and execute.

The goal of this LTAP process is to produce a list of priority areas for the Board to concentrate on in the short and long term. On a regular basis, the Board will update the analysis to confirm that the list of priorities matches the needs of the Board.

Rationale

The Board’s last comprehensive Long Term Accommodation Plan (LTAP) was completed in 2017/2018.

Each year Planning Staff develop short and long-term enrolment projections in order to evaluate current and future accommodation needs. However, a comprehensive LTAP process, including stakeholder engagement, will assist with developing district wide

priorities which are reflective of community needs, Ministry initiatives, program needs, and fiscal realities.

The Draft Report provides information about population and enrolment trends, residential development, school utilization, provincial and municipal policies, and funding affecting the board.

The Draft Report is intended as a resource for parents/guardians, partners, and stakeholders. The report provides details for the development of the Long Term Accommodation Plan.

Additionally, the LTAP analyzes changes in the municipal planning policies and provides enrolment projections based on the changing demographics and population trends. The recently announced changes to provincial planning policies will be reviewed by Planning staff. The annual LTAP reports will analyze these changes and the impacts on school accommodations.

LTAP Process and Timeline

The following outlines the proposed timeline for sharing information and public engagement over the next few months. The objective is to provide the Board and the broader public and school communities with opportunity to provide input during the process to prepare a final LTAP report by October 2023.

April 2023	Presentation of Draft Report to Board of Trustees
May-Sept 2023	Stakeholder Engagement
Oct 2023	Final LTAP Report to Board of Trustees

Stakeholder Engagement Plan

Stakeholder engagement is an important component of the LTAP process. The Board's stakeholders include all school communities including parents, staff and students, the Board's community and municipal partners, and the Board's Advisory Committees including Parent Involvement Committee (PIC), Special Education Advisory Committee (SEAC) and Student Senate.

The purpose of engagement is to build awareness about school accommodation issues and encourage conversation between Board staff and school communities. Separate communication plans are established for any public accommodation processes such as boundary reviews.

The draft LTAP will be shared with the stakeholder community as per the communication strategy outlined below. Feedback will be considered in developing the Final LTAP and future planning processes related to school accommodation.

The following outlines the communication plan for the LTAP Process after the draft report is presented to the Board of Trustees.

- a) Update Board LTAP webpage to include:
 - Copy of the draft LTAP Report.
 - User Friendly explanation of LTAP, process, timelines and important dates on the webpage.
 - Questions/comments received to a general planning email.
 - Users submitting comments will be informed that Board will not be able to provide individual responses.
- b) Awareness Campaign
 - Newsletters
 - ✓ Staff
 - ✓ Public
 - Principal/Vice Principal memos
 - Social media
- c) Input from Board Advisory Committees:
 - Parent Involvement Committee
 - Special Education Advisory Committee
 - Student Senate
 - Others (yet to be established)
- d) Update school websites with details of LTAP, timelines and important milestones
- e) Send communication emails to stakeholders:
 - Upper and lower tier municipalities
 - Community partners
 - Coterminous school boards

- Transportation consortium
- f) Following finalization of the LTAP report, communication to all channels will be sent out again, including updating websites to inform stakeholders of the Final LTAP Report.

Upper Grand
District School Board

Long Term Accommodation Plan DRAFT Report

April 18, 2023

DRAFT

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SECTION 1

INTRODUCTION

1.0 INTRODUCTION

The Upper Grand District School Board (UGDSB) serves nearly 36,000 students through 65 elementary schools and 11 secondary schools in the City of Guelph, County of Wellington, and County of Dufferin. The UGDSB covers the ancestral and traditional territories of the Mississaugas of the Credit, the Six Nations of the Grand River, and Saugeen Ojibway Nation Territories.

The UGDSB is committed to providing students with high-quality, accessible, and sustainable learning environments. A long-term accommodation plan provides one of the tools to achieve this commitment. By 2030, it is projected that enrolment could increase by approximately 5000 students. The review of school planning areas is necessary to respond to the enrolment changes and to align the accommodation needs of UGDSB students with available facilities.

1.1 WHAT IS A LTAP?

The Long-Term Accommodation Plan (LTAP) is a guiding document used for student accommodation and capital planning exercises. The LTAP is a strategic review of the Upper Grand District School Board's facilities, population projections, and enrolment forecasts and provides recommendations for short-term and long-term student accommodation needs for the next eight years. The LTAP is an important step in ensuring alignment of school facilities with the needs of the Board and the communities it serves.

The goal of this LTAP process is to produce a list of priority areas for the Board to concentrate on in the short and long term. The information contained in the LTAP and the recommendations provided are reviewed annually and updated according to any new available information.

1.2 PURPOSE OF THE LTAP

The LTAP is a planning resource document that includes enrolment information summarized by review area and by school. It contains a comprehensive analysis that helps to identify current and projected enrolment trends in the Board's jurisdiction to prioritize the capital investments to address accommodation pressures. The LTAP also identifies the need and the timing to conduct future public processes including boundary reviews, accommodation reviews and partnership opportunities.

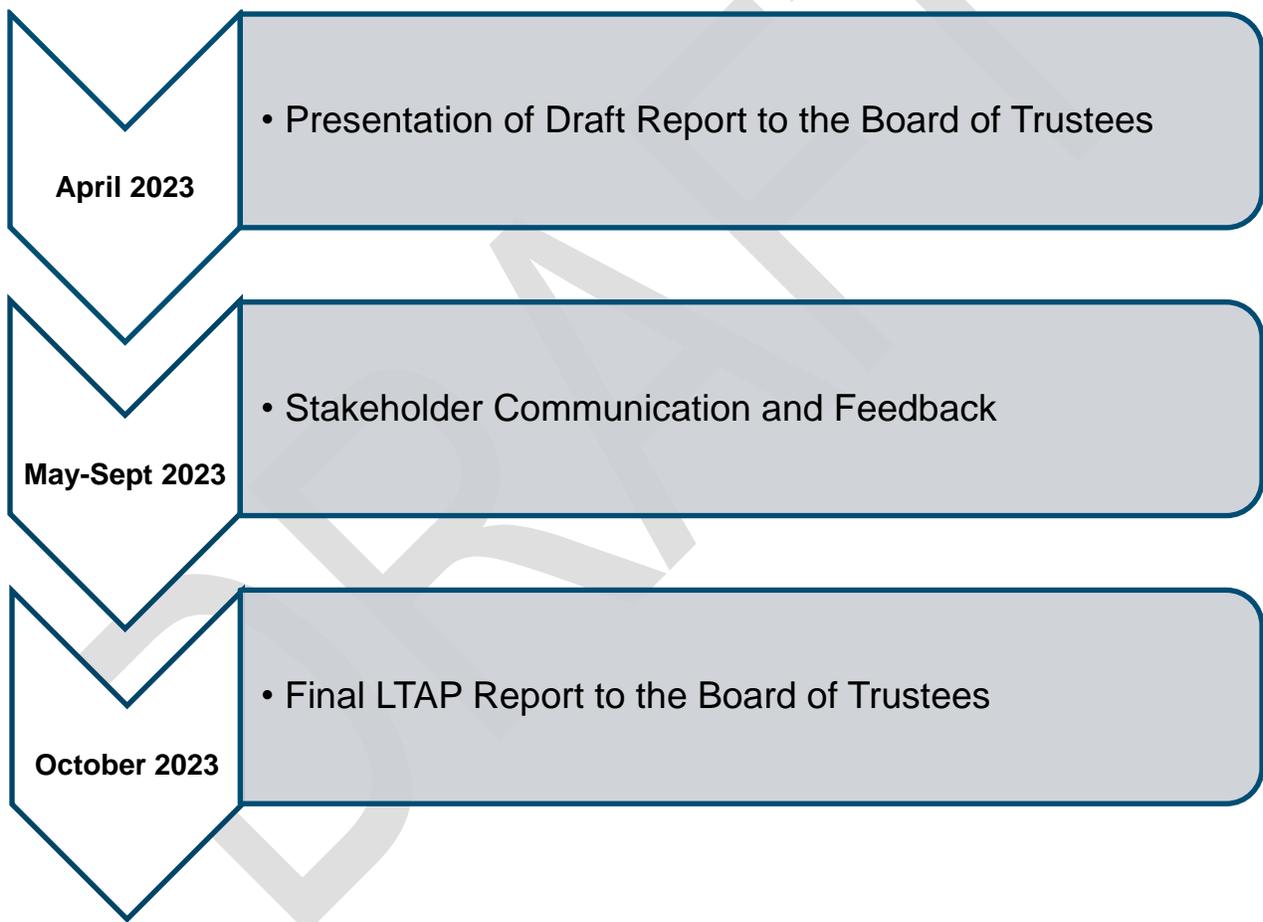
The LTAP is not a static document and should be viewed as containing the most accurate information and data at the time when the plan was prepared. The short term and long-

term priorities noted in the LTAP may change as the factors influencing enrolment, utilization, and accommodation planning change, and hence the plan is reviewed annually.

The annual review of LTAP will also include updated projections for the next school year, any significant changes to utilization as well as the Development Area (DA's) and Community Planning and Facility Partnerships.

1.3 LTAP PROCESS

The following schedule outlines the LTAP Comprehensive Review Process:



1.4 LTAP PRINCIPLES

The LTAP has been prepared in accordance with the following principles:

- The plan should identify alternatives that support a range of accommodation models and opportunities in elementary, secondary, and continuing education where demand, space and viability exist.
- The plan should identify and reflect accommodation processes that allow the Board to be responsive to changes in curriculum, program, and policy.
- The plan should promote the continued renewal and maintenance of facilities to ensure high quality, environmentally responsible and safe learning environments.
- The plan should promote schools with viable concentrations of school-aged populations, while accounting for unique program or geographic circumstances, where necessary.
- The plan should align with the Board's financial resources.
- The plan should take "into account opportunities for partnerships with other school boards (if viable) and appropriate public organizations that are financially sustainable, safe for students and support the Board's Vision, Guiding Principles and Strategic Plan priorities." (Policy 319)
- The plan should promote communication and establish a strategy for receiving input from school communities.

1.5 COMMUNICATION STRATEGY

Stakeholder engagement is an important component of the LTAP process. The Board's stakeholders include all school communities including parents, staff and students, the Board's community and municipal partners, and the Board's Advisory Committees including Parent Involvement Committee (PIC), Special Education Advisory Committee (SEAC) and Student Senate.

The purpose of engagement is to build awareness about school accommodation issues and encourage conversation between Board staff and school communities. Separate communication plans are established for any public accommodation processes such as boundary reviews.

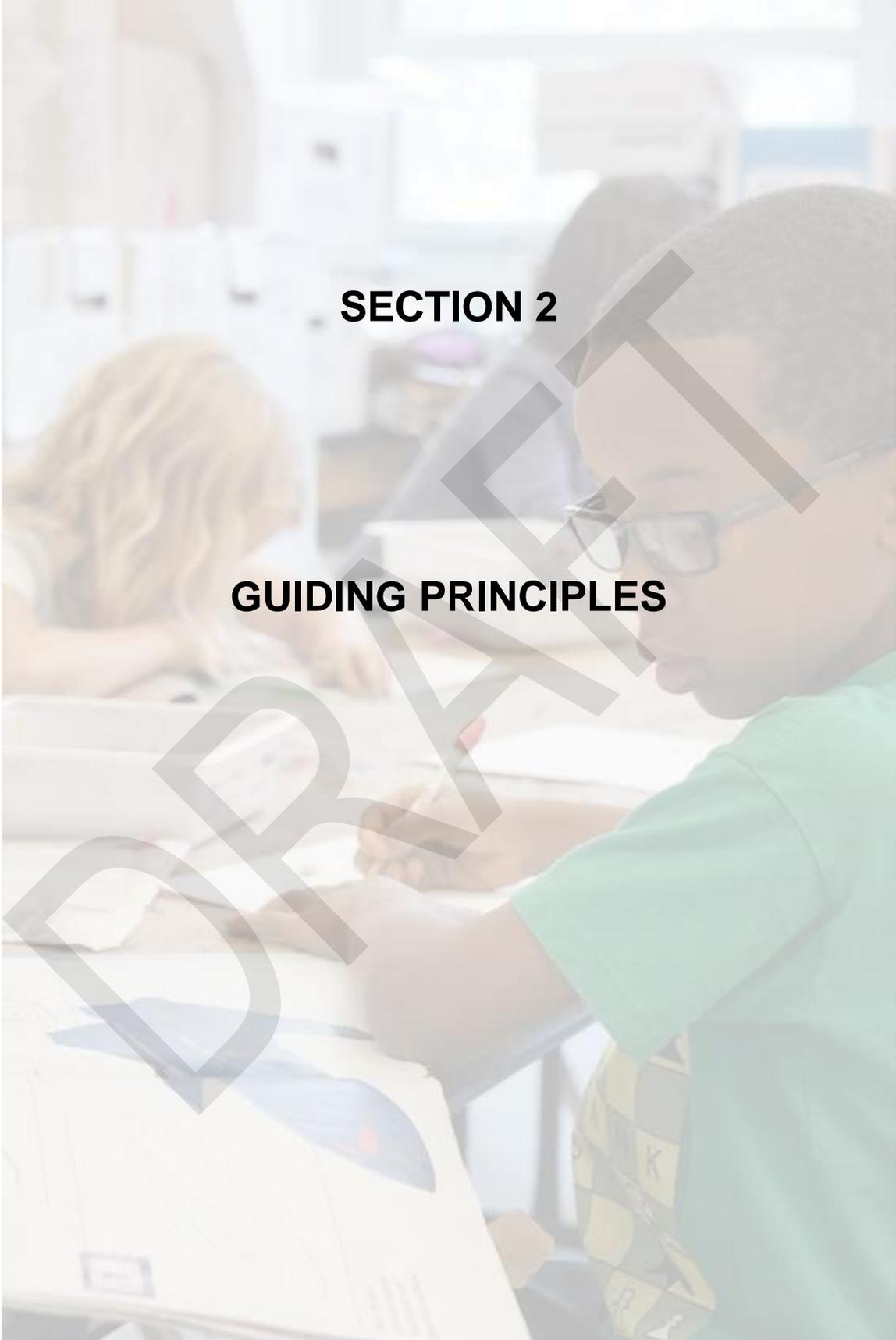
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 - Newsletters
 - ✓ Staff
 - ✓ Public
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 - Social media
- c) Input from Board Advisory Committees:
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 - Student Senate
 - Others (yet to be established)
- d) Update school websites with details of LTAP, timelines and important milestones
- e) Send communication emails to stakeholders:
 - Upper and lower tier municipalities
 - Community partners
 - Coterminous school boards
 - Transportation consortium

- f) Following finalization of the LTAP report, communication to all channels will be sent out again, including updating websites to inform stakeholders of the Final LTAP Report.

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SECTION 2

GUIDING PRINCIPLES

2.0 GUIDING PRINCIPLES

The LTAP factors in a number of key reference materials including the Board’s Multi-Year Plan, Provincial Policies and Guidelines, Board Policies and Board Motions.

2.1 ALIGNMENT WITH UGDSB MULTI-YEAR PLAN

The LTAP aligns with the vision of the Multi-Year Plan (MYP) to be recognized as leaders in creating unparalleled, agile and inclusive learning experiences for all and follows the Strategic Pillars and Key Enablers in the Board’s MYP:

Strategic Pillars:

- Inspire a Lifelong Love of Learning
- Champion Health and Wellbeing
- Ensure Equity of Access and Outcomes
- Lead through Sustainability

Strategic Enablers:

- Foster Engaging and Supportive Learning Environments
- Strengthen and Grow Community Relationships
- Continuous Learn, Evaluate and Improve



The plan’s primary purpose is to support the efficient use of the Board’s facilities while integrating student and program needs in a holistic jurisdiction-wide approach.

2.2 PROVINCIAL POLICIES AND GUIDELINES

Several factors impact the use of school facilities and accommodation planning. New home development through municipal and provincial mandates, provincial policy and regulation changes and demographic changes are monitored by the Board in the preparation and annual updates to the LTAP.

The LTAP identifies processes that:

- Monitor Board and/or Provincial policies and initiatives.
- Identify the impact of Board and/or Provincial policies and initiatives on the Board's accommodation strategy.

A brief review of these policies is explained in this section.

2.2.1 LAND USE PLANNING

Land use planning has a direct impact on projecting school enrolments for boards.

In Ontario, the provincial government guides land use planning through the Planning Act, Provincial Policy Statement (PPS), and provincial plans such as the Greenbelt Plan, Growth Plan for Northern Ontario, and Growth Plan for the Greater Golden Horseshoe. Land use planning helps municipalities manage land and resources and guides decisions about where to build homes and other commercial or industrial uses, where to place schools and parks and where to construct services such as roads and sewers. Municipalities implement these provincial priorities through their Official Plan (OP) and zoning by-law. Growth and development in municipalities are managed by a land use development process.

As part of the development process, municipalities are required to circulate school boards as a commenting agency on all development applications. Residential development plans are the basis on which school boards project new student enrolment.

On October 25, 2022, the Ontario Government unveiled Bill 23 which amended several pieces of land use legislation with a stated goal to build 1.5 million new homes in the next 10 years. This Bill will affect how the Board forecasts school enrolment projections and capacities in terms of residential development.

UGDSB jurisdiction contains various municipalities within the County of Wellington, County of Dufferin and the City of Guelph. Wellington County contains seven distinct municipalities within its borders, whereas Dufferin County contains eight municipalities. Overall, it is expected that residential development patterns will continue to evolve due to these provincial housing mandates and more residential intensification. Redevelopment

and large subdivision developments are anticipated in all regions within the Board's jurisdiction.

The LTAP considers the impact of these policies on student enrolment projections and school accommodations.

2.2.2 COMMUNITY PLANNING AND PARTNERSHIP

The Ministry of Education in 2015 released a Community Planning and Partnerships Guideline (CPPG) to encourage school boards to build relationships and partner with other entities to optimize the use of assets owned by school boards. The partnership opportunities for additional programming either in new or renovated spaces or in unoccupied spaces is considered for the benefit of the school board, students, and the community.

Board's policy on CPPG is prepared based on Ministry guidelines.

The LTAP recognizes the importance of community planning and facility partnerships as an integral part of its accommodation strategy.

2.2.3 PUPIL ACCOMMODATION REVIEW

The Ministry of Education Pupil Accommodation Review Guideline (PARG) encourages school boards to share planning information with community organizations prior to commencing a Pupil Accommodation Review (PAR). A PAR could lead to possible school consolidations and/or closures. The purpose of the guideline is to ensure that decisions are made with the involvement of an informed local community and based on a broad range of criteria.

The Board has developed policies based on PARG provided by the Ministry.

2.3 BOARD POLICIES

The following is an overview of the policies adopted by the Upper Grand District School Board and their relation to the accommodation planning process.

2.3.1 TRANSPORTATION POLICY (POLICY 304)

It is the policy of the UGDSB to provide eligible students with a quality transportation service that is safe and efficient through Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS). The Board's Transportation Procedures Manual states the maximum walking distances for each grade level. When the Board undertakes a school boundary review or accommodation review process, it aims to,

where feasible, maximize the amount students that are within walking distance of their local school.

2.3.2 PUPIL ACCOMMODATION REVIEW (POLICY 305)

It is the responsibility of the Upper Grand District School Board to undertake the periodic review of student accommodation within the school district in relation to school program, and facility efficiency. Pupil Accommodation Reviews help to ensure that student spaces and funding throughout the Board are utilized effectively. The Board aims to deliver equitable and effective program offerings in environments across its jurisdiction.

Currently, the Ministry has put a “pause” on Pupil Accommodation Reviews (PARs) until PAR templates and guidelines are provided by the Ministry.

Board Policy 305: Pupil Accommodation Review will be updated to align with the revised guidelines once this additional information is provided.

2.3.3 ALTERNATIVE ACCOMMODATION OPTIONS (POLICY 313)

The Board considers possible arrangements with municipalities, school boards or other persons or bodies in the public or private sector, to provide accommodation for the elementary and secondary pupils of the Board. Alternative arrangements can provide an opportunity to improve service delivery, reduce duplication of public facilities, maximize the effective use of resources and reduce site size requirements.

2.3.4 COMMUNITY PLANNING AND FACILITY PARTNERSHIPS (POLICY 319)

The Board aims to seek opportunities for partnerships with other school boards (if viable) and appropriate public organizations that are financially sustainable and safe for its students. The Board will use the long-term capital and accommodation planning information as the basis for identifying space that is suitable for facility partnerships and co-build opportunities and unused space in schools. The Board strives to ensure its facilities are fully utilized. This policy presents an opportunity for a public organization (e.g. child care) to utilize space in schools for additional programming.

Currently, the Ministry has indicated that it will be revising the Community Planning and Partnership guideline.

Board Policy 319: Community Planning and Facility Partnerships will be updated to align with the revised Ministry guidelines once they are released.

2.3.5 SCHOOL BOUNDARY REVIEW (POLICY 320)

The Upper Grand District School Board reviews its school utilizations on a regular basis. A boundary review may be undertaken when the Board identifies an accommodation issue from time to time, whether it is a new school, underutilization, overcrowding or changes to programming. The Board aims to ensure that its pupils are accommodated as efficiently as possible.

2.4 OUTSTANDING BOARD MOTIONS

The following are outstanding Board motions that impact accommodation in UGDSB. These motions will need to be considered in the LTAP workplan priorities.

James McQueen PS Boundary Review (January 28, 2014):

- 6. The Board direct staff to include the consolidation of the FI program in Centre Wellington in one school as one consideration in the revision of the long term accommodation plan and in any resulting accommodation review objectives.*

FI IB Orangeville Dufferin Erin Impact Study (June 11, 2019):

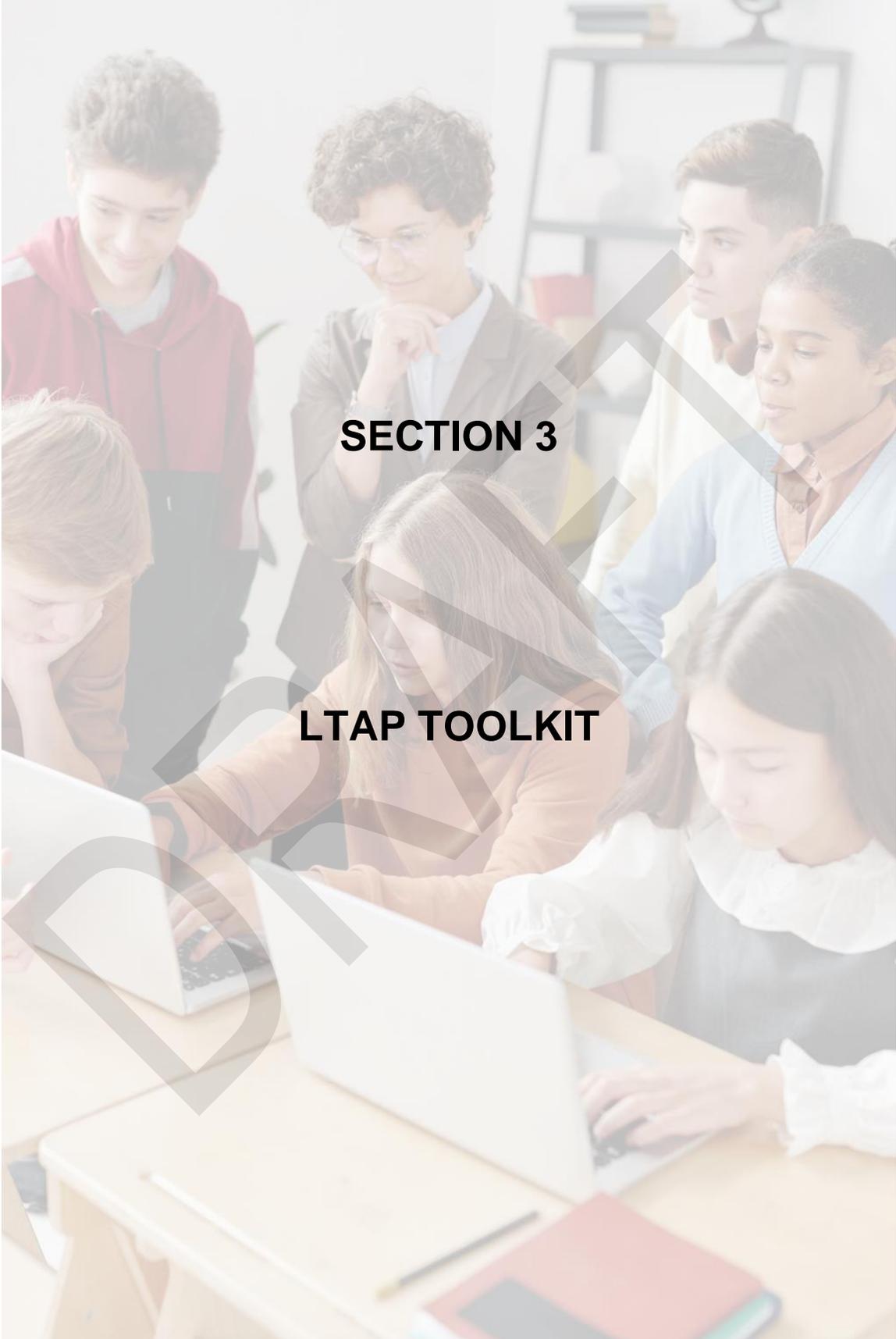
- 4. That staff be directed to consider including a review of IB feasibility in Orangeville/Dufferin or Erin in the work plan resulting from the comprehensive five-year review of the Board's Long Term Accommodation Plan in 2022/23.*

2019 LTAP Annual Review Report (March 10, 2020)

- 2. That when the pause on Accommodation Reviews is lifted by the Ministry of Education, that the senior staff bring forth a summary of the options for the Boards' consideration for secondary French Immersion in Orangeville and Dufferin and Erin.*

2020 LTAP Annual Review Report (June 22, 2021):

- 4. The Board direct staff to complete the Secondary Program Review prior to the completion of the new Guelph Secondary School Boundary Review.*



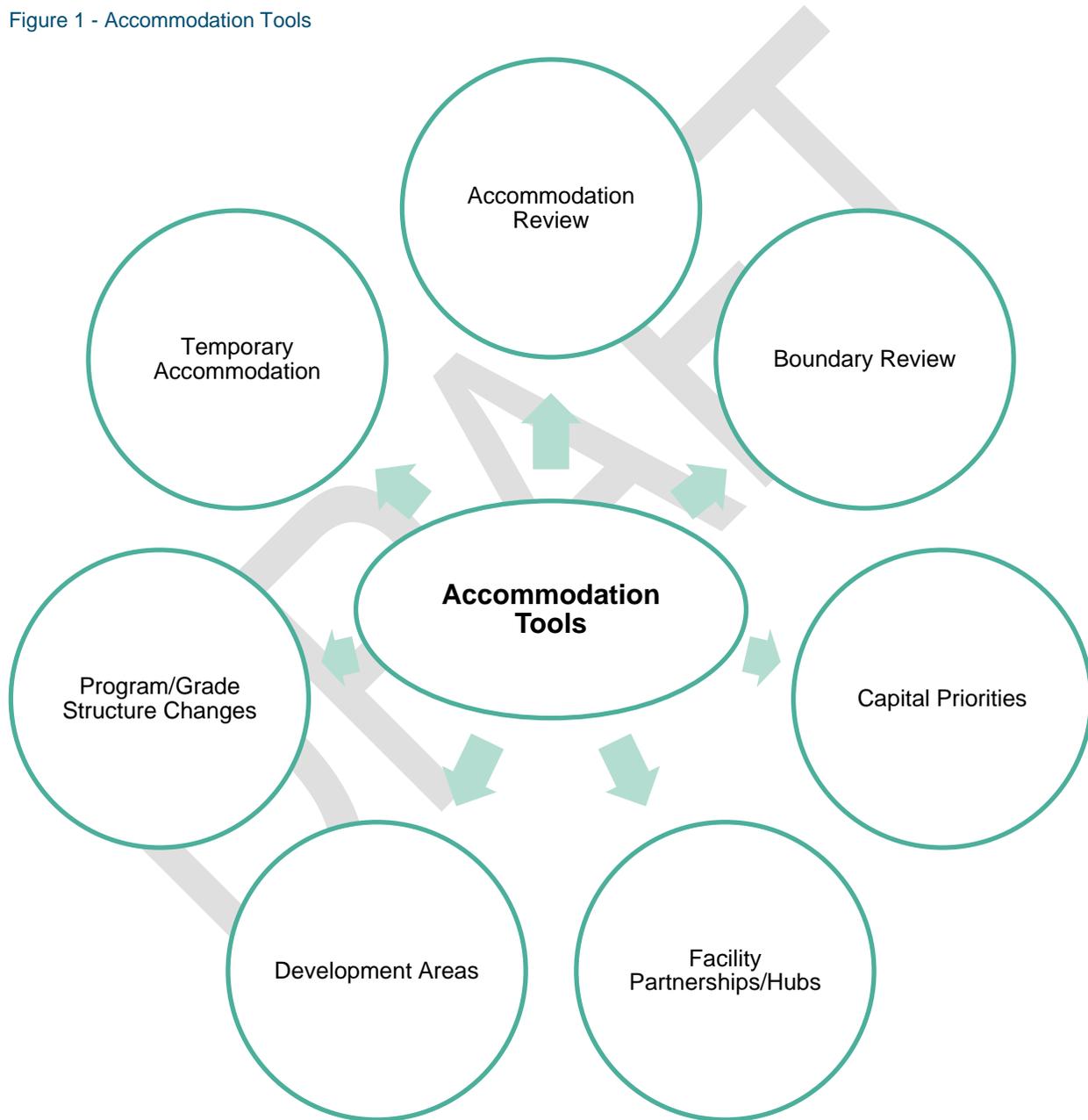
SECTION 3

LTAP TOOLKIT

3.0 LTAP TOOLKIT

There are several ways that school boards can address accommodation matters such as overcrowding or underutilization in schools or when opening new schools or making changes to programs. These tools are noted below in Figure 1 and described in this section.

Figure 1 - Accommodation Tools



3.1 ACCOMMODATION REVIEWS

When a school board is planning the relocation (in any school year or over a number of school years) of grades or programs, in which the enrolment constitutes more than or equal to 50% of the school's enrolment (this calculation is based on the enrolment at the time of the relocation, or the first phase of a relocation carried over a number of school years), the Ministry of Education requires that an Accommodation Review be completed.

Accommodation Reviews may be necessary to address ongoing underutilization, overcrowding, or program needs.

In April 2018, the Ministry released a final revised Pupil Accommodation Review Guideline (PARG). As part of the next steps, the Ministry planned to develop templates and guidelines to assist Boards in conducting PARs. To date, these templates and guidelines have not been issued. School boards may not start any new accommodation reviews until the Ministry templates and guidelines are released and board policies are updated to align with the revised guideline.

3.2 BOUNDARY REVIEWS

The Board uses Boundary Reviews to establish boundaries for new schools or programs, where less than 50% of a school's population may be moved. These reviews can also be used to resolve school underutilization or overcrowding.

3.3 CAPITAL PRIORITIES

School boards can apply to the Ministry of Education for capital funding to build new schools, additions, or to replace facilities in poor repair. Typically, the Ministry puts out a call for Capital Business Case requests annually.

The Ministry's Capital Priorities program serves as the primary means for funding capital projects. This funding can be used for capital construction to address such issues as accommodation pressure, to replace facilities in poor repair and support the consolidation of underutilized facilities.

School boards submit business cases for evaluation by the Ministry, and the Ministry approves a portion of the submitted business cases through a comparison of province-wide needs.

The Ministry also invites school boards to submit requests for funding to support capital costs associated with the construction of new childcare spaces.

3.4 COMMUNITY HUBS/FACILITY PARTNERSHIPS OPPORTUNITIES

Community hubs provide a central location for various health, social, educational, cultural, and recreational services. A community hub may be created in surplus school space or when new school sites are planned. Where there is a projected long term excess school space, sharing of facilities optimizes the use of public assets owned by the Board.

The Ministry's Community Planning and Partnership Guideline requires school boards to share planning information and consult annually with potential partners about co-location or co-building opportunities.

3.5 DEVELOPMENT AREAS

Development Areas (DAs) are geographically distinct areas designated by the Board, which are not part of a school attendance area. Students from these areas are assigned to holding schools that have space available. The Board reviews DA assignments each year and can reassign students to a different school. DAs provide the Board with flexibility to assign students from new residential developments to schools outside the attendance area when the local school is unable to accommodate the students due to capacity limitations.

Students from DAs may be assigned to a holding school until a new school is built in the community. In other cases, all or a portion of a DA may be incorporated into an existing school's attendance area.

3.6 PROGRAM OR GRADE STRUCTURE CHANGES

Under various circumstances, the Board may consider changing a school's program or grade structure. Such circumstances include when a school's enrolment exceeds its capacity or where a change to the program or grade structure offers improved program access and opportunity.

3.7 TEMPORARY ACCOMMODATION – PORTABLES/PORTAPAKS

Temporary accommodation such as portables or portapaks, is intended to address short and medium-term accommodation needs.

A portable is an individual transportable classroom that is independent from a school. A portapak is a grouping of transportable classrooms attached together by a corridor. The portapak may or may not be directly attached to the school facility.

Boundary changes, program changes, permanent additions or new school construction may be considered in cases where there is sustained reliance on portables.

3.8 BOARD PROPERTY MATTERS

3.8.1 PROPERTY DISPOSITION

Ontario Regulation 444/98: Disposition of Surplus Real Property is the legislated process that the Board must follow when disposing of surplus property. A property is deemed surplus when it is determined to be no longer required for school or administrative use. Once the Board has confirmed that the property can be disposed of, the Board follows Policy 311 Disposal of Board Property that adheres to Ontario Regulation 444/98 and ensures that the Board's partners and the community are aware of the sale of Board lands.

There are two-phases of this process including first circulating the property for 180 days to a defined list of preferred bodies. If no offer or agreement is reached with a preferred body, the property enters the second phase which means the property can be sold on the open market.

3.8.2 PROPERTY ACQUISITION

Educational Development Charges (EDCs) are the primary source of funding for the UGDSB to purchase land for new school sites. The EDC legislation requires school boards to determine growth-related school site needs resulting from new residential development over a 15-year planning period. The Board's current EDC bylaw was effective in May 2019 and the bylaw has a term of 5 years therefore it will expire in May 2024.

The UGDSB 2019 EDC bylaw imposes a single uniform residential development charge rate against residential development of all lands within the County of Wellington (including Guelph) and the County of Dufferin.

There are several new school sites that were identified through the 2019 EDC Bylaw Background Study as outlined in Table 1. The EDC Bylaw also identified the need for a school addition in Dufferin. The Guelph secondary school site was acquired prior to 2019. Since the implementation of the 2019 EDC, the Centre Wellington elementary school site has been acquired by the UGDSB using EDC funding. A school site location has also

been designated in a plan of subdivision in northwest Orangeville. The Board has also identified the need for school sites in the Guelph Innovation District (GID) and in the Clair Maltby Secondary Plans.

Since the 2019 EDC bylaw, an elementary school site is designated in the Solmar subdivision in Erin and a new elementary school site is also included in Hillsburgh Heights subdivision in Hillsburgh, Erin. Although these sites were not included in the 2019 EDC Bylaw, these will be included in the bylaw renewal in 2024.

Table 1 - School Sites Identified in 2019 EDC Bylaw

Planning Area	Location	Status
Elementary Panel		
East Guelph	Guelph Innovation District (GID) Secondary Plan Area	TBD
South Guelph	Clair Maltby Secondary Plan Area	TBD
South Guelph	Clair Maltby Secondary Plan Area	TBD
Minto/Mapleton	New school - TBD	TBD
Centre Wellington	Storybrook Subdivision (Northwest Fergus)	Acquired
Centre Wellington	South Fergus Secondary Plan Area	TBD
Orangeville	Northwest Orangeville	Designated
Dufferin	TBD – Grand Valley	TBD
Dufferin	TBD - Shelburne	TBD
Secondary Panel		
Guelph Secondary School	388 Arkell Rd Guelph	Acquired

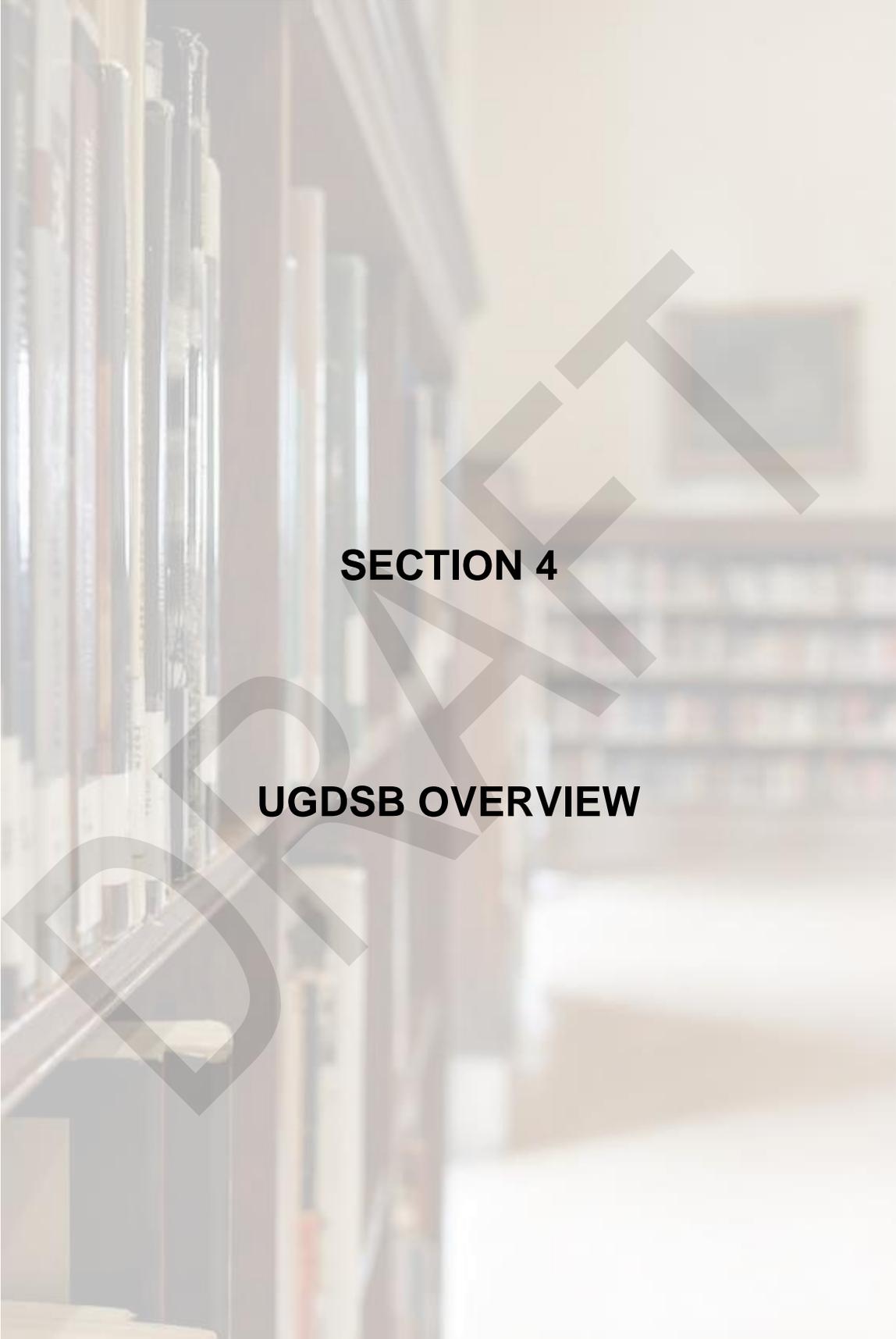
3.8.3 SCHOOL SITE GUIDELINES

Board planning staff utilize school site guidelines in the process of selecting a parcel of land for the site of a future elementary or secondary school during subdivision processes.

These guidelines are used to determine the suitability of a parcel based on several criteria such as vehicular access, pedestrian walkability, site size, topographical features, etc.

The guideline is provided to developers during the preliminary stages of subdivision processes when Planning staff determines the need for a new school site based on the projected growth in the area and availability of local school space. The guideline is used by staff to negotiate and select the preferred location for the school block and is included as Appendix A.

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SECTION 4

UGDSB OVERVIEW

4.0 UGDSB OVERVIEW

Section 4 provides an overview of the municipalities within the Board's jurisdiction, including population growth and housing trends. Additionally, factors and methodology involving school enrolment projection, existing school capacities and an overview of accommodations is explained in this section.

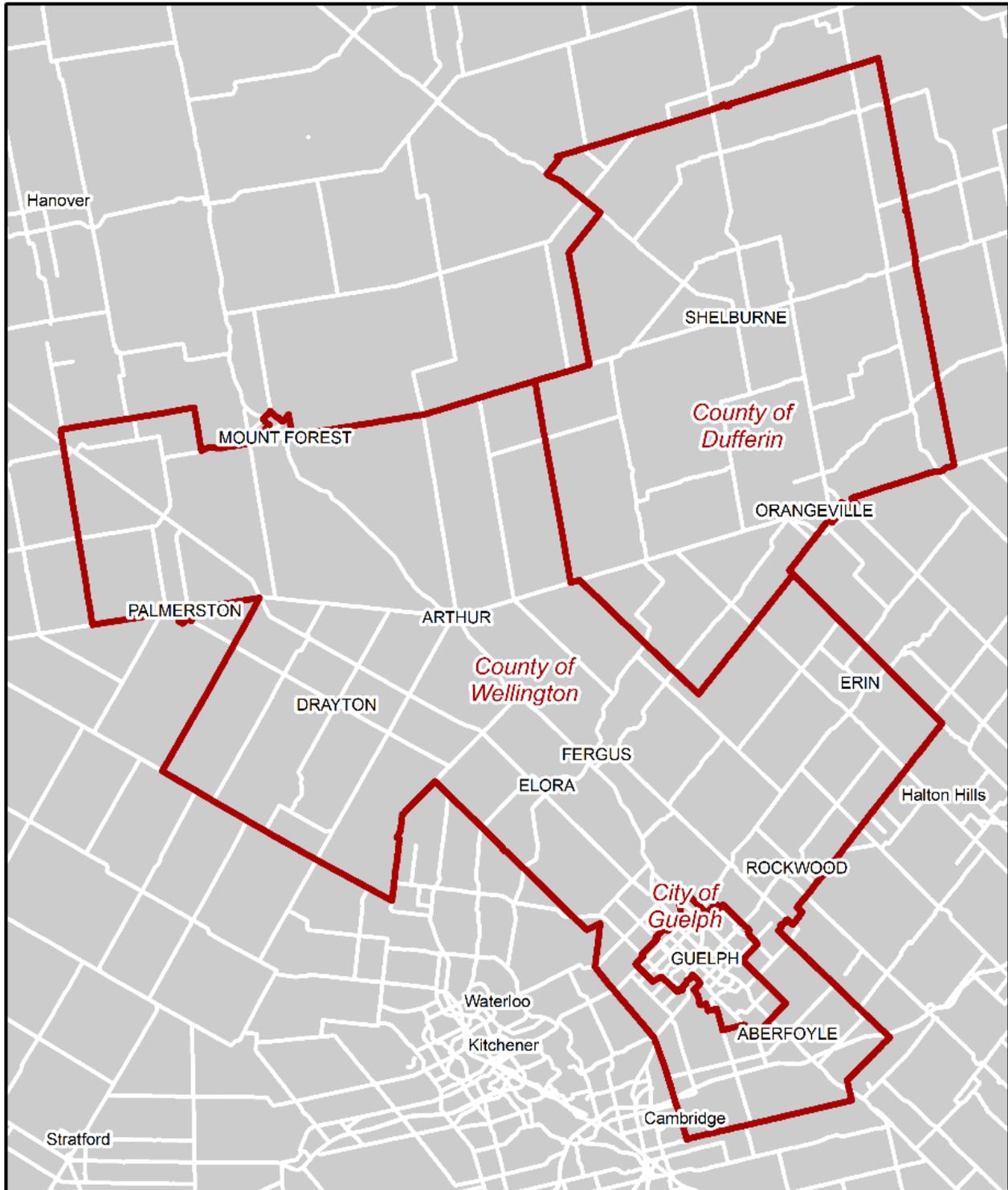
4.1 BOARD PROFILE AND DEMOGRAPHICS

The Upper Grand District School Board (UGDSB) currently has 65 elementary schools (JK-8) and 11 secondary schools (Grade 9-12) and serves nearly 36,000 students.

Figure 2 shows the UGDSB boundary, which covers the Counties of Wellington and Dufferin and the City of Guelph. Wellington County contains seven distinct municipalities within its borders, whereas Dufferin County contains eight municipalities.

In this same area, there are two Catholic school boards, the Wellington Catholic District School Board, and the Dufferin-Peel Catholic District School Board. There are also two French Language School Boards, Conseil scolaire viamonde and Conseil scolaire catholique Mon Avenir.

Figure 2 - Map of UGDSB Jurisdiction



4.2 POPULATION GROWTH TRENDS

Between 2016 and 2021, significant population growth was experienced throughout Board’s boundaries. The population of Wellington County, excluding the City of Guelph grew 7.0% from 90,932 to 97,286 people. Similarly, Dufferin County grew 7.3% from 61,735 to 66,257 people. The City of Guelph grew by 9.1% from 131,794 to 143,740 people.¹

Table 2 illustrates the population trends for each municipality within the Board’s jurisdiction during this 5-year timeframe. Population growth occurred at different rates throughout the municipalities within the Board’s jurisdiction.

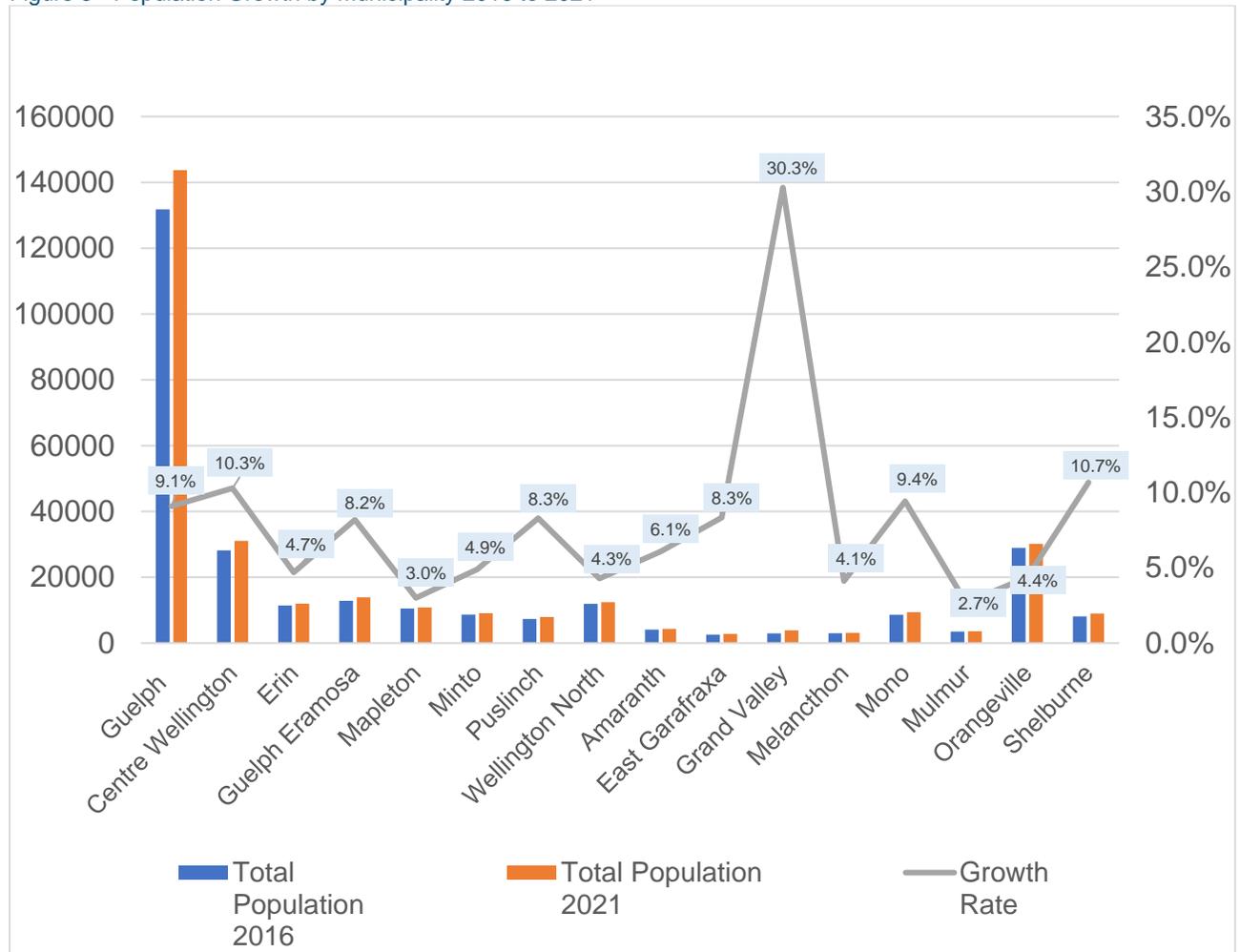
Table 2 - Population Trends by Municipality 2016 and 2021

Municipality	Total Population 2016	Total Population 2021	Growth Rate
Guelph	131,794	143,740	9.1%
Wellington County			
Centre Wellington	28,191	31,093	10.3%
Erin	11,439	11,981	4.7%
Guelph Eramosa	12,854	13,904	8.2%
Mapleton	10,527	10,839	3.0%
Minto	8,671	9,094	4.9%
Puslinch	7,336	7,944	8.3%
Wellington North	11,914	12,431	4.3%
Dufferin County			
Amaranth	4,079	4,327	6.1%
East Garafraxa	2,579	2,794	8.3%
Grand Valley	2,956	3,851	30.3%
Melancthon	3,008	3,132	4.1%
Mono	8,609	9,421	9.4%
Mulmur	3,478	3,571	2.7%
Orangeville	28,900	30,167	4.4%
Shelburne	8,126	8,994	10.7%

¹ Statistics Canada, 2016 and 2021 Census

Figure 3 illustrates the population trend for each municipality, along with their respective growth rate from 2016 to 2021. The highest growth rates occurred in the urban areas of Grand Valley, Centre Wellington, and Shelburne. All municipalities had shown increased population trends.

Figure 3 - Population Growth by Municipality 2016 to 2021



Figures 4 and 5 highlight the pre-school (0-4 yrs) and school age cohorts (5-19 yrs) population trends from 2016 to 2021 for Wellington County and Dufferin County. Population trends in these specific cohorts directly impact school enrolments.

Wellington County experienced growth in the pre-school and school age populations during this time but especially in the 5-9 and 10-14 age cohorts.²

² Statistics Canada, 2016 and 2021 Census

Dufferin County also experienced growth in these populations except in the 15-19 age cohort which declined slightly from 2016 to 2021.

Figure 4 - Wellington County Growth by Age Cohort 2016 and 2021

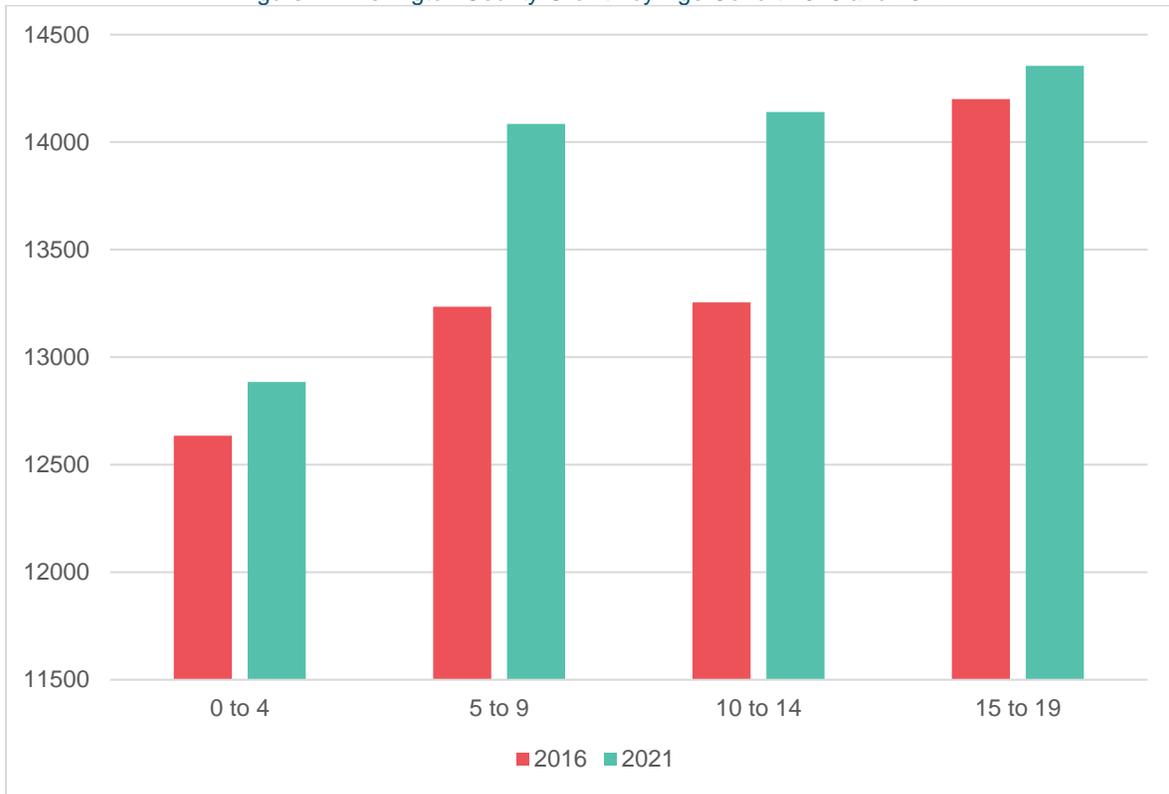
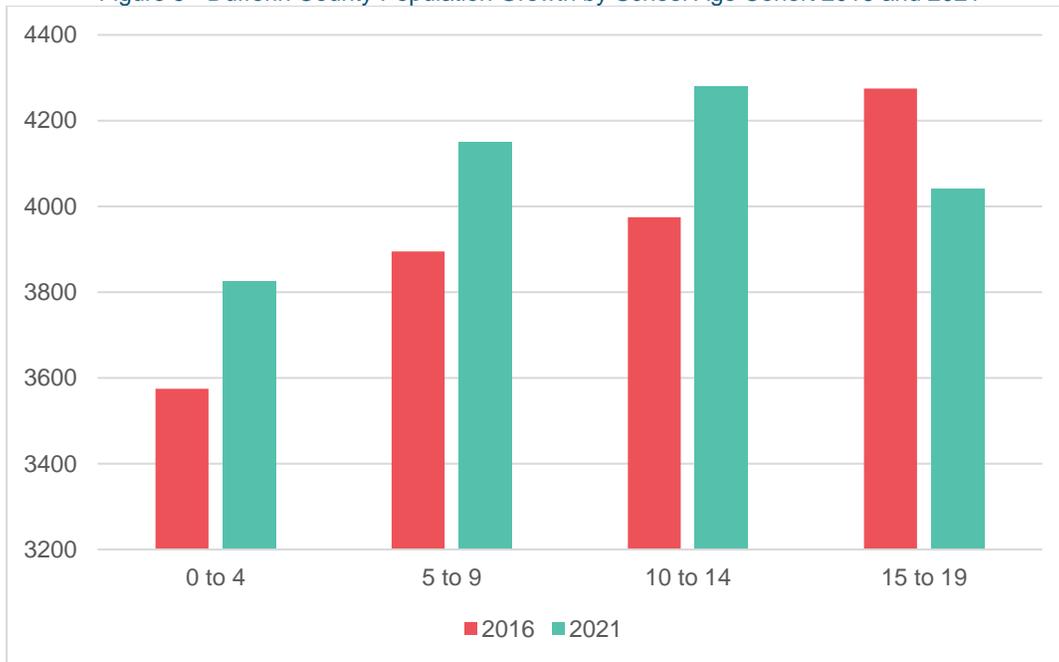


Figure 5 - Dufferin County Population Growth by School Age Cohort 2016 and 2021



4.3 HOUSING DEVELOPMENT TRENDS

Wellington County, Dufferin County and the City of Guelph have all experienced an influx of population and residential development growth in the past several years. This growth is expected to continue as the municipalities within the Board’s jurisdiction are projected to see an increase in the number of residential units due to the recent provincial policy changes around housing.

Table 3 shows the housing growth forecast for each of the Counties and the City of Guelph to 2051. The City of Guelph is expected to see the highest increase with approximately 30,000 new residential units anticipated to be built.³

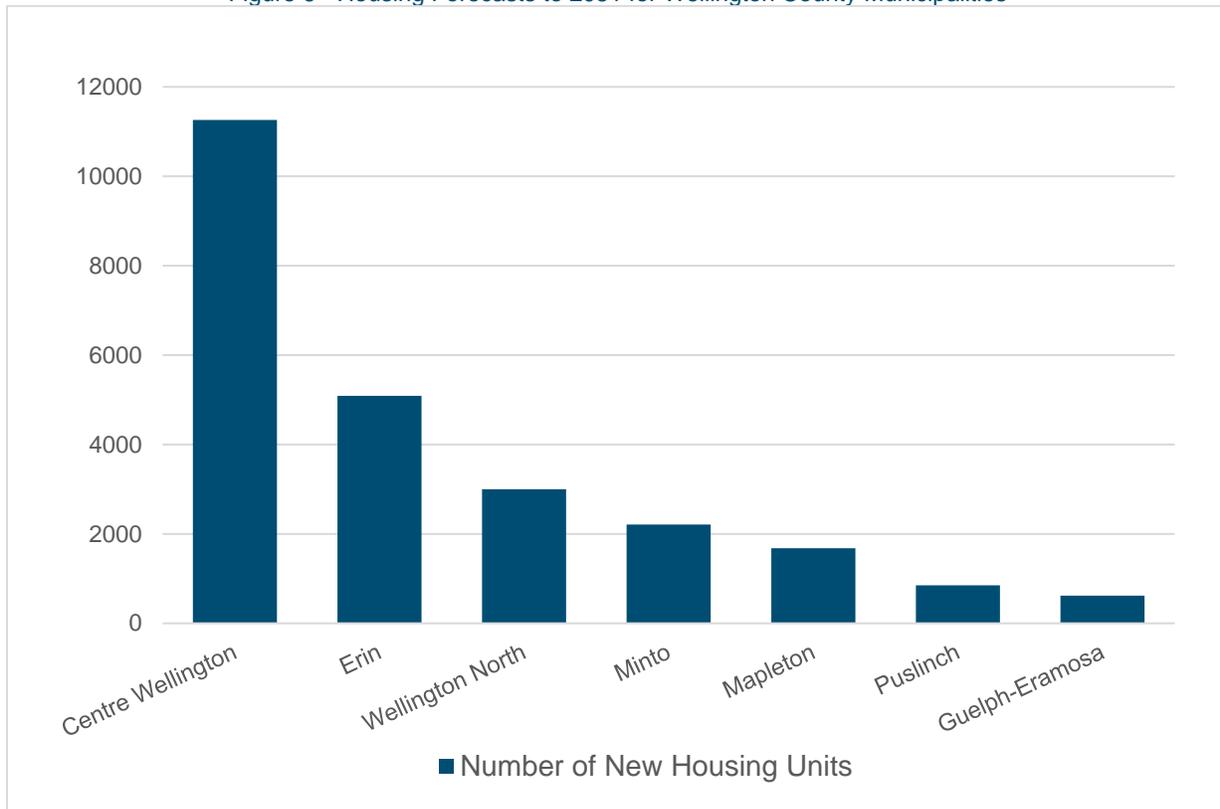
Table 3 - Housing Forecast to 2051 for Wellington & Dufferin County and City of Guelph

City/County	Housing Growth Change (to 2051)
Guelph	29850
Wellington County	24710
Dufferin County	10339

³ City of Guelph Official Plan Review, 2022

Figure 6 illustrates the housing growth forecasts by municipality in Wellington County from 2016 to 2051. The Township of Centre Wellington and the Town of Erin are expected to see the highest increase in new residential units. Centre Wellington has already been experiencing substantial residential housing growth over the last several years.

Figure 6 - Housing Forecasts to 2051 for Wellington County Municipalities

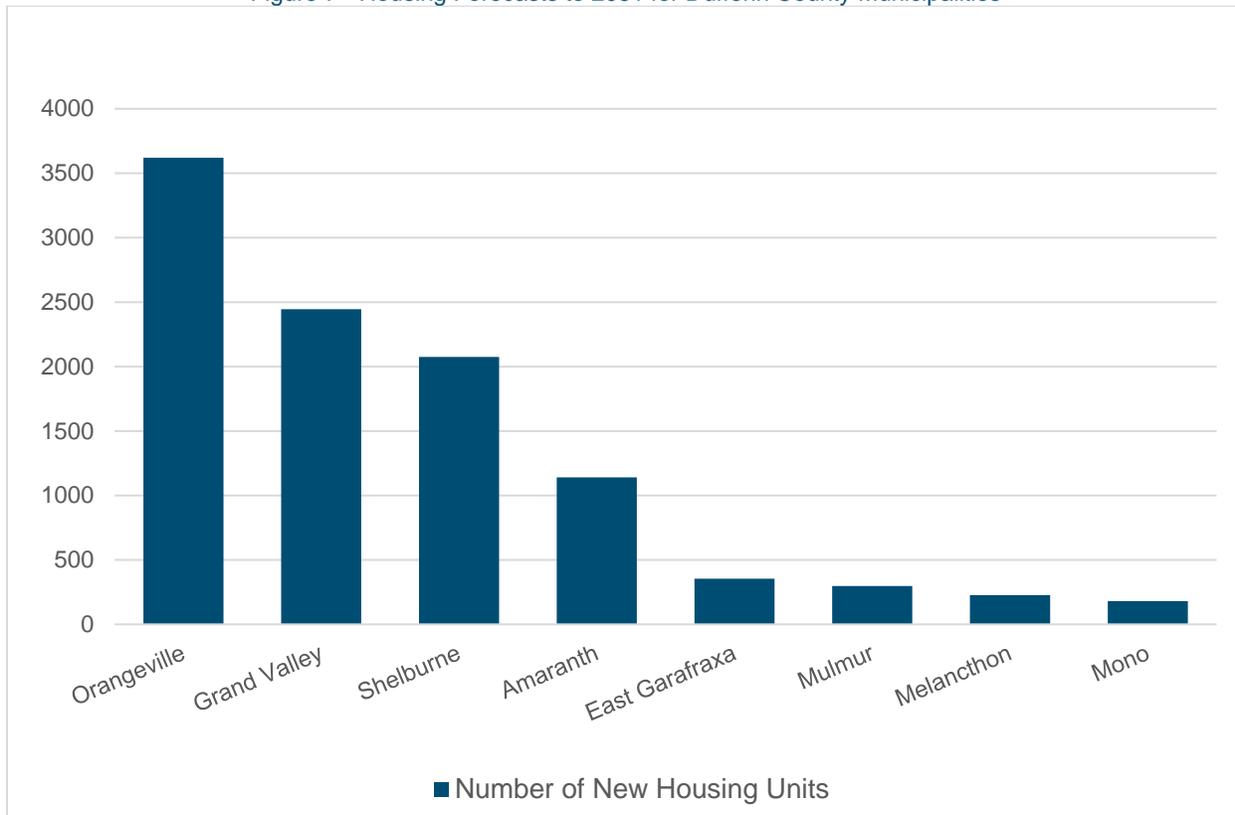


The housing allocation forecast by municipality in Dufferin County from 2021 to 2051 is shown in Figure 7. The Towns of Orangeville, Grand Valley and Shelburne are expected to see the highest increase in the number of new housing units. These communities have already experienced residential housing growth over the last few years.⁴

The rural municipalities of Mono, Melancthon and Mulmur have seen modest growth in terms of residential development and this trend is expected to continue.

⁴ Dufferin County Draft Land Needs Analysis Report, 2022

Figure 7 - Housing Forecasts to 2051 for Dufferin County Municipalities



4.4 ENROLMENT PROJECTION METHODOLOGY

The projections in the LTAP reflect the enrolment trends expected for next 8 years at a school, within a Planning Review Area, and Board wide.

Enrolment projections are reviewed each year as there are several factors that impact enrolments.

The analysis of the enrolment projections takes into consideration historic trends and current scenarios and include the following components:

- Current enrolment by school, grade, and program, which is the starting point for a projection and is based on the enrolment as of October 31 for a given school year. Historic enrolment trends are also considered during preparation of the enrolment forecasts.
- Grade to grade retention rates which are applied to current enrolment to generate future projections. These retention rates capture any enrolment gains or losses at a school by comparing the number of current students in a specific grade to the

number of students in the same grade in the previous year. This analysis reflects any movement of families in/out of the area and any student transfers within in the UGDSB system.

- Birth rate data to determine new JK students entering the system. Forecasting the number of JK students is based on birth data from the past 3-4 years and an estimation of future births. Historic trends are reviewed to project new JK students enrolling in the system.
- Progression rules that reflect student movement within the school systems and programs. For example, for secondary school projections, the progression rules are averages and applied to the Grade 8 associate schools to generate the projected number of Grade 9 students for a specific secondary school the following year.
- Residential development applications received through municipal circulations. Tracking and monitoring new housing developments is important to ensure enrolment projections reflect future growth in the municipalities and it allows to plan for new school sites or expansions where growth pressures are occurring.
- Student yields from projected residential development. Yield rates are analyzed based on housing types, demographics, and housing demands within any area. Changes in type of housing being constructed impacts the student yield factor by area. Historically, lower density housing (i.e., single detached and semi-detached) has yielded a higher number of students than higher density housing (i.e. apartments).
- Development forecast information from each municipality and the Counties. Municipal Official Plans are prepared to project residential growth in the area based on population and employment targets set up by the province. The current municipal Official Plans guide development policies to the year 2051. This information is utilized to ensure the existing and planned schools will meet projected residential growth.

This methodology of generating enrolment projections is a common practice in Ontario School Boards.

4.5 SCHOOL CAPACITY/UTILIZATION

A school's On the Ground (OTG) capacity refers to the number of students the permanent structure of a school building can accommodate, by instructional space, and as per room loading set by the Ministry of Education. Rooms have different loadings depending upon its use and differs between the elementary and secondary schools.

The total of the rooms in a school, and their assigned capacities are added together to calculate OTG. The 2022/23 room loadings by instructional space for elementary and secondary schools are outlined in Table 4. Classroom loadings are subject to change and the loadings in this table do not include changes to secondary class size caps announced by the Ministry in March 2019.

Table 4 - Room Loadings by Classroom Type

Classroom Type	Elementary Loading	Secondary Loading
Kindergarten	26	n/a
Standard Classroom	23	21
Special Education	9	9
Resource Room	12	12

School utilization is measured by comparing a school's On the Ground (OTG) capacity to its enrolment. Utilization does not include portable accommodation in its analysis.

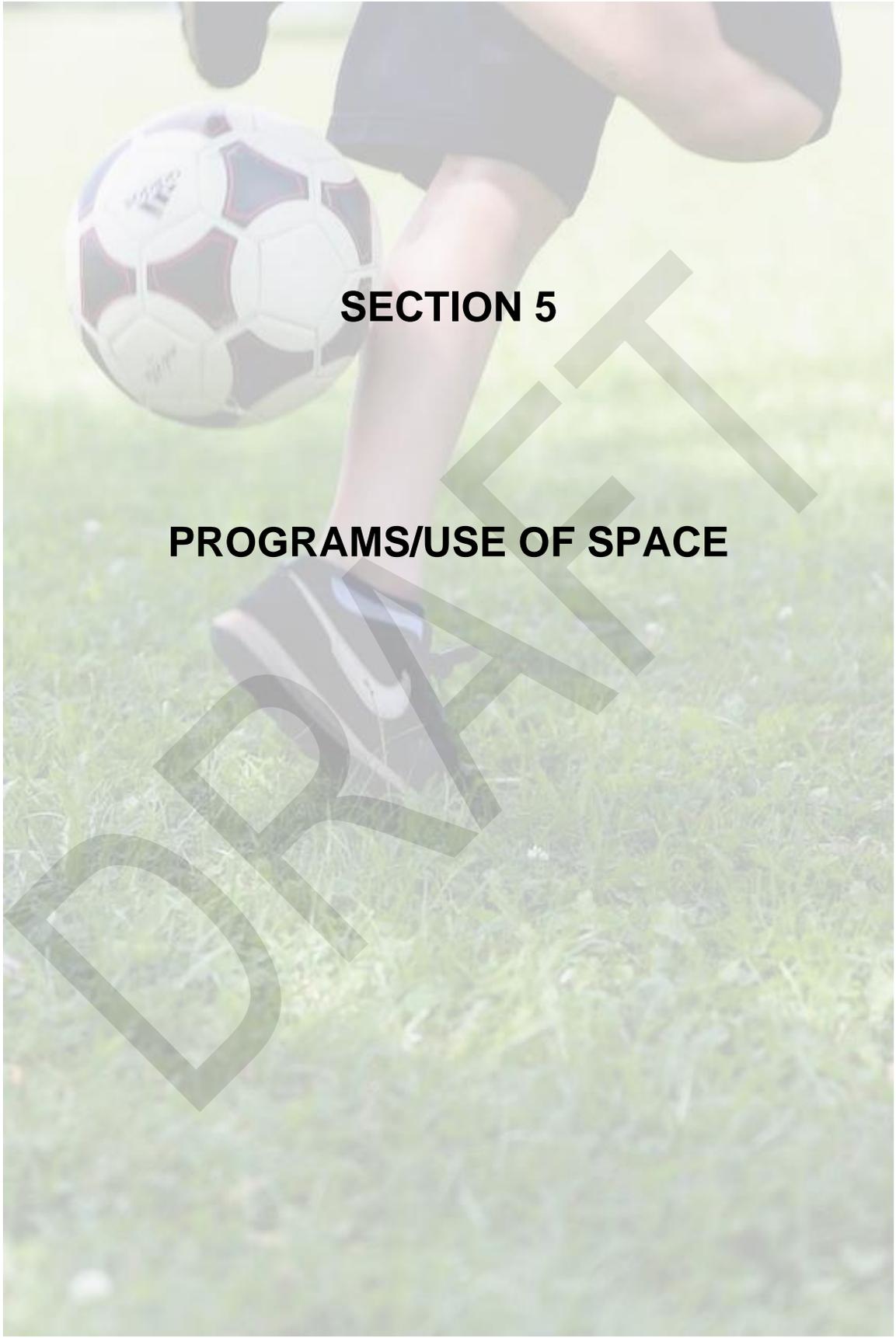
4.6 TEMPORARY ACCOMMODATION

Temporary assignments and portable moves are considered each spring based upon a school's projected enrolment and staffing allocation.

The number of portables used as classroom space at each school are included in the enrolment tables in Section 6.4. In 2022/23, there are a total of 100 portables and two 4-paks for elementary classroom space. There are 36 portables for secondary classroom space. There are additional portables on school sites not being used as classroom space but for other reasons such as maintenance shops, storage and community use.

4.7 SCHOOL OPERATIONS

The schools' site conditions including the services (private well, septic, electrical, etc.) have a direct impact on the accommodation needs for the site. UGDSB staff annually monitor school facility conditions.



SECTION 5

PROGRAMS/USE OF SPACE

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5.0 BOARD PROGRAMS/USE OF SPACE

There are several different programs occupying school board space and are explained in this section.

5.1 ELEMENTARY FRENCH IMMERSION

French Immersion offers students the opportunity to learn French in an immersive environment. Students enrolled in this program receive French as the only language of instruction from Junior Kindergarten to Grade 2. Immersion students begin English instruction in Grade 3 and study in both languages until high school graduation.

Some FI programs are offered in FI centres while other FI programs are offered in dual track schools. The elementary schools that accommodate FI are listed below in Table 5 along with the school level JK cap for the 2022-23 school year. JK is the only entry point for French Immersion in the UGDSB.

Table 5 - School Level JK FI Caps in 2022/23

School	2022/23 Cap
École Arbour Vista PS	40
Brisbane PS	40
Centennial Hylands ES	26
Edward Johnson PS	46
Fred A. Hamilton PS	35
Gateway Dr PS	29
École Guelph Lake PS	58
École Harris Mill PS	29
James McQueen PS	50
John McCrae PS	58
École King George PS	46
Paisley Rd PS	29
Palmerston PS	29
Parkinson Centennial PS	50
Princess Elizabeth PS	50
Victory PS	29

5.1.1 JK FI REGISTRATION PROCESS

An on-time window for JK FI registrations is opened each year in January during the same time as the Board's general JK registration period. The on-time applications only include registrations received within the timed window and in-boundary applications. Where the number of on-time applications to a school offering JK FI does not exceed the JK FI cap imposed, applicants are placed directly into JK FI. Where there are more JK FI applicants than spaces available, a random selection process is required.

Table 6 provides a comparison of on-time application volume over the last five years.

Table 6 - Comparison of On-Time JK FI Applications 2019/20 to 2023/24

School	On-Time JK FI Applications				
	2023/24	2022/23	2021/22	2020/21	2019/20
École Arbour Vista PS	49	36	50	45	55
Brisbane PS	26	28	36	27	34
Centennial Hylands ES	33	31	35	24	21
Edward Johnson PS	54	40	45	52	56
Fred A Hamilton PS	39	31	46	27	29
Gateway Drive PS	23	32	25	29	30
École Guelph Lake PS	53	58	70	80	78
École Harris Mill PS	16	25	18	35	19
James McQueen PS	41	52	39	51	66
John McCrae PS	73	61	66	54	62
École King George PS	34	40	34	44	41
Paisley Road PS	31	26	22	36	22
Palmerston PS	15	17	34	25	21
Parkinson Centennial PS	21	22	17	29	25
Princess Elizabeth PS	38	33	29	32	32
Victory PS	23	27	28	35	29
Total	569	559	594	625	620

A random selection process takes place when the number of registrations is higher than spaces available within the school. Applicants are informed of placement within the FI program or assigned to the waitlist prior to February 28th of the given year.

5.1.2 HANDLING LATE APPLICATIONS AND OUT OF AREA/OUT OF DISTRICT APPLICATIONS

Late applications are only considered where space exists within a school’s cap. If space does not exist, a school-based waitlist is created. Late applicants may receive placement on a first-come, first-served basis. Any waitlisted on-time or late applicant must be registered in a UGDSB Regular Track school to remain on the waitlist and be eligible for placement in JK FI.

Out of Area or Out of District applicants will only be processed after consideration of requests in accordance with Policy 501.

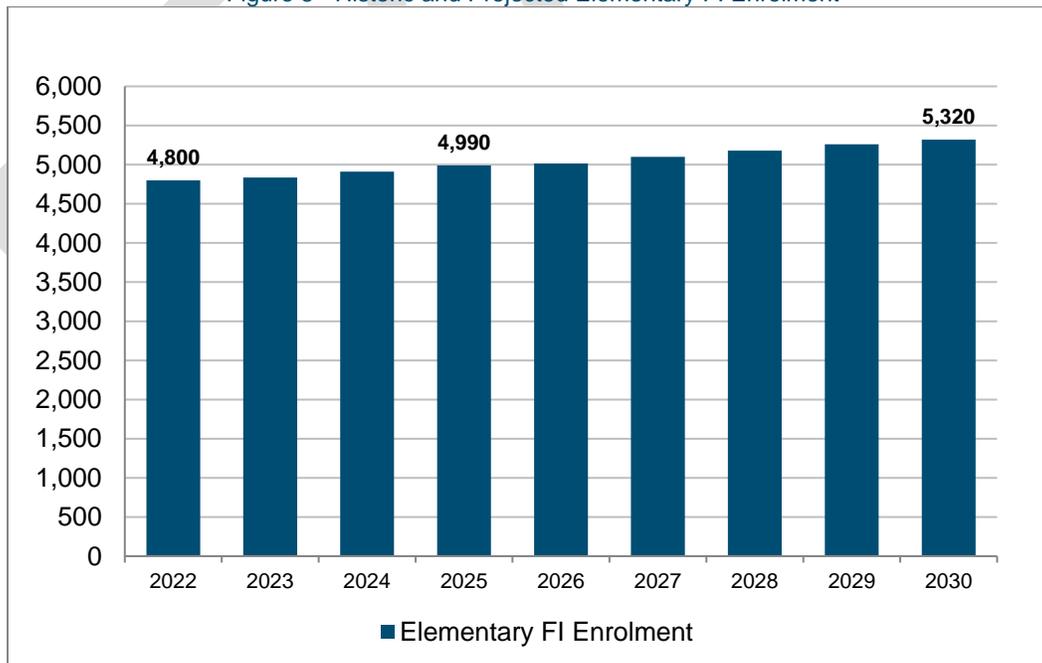
5.1.3 SIBLING PRIORITY

Board approved recommendation on sibling priority directs that siblings of students registered in FI be given priority access to FI. Accordingly, sibling priority remains a consideration during the random selection process.

FI accounts for approximately 20% of the Boards’ total elementary enrolment.

Figure 8 shows the current and projected elementary FI enrolment. In 2022/23, elementary FI enrolment totaled 4,800 students. Growth is shown over the projection period due to assumptions about the JK FI caps being filled at all the FI schools and due to an overall increase in elementary enrolment.

Figure 8 - Historic and Projected Elementary FI Enrolment



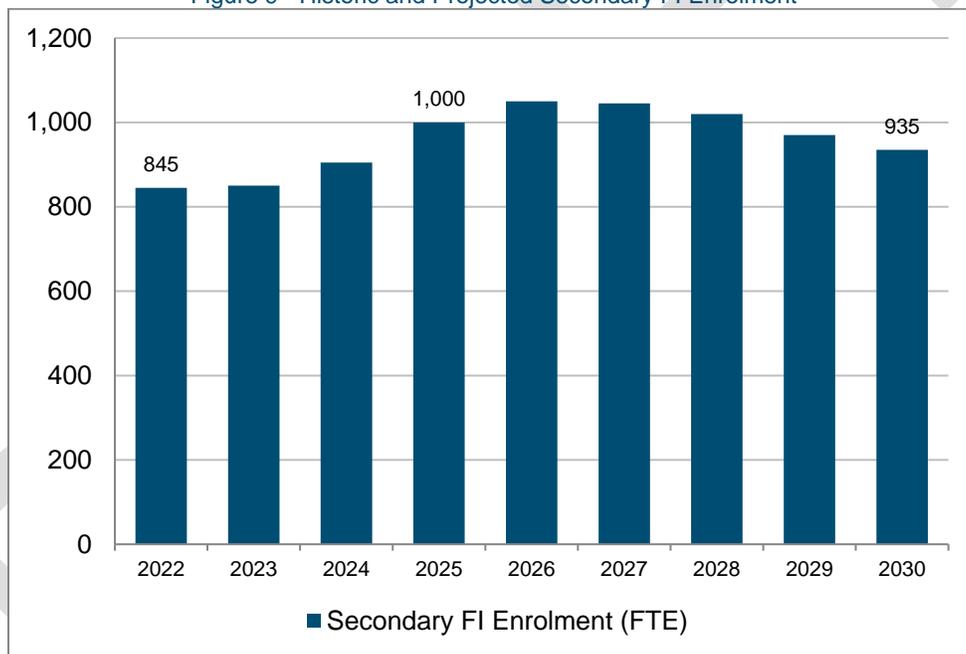
5.2 SECONDARY FRENCH IMMERSION

Students enrolled in secondary French Immersion must complete 10 credits in French to receive a certificate in French Immersion.

Secondary FI is offered at John F. Ross CVI, Centre Wellington DHS, Norwell DSS, and Erin DHS. Secondary FI accounts for approximately 8% of the Boards’ total secondary enrolment.

Figure 9 shows the current and projected secondary FI enrolment. In 2022/23, secondary FI enrolment totaled approximately 845 FTE students. It is anticipated that secondary FI enrolment will continue to increase over the projection period as larger cohorts of elementary FI students enter secondary school. Over time the projection will gradually decrease as the capped JK cohorts move into secondary school.

Figure 9 - Historic and Projected Secondary FI Enrolment



5.3 GIFTED PROGRAM

The UGDSB’s Grade 4-8 self-contained gifted program classes is offered at two schools within the jurisdiction including Waverley Dr PS in Guelph and Spencer Ave PS in Orangeville.

Currently there are approximately 150 Gifted students at Waverley Dr PS with many students coming from Guelph. Other concentrations of students come from Guelph

Eramosa and Erin but there are students also attending from throughout Wellington County.

Currently, there are 50 Gifted students at Spencer Ave PS with many students coming from Orangeville along with other students from throughout Dufferin County.

5.4 SPECIAL EDUCATION

Special Education programs are available at various schools throughout the jurisdiction. Programs are offered at schools where there are the required facilities for the program and/or central to a population of students requiring Special Education programming. At times, the Special Education program changes school location to ensure that it is central to the population that it is serving. Specific Special Education classes are accommodated in separate classrooms from RT students.

5.5 INTERNATIONAL BACCALAUREATE (IB)

The International Baccalaureate (IB) program Diploma Program (DP) for Grades 11 and 12 is offered at Guelph CVI. Students enroll in the IB program at Guelph CVI through an application process starting pre-IB in Grades 9 and 10. Currently there are approximately 500 Grade 9-12 students in the pre-IB and DP IB program.

5.6 ADULT EDUCATION/CONTINUING EDUCATION

In addition to Junior Kindergarten to Grade 12 students, the UGDSB also provides Continuing Education programs that factor into the Board's accommodation needs.

Five sites offer adult and continuing education in the UGDSB. These locations include Wellington Centre for Continuing Education, St. George's Centre in Guelph, Tytler PS in Guelph, North Wellington Centre for Continuing Education in Mount Forest, and the Dufferin Centre for Continuing Education in Orangeville.

Adult learning, independent learning, General Education Development (GED), skills upgrading, English as a Second Language (ESL) as well as general interest and children and youth programs are all offered through Continuing Education.

Additionally, skills upgrading courses supported by Employment Ontario are available in Guelph, Fergus, Drayton, Palmerston, Mount Forest, Shelburne, and Orangeville.

St. George's Centre and Tytler PS offer Adult ESL for those who want to learn English or improve their English skills.

5.7 CHILDCARE AND BEFORE AND AFTER SCHOOL PROGRAMS

Childcare is increasingly part of the Board’s accommodation planning. Capital requests for construction of childcare spaces follow a similar process as capital requests for school spaces.

Before and/or After School Programs (BASP) are offered by Third-Party Child-Care Operators at some schools.

Demand and viability are two key components that are considered when expanding or opening a BASP. The Board also consults with Third-Party Child-Care Operators and works with the local Consolidated Municipal Service Managers (CMSM) to determine demand and viability of both existing and new Before and/or After School Programs.

Extended Day Programs may be offered for JK/SK children and a BASP- School Age Program may be offered for children in Grades 1-6. An Authorized Recreation Program may be offered in some schools to children ages 6 to 12 years, for up to 3 hours per day, after school only. Some schools also offer full day childcare on site.

Table 7 provides a summary of the number and percentage of schools offering different childcare program options and Appendix B provides the list of schools with childcare programs in the 2022-23 school year.

Table 7 - Number and Percentage of Elementary Schools Offering Childcare Programs in 2022/23

	Before and/or After School Program (BASP)				
	Extended Day		School Age		Full Day Care on Site
	AM	PM	AM	PM	
Number/% of Schools Offering Programs	20	29	31	45	12
	31%	45%	48%	69%	18%

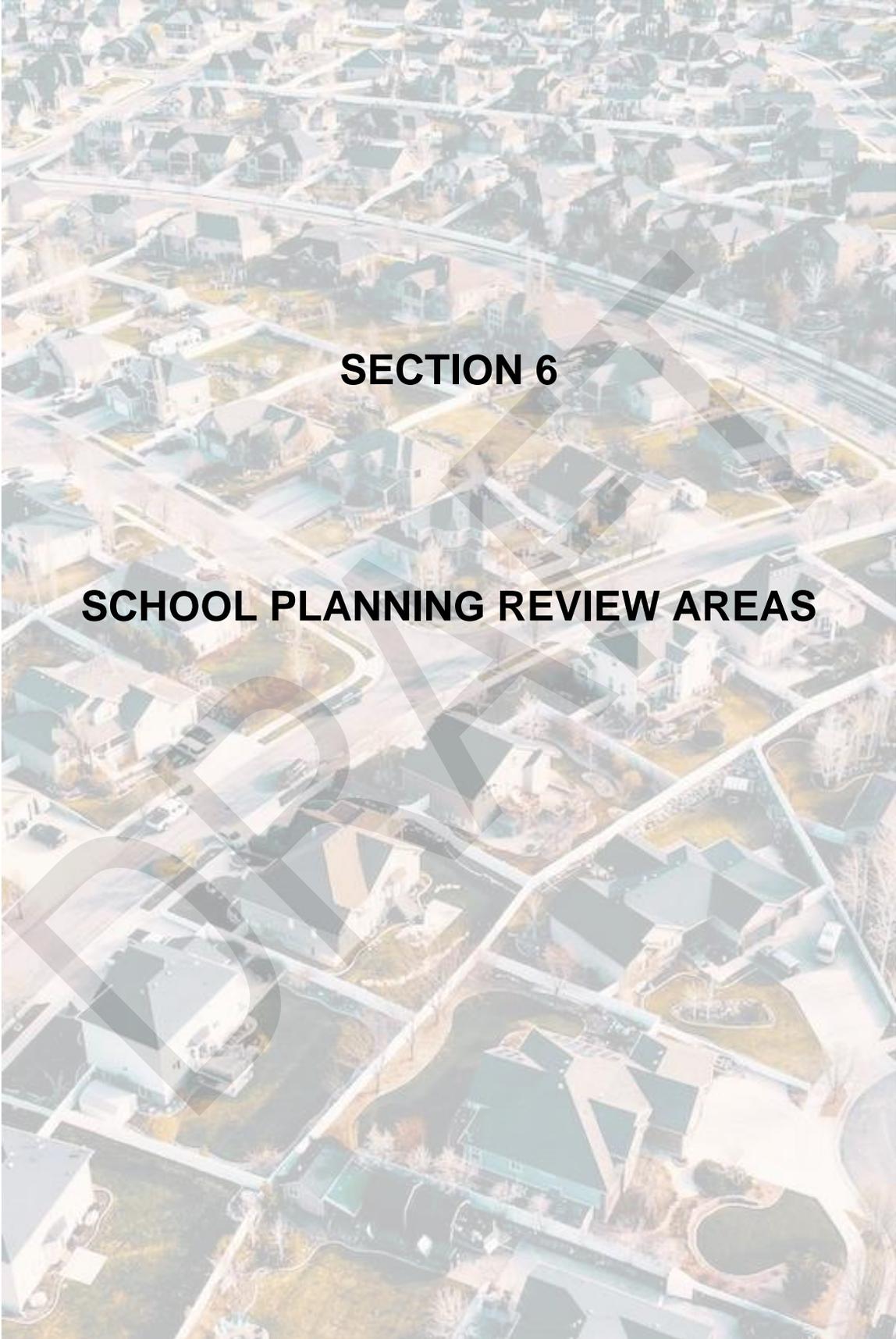
5.8 COMMUNITY USE OF SCHOOLS

The Board recognizes the importance in developing its schools as hubs of the community by making its facilities available to the public. The Community Use of Schools Program works in partnership with the Board’s staff and its diverse communities to foster an ongoing relationship of interaction and intercommunity.

The Community Use of Schools is typically available after regular hours on regular school days and weekends. It is a cooperative program through the mutual support of Board administration, Principals, custodians, school staff and the community at large.

Community Use of Schools supports the Board's accommodation strategy as it maximizes the efficiency of space within the Board's schools after regular hours. The usage of the space by the community enhances the Board's relationship with the community and its schools.

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SECTION 6

SCHOOL PLANNING REVIEW AREAS

6.0 SCHOOL PLANNING REVIEW AREAS

6.1 BOARD-WIDE ENROLMENT

There are approximately 24,300 elementary students in UGDSB in 2022/23.

Figure 10 shows historical and projected elementary enrolment split into the County of Dufferin, County of Wellington, and City of Guelph. Generally, the two counties make up approximately 55% of the Board’s elementary enrolment with the other 45% coming from Guelph. It is projected that over the next 8 years a larger proportion of the Board’s elementary students will be attending schools in Wellington County which is due to the amount of housing growth planned in municipalities such as Centre Wellington and Erin.

Figure 10 - Historic and Projected Elementary Enrolment in Wellington and Dufferin County and City of Guelph

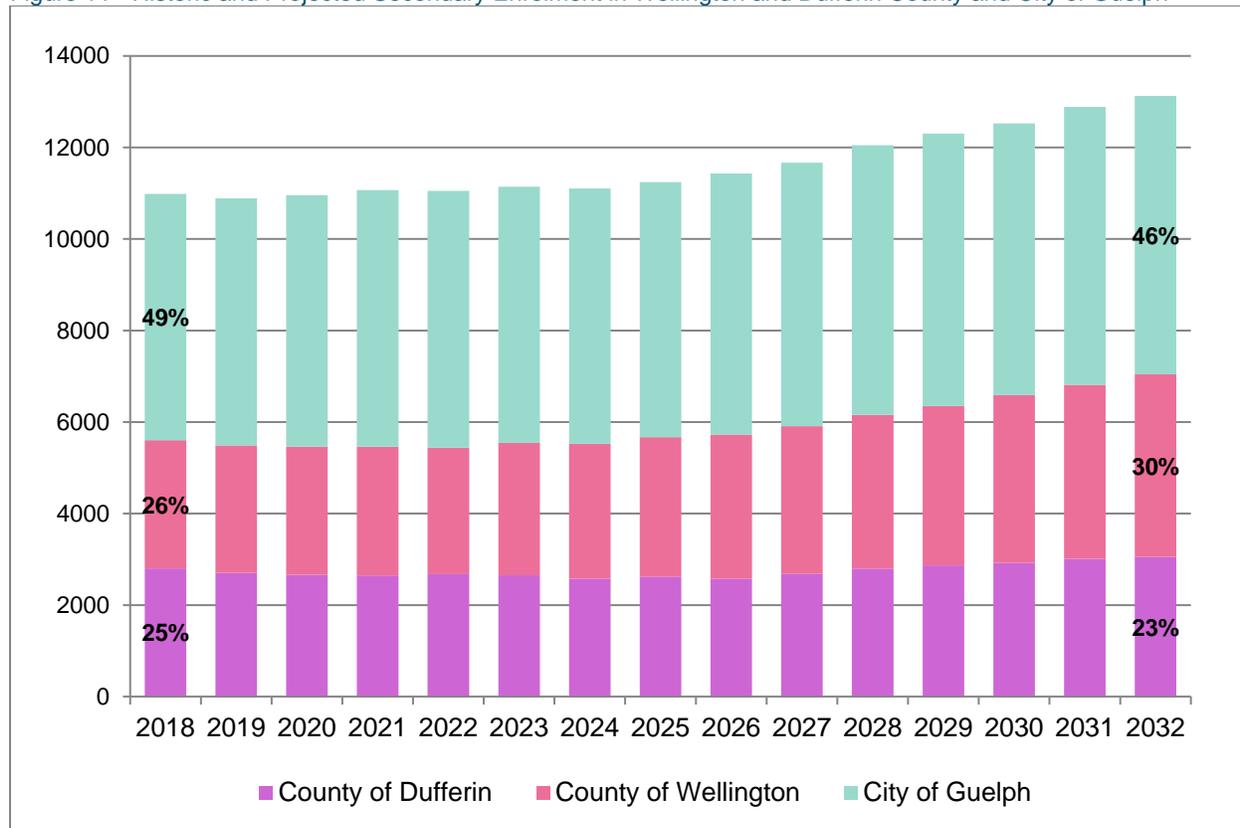


Figure 10 shows the impact of the Covid pandemic on elementary enrolment in 2020 however, the enrolment started to recover in 2021. Elementary enrolment over the last 4 years grew by over 2%. It has been assumed that the enrolment growth over the next 8 years will be more significant given the amount of planned new housing in the Board’s jurisdiction.

There are approximately 11,000 FTE secondary students in 2022/23. Figure 11 shows historical and projected secondary enrolment split into the County of Dufferin, County of

Wellington, and City of Guelph. Generally, the two counties make up approximately 50% of the Board’s secondary enrolment with the other 50% coming from Guelph. It is projected that over the next 8 years a larger proportion of the Board’s secondary students will be attending schools in Wellington County.

Figure 11 - Historic and Projected Secondary Enrolment in Wellington and Dufferin County and City of Guelph



Covid did not have an impact on secondary enrolment as was experienced in the elementary panel. Over the last 4 years, secondary enrolment has experienced gradual growth of approximately 1%. The enrolment projection over the next 8 years assumes continual growth in secondary enrolment as a result of the planned residential development growth in the UGDSB.

6.2 SCHOOL CAPACITY ANALYSIS

School utilization is measured by comparing a school’s On the Ground (OTG) capacity to its enrolment. Utilization does not include portable accommodation in its analysis.

Overall school space is well used in the UGDSB. The 2022/23 average utilization in elementary schools is 93% and 100% in secondary schools. Comparatively, in the 2018

LTAP report, the average utilization in elementary schools was 90% and 98% in secondary schools.

Individual school utilizations are included in the enrolment tables in Section 6.4 of the report. Table 8 summarizes the number of schools that are underutilized, well-utilized and overcapacity in 2022/23 in both the elementary and secondary panel.

Table 8 - Number and Percentage of Schools Underutilized, Well-utilized and Overcapacity in 2022/23

	2022/23 Utilization	# of Schools	% of Schools
Elementary	Underutilized (<80%)	17	26%
	Well Utilized (80-110%)	35	54%
	Overcapacity (>110%)	13	20%
Secondary	Underutilized (<80%)	3	27%
	Well Utilized (80-110%)	3	27%
	Overcapacity (>110%)	5	45%

Despite an average elementary utilization of 93%, in 2022/23 there are approximately 1,800 empty elementary spaces across the UGDSB as shown in Table 9.

By 2025, there is a forecasted shortfall in the number of elementary pupil places. Overall, there is approximately 250 surplus secondary spaces in UGDSB in 2022/23 however, by 2025 it is projected that there will be fewer surplus spaces due to increased enrolment.

Table 9 - Total Elementary and Total Secondary Surplus Spaces and Utilization Rates for Projection Period

Panel	OTG	2022/23	OTG	2025/26	2030/31
Total Elementary	26,118	24,296	26,426⁵	25,907	28,485
Number of Surplus Spaces		1,822		519	-2,059
Utilization Rate		93%		98%	108%
Total Secondary	11,301	11,050	12,201⁶	11,242	12,527
Number of Surplus Spaces		251		959	-326
Utilization Rate		98%		92%	100%

⁵ Total Elementary OTG includes new 308 pupil place Centre Wellington Elementary school.

⁶ Total Secondary OTG includes new 900 pupil place Guelph Secondary school.

6.3 DEVELOPMENT AREAS

Annually, the Planning Department reviews the current Development Area (DAs) in effect, and where new DAs are needed. In some cases, a DA can be discontinued, or changes made to DA school assignments. The DA School Assignments Chart and DA Maps in effect for the 2023-24 school year are included in Appendix C.

In the last annual DA report, several new DAs were approved due to anticipated residential development and enrolment growth. The report also highlighted two DA school assignments under consideration for future changes. These two DAs are the Morning Crest DA and the North Fergus Phase 1, 2 & 3 DA.

In some review area enrolment tables, there are separate DAs identified in italics. In these circumstances the DA is being accommodated at a school outside its review area but for clarification the DA's projected enrolment is included in its actual review area. This shows the impact that this additional enrolment has on the local school and on the review area in total.

6.4 PLANNING REVIEW AREAS

To analyze enrolment, elementary and secondary schools are organized into review areas. This is a consistent approach used by the Ministry when considering Board's requests for capital priorities. When the Board is requesting additional school capacity (i.e., addition or new schools), surplus space in nearby schools is factored into this analysis.

The following review areas are organized in the LTAP based on the associate school description shown in Appendix D. Within each review area enrolment table, schools have been sorted based on geographical proximity.

The tables include each school's actual enrolment in 2022/23, a 3-year (2025/26) and an 8-year (2030/31) enrolment projection. The 3-year projection matches the timeframe for the Board's Multi-Year Plan. The colors presented in the table correspond to the utilization rate as follows:

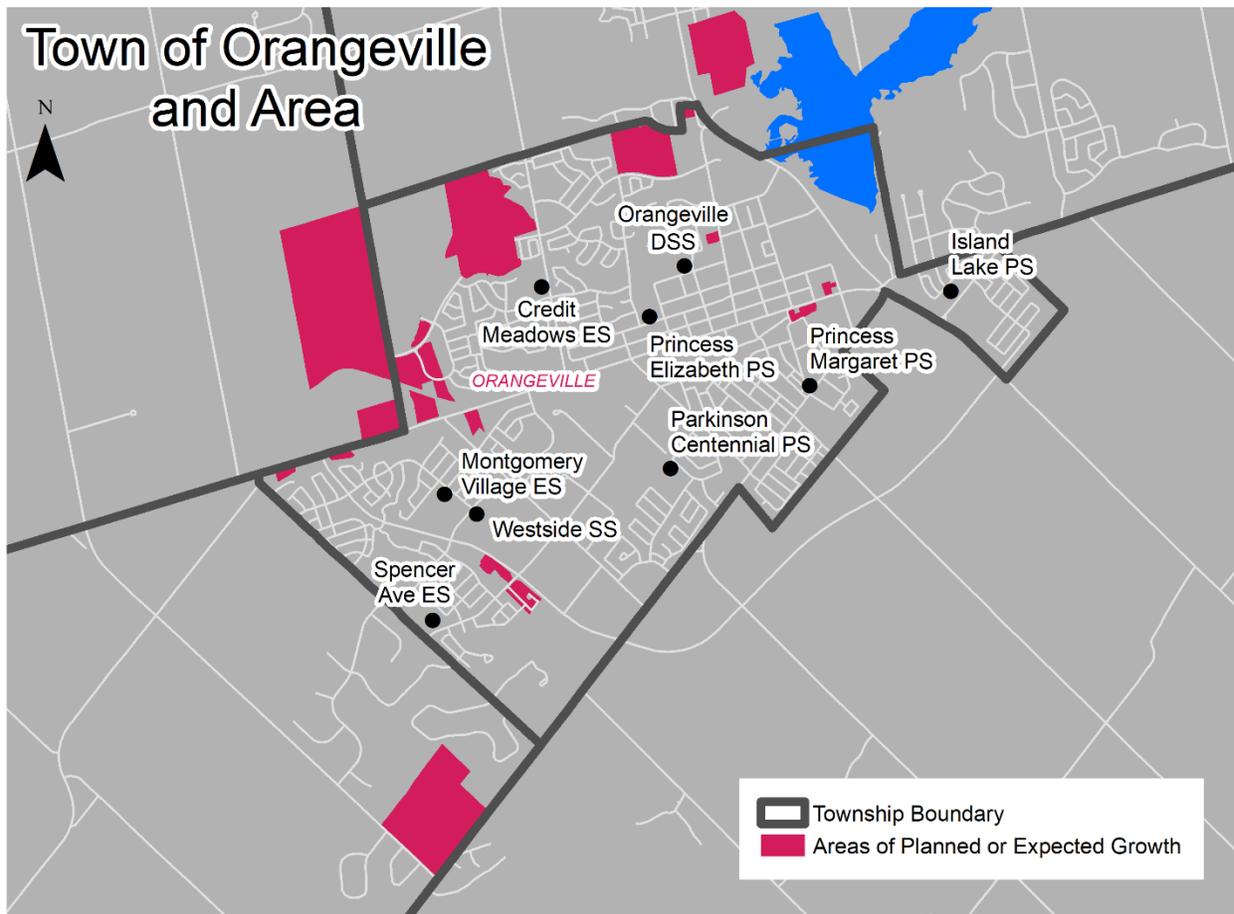
Underutilized (80% and lower)
Well-utilized (between 80% -110%)
Overcapacity (110% and higher)

6.4.1 ORANGEVILLE ELEMENTARY

The Orangeville Elementary Review Area is made up of the Town of Orangeville and part of the Town of Mono located south of County Road 7.

Figure 12 shows areas of expected/planned residential development in Orangeville. Most new planned residential subdivision development is concentrated in northwest Orangeville in the vicinity of Credit Meadows ES. There are also several small infill developments occurring throughout the Town.

Figure 12 - Town of Orangeville and Area Residential Development



There are 7 elementary schools and approximately 3,100 elementary students in the Orangeville Review Area.

Table 10 shows current and projected 3 and 8-year enrolments. The table is colour-coded to show which schools are overcapacity, well utilized or underutilized. All enrolment projections have been rounded to the nearest 5. Portables on school sites that are available as classrooms are also included in the table.

Table 10 - Orangeville Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Credit Meadows ES	JK-8 RT	426	4	464	480	565
<i>DAs holding at Laurelwoods ES due to capacity constraints at Credit Meadows</i>	<i>JK-8 RT</i>	-	-	0	40	190
Princess Elizabeth PS	JK-8 RT JK-6 FI	636	0	519	520	580
Montgomery Village PS	JK-8 RT	481	5	505	510	525
Spencer Ave ES	JK-8 RT 4-8 GI 4-8 FI	423	1	430	455	530
Parkinson Centennial PS	JK-8 RT JK-3 FI	521	0	404	490	505
Princess Margaret PS	JK-8 RT	443	0	289	305	310
Island Lake PS	JK-8 RT	490	4	569	590	565
Review Area Sum		3,420	14	3,180	3,390	3,770

In the next 8 years, it is projected that Credit Meadows ES and Spencer Ave ES will experience increased enrolment pressure and Island Lake PS is projected to remain overutilized for the projection period.

There are four DAs in northwest Orangeville in the area of Credit Meadows ES. Two of the DA's are assigned to Credit Meadows ES and the other two DAs are currently assigned to Laurelwoods ES as there is not enough capacity available at Credit Meadows ES.

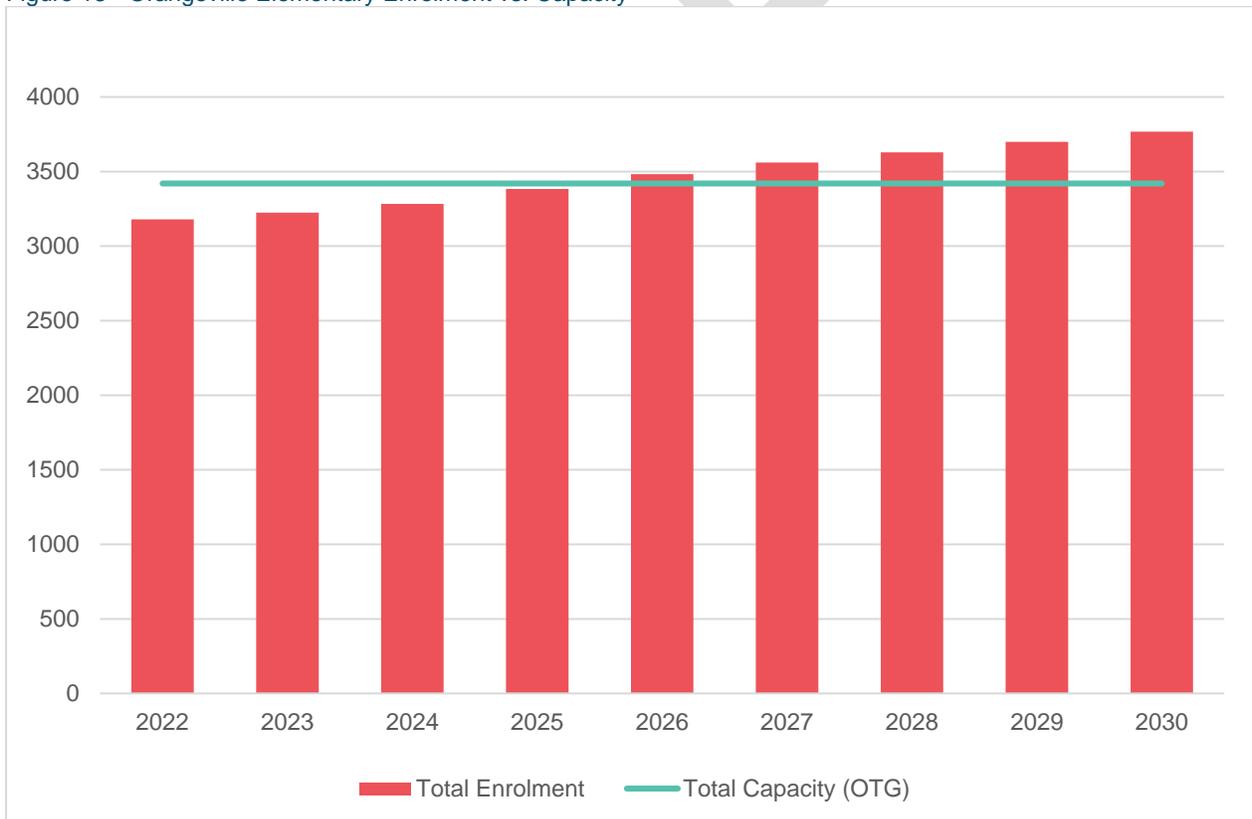
The projected number of students from the two DA's assigned to Laurelwoods ES is not included in the Credit Meadows ES enrolment projection but is included as a separate line in the table and in the total Orangeville enrolment. The 2030 enrolment projection for

the DAs in northwest Orangeville holding at Laurelwoods ES does not reflect the full build out of development in this area.

A new elementary school site has been identified in one of the planned subdivisions in northwest Orangeville given the future enrolment pressure. In the interim, DA’s will continue to be utilized to accommodate students in schools where there is space. Portables will also be required to accommodate students until such time as capital funding is available from the Ministry to build a new school.

Figure 13 shows a comparison of the total elementary capacity and enrolment in Orangeville. The total enrolment projection includes the students assigned to Laurelwoods ES from two northwest Orangeville DA’s. Over the next 3 years it is anticipated that there will be sufficient elementary space in the Orangeville review area despite growth pressures at some of the schools. The need for additional elementary capacity is projected towards the end of the projection period.

Figure 13 - Orangeville Elementary Enrolment vs. Capacity



6.4.2 DUFFERIN ELEMENTARY

The Dufferin Elementary Review Area includes the Town of Shelburne, Town of Grand Valley, Townships of Mulmur, Melancthon, Amaranth, East Garafraxa, and a portion of the Town of Mono north of County Road 7.

As indicated in Section 5, most residential growth in the Dufferin review area is planned for Shelburne and Grand Valley. However, there are other residential developments proposed in some of the smaller communities in Dufferin such as Horning Mills, Mansfield, Waldamar and Marsville.

Figures 14, 15 & 16 shows areas of expected/planned residential development in Dufferin County.

Figure 14 - Town of Shelburne and Township of Melancthon Residential Development

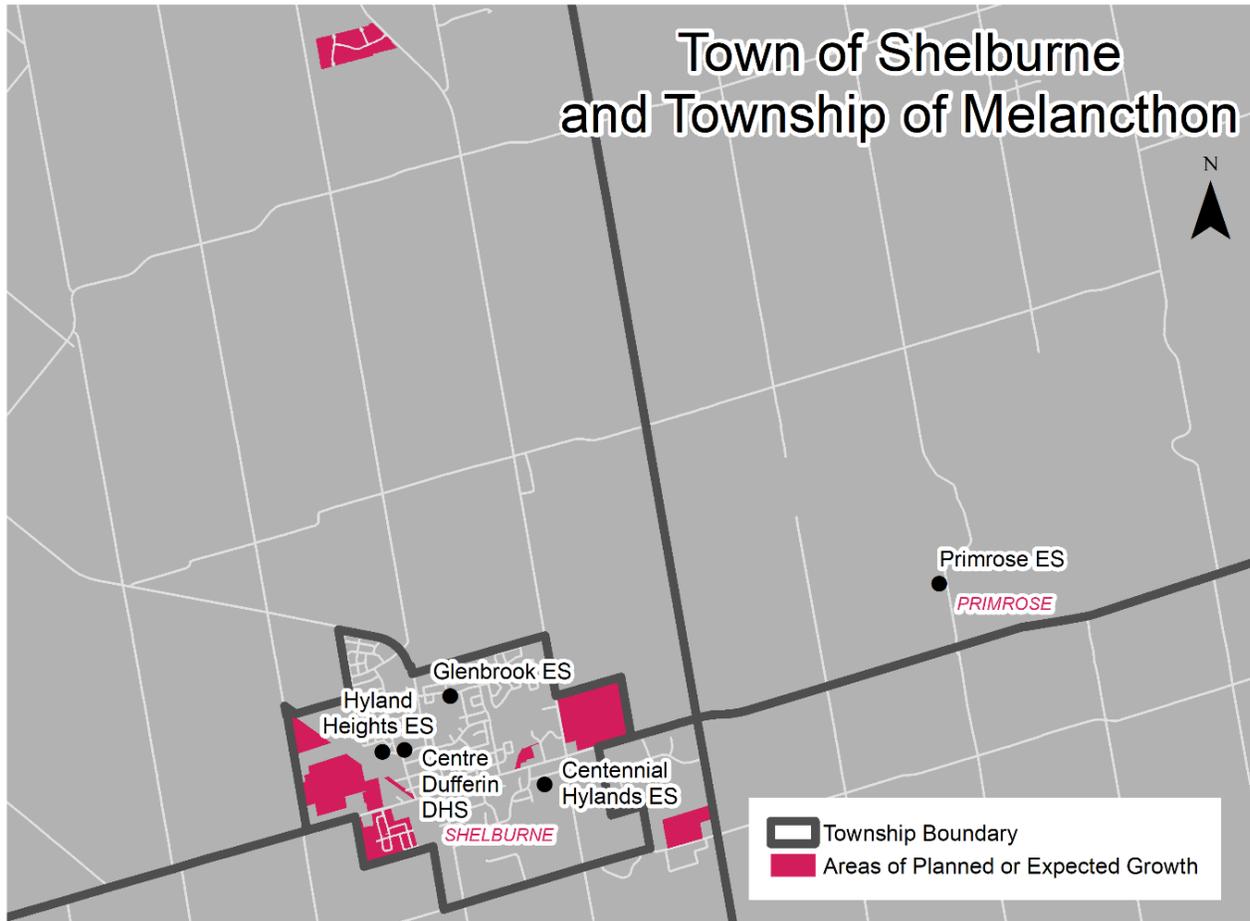
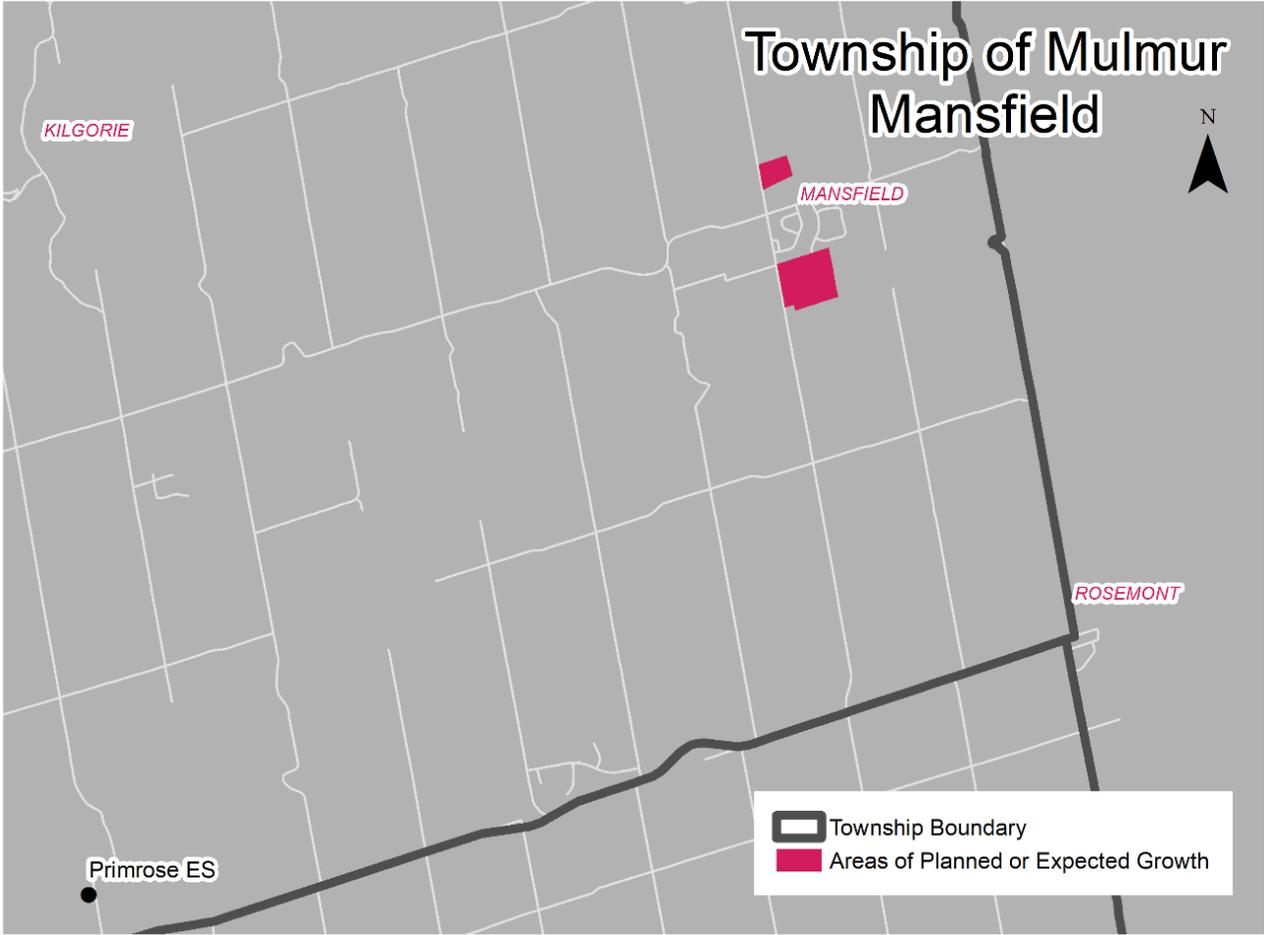
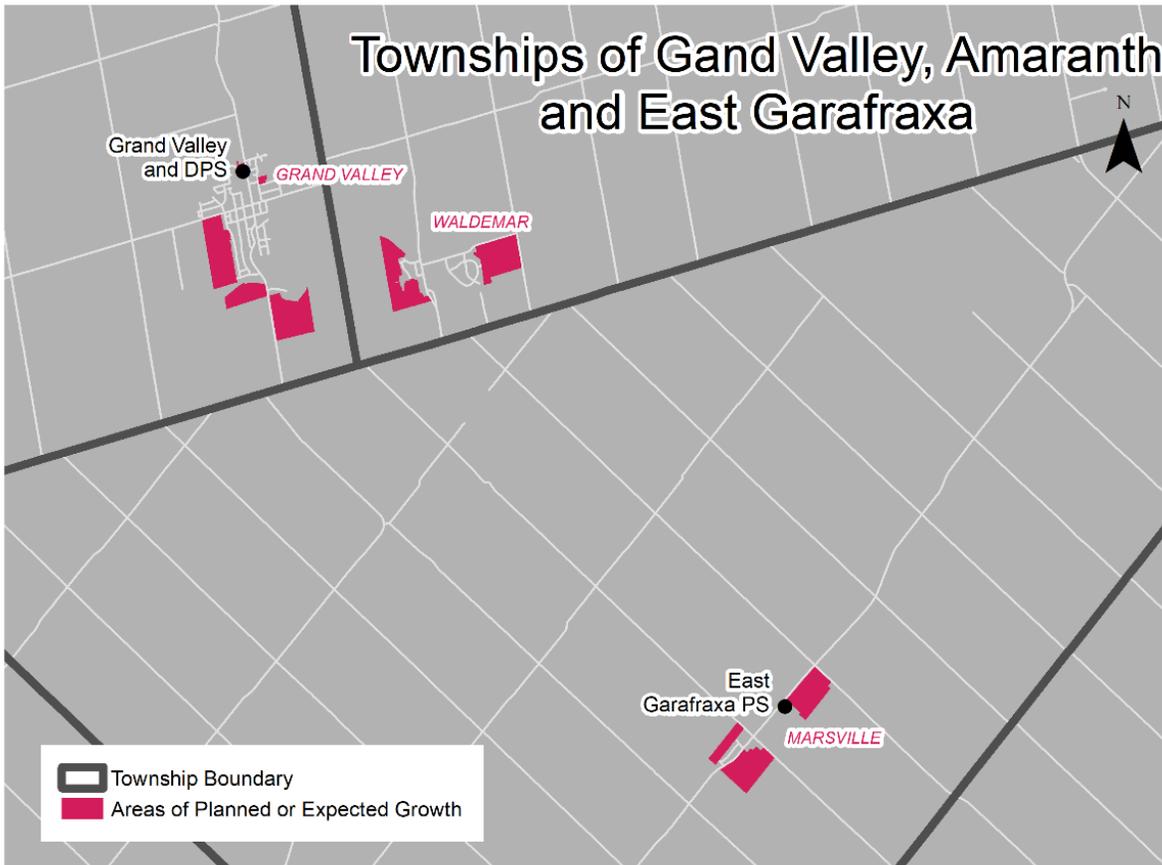


Figure 15 - Township of Mulmur and Area Residential Development



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Figure 16 - Townships of Grand Valley, Amaranth and East Garafraxa Residential Development



Currently, there are 8 elementary schools and approximately 3,000 elementary students in the Dufferin Review Area. The current and projected 3 and 8-year enrolments and utilizations are shown in Table 11.

The future enrolment generated from the DAs in northwest Orangeville holding at Laurelwoods ES is not included in the Laurelwoods ES enrolment projection or the total Dufferin enrolment as this enrolment is included in Orangeville in Table 10.

Table 11 - Dufferin Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Centennial Hylands ES	JK-8 RT JK-8 FI	541	0	413	495	560
Glenbrook ES	JK-8 RT	449	4	456	445	425
Hyland Heights ES	JK-8 RT	510 ⁷	6 ⁸	524	510	585
East Garafraxa PS	JK-8 RT	167	2	184	220	245
Grand Valley & District PS	JK-8 RT	458	0	365	470	675
Laurelwoods ES	JK-8 RT	375	0	240	265	310
Mono Amaranth PS	JK-8 RT	328	1	278	280	275
Primrose ES	JK-8 RT	377	6	584	600	605
Review Area Sum		3,205	19	3,044	3285	3680

Enrolment growth is projected in the next 8 years at Centennial Hylands ES, Hyland Heights ES, East Garafraxa PS and Grand Valley and District PS and Laurelwoods ES due to planned new housing development.

Enrolment pressure is also projected to continue at Primrose ES as there has been a trend in recent years of increased families moving into the Primrose ES area. There is also some future housing development planned within its boundary.

Figure 17 compares total enrolment in the Dufferin Review Area to total capacity of all Dufferin elementary schools. The total capacity includes the 4-room addition currently under construction at Hyland Heights ES. The DA students from northwest Orangeville are also not included in Dufferin total enrolment.

⁷ OTG Capacity at Hyland Heights ES includes the 4-room addition currently under construction.

⁸ Additional portables required at Hyland Heights ES while addition is under construction.

Figure 17 - Dufferin Elementary Enrolment vs. Capacity

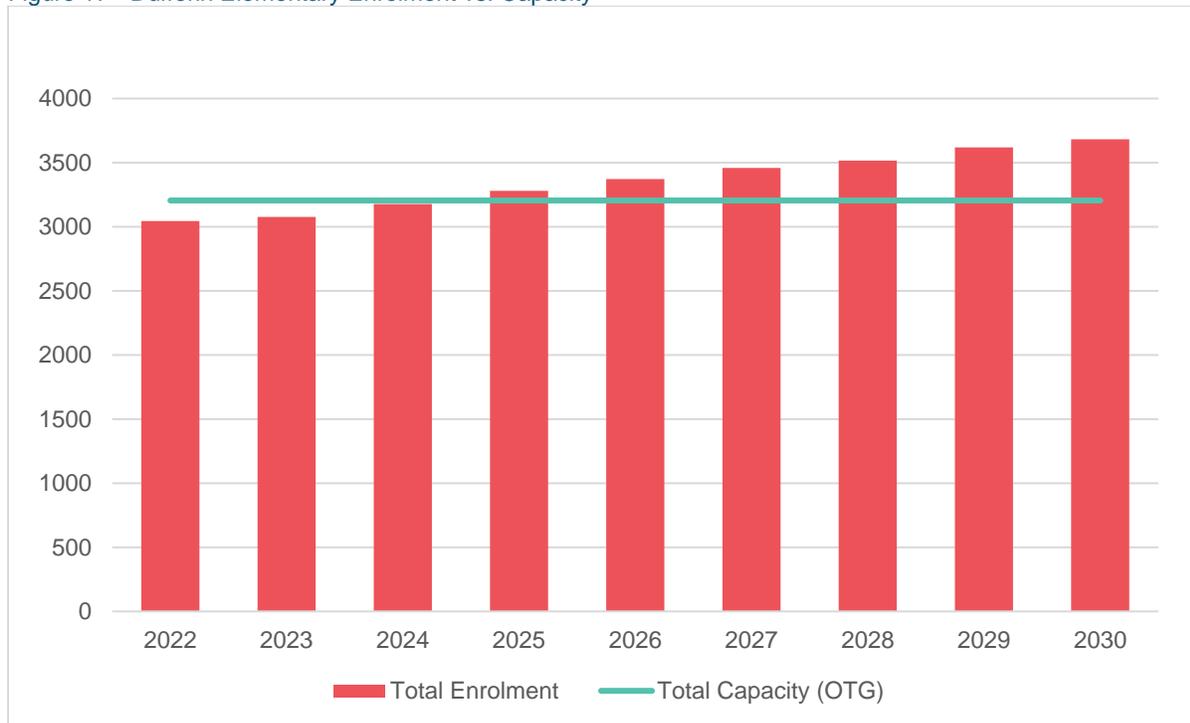


Figure 17 shows that elementary enrolment is projected to increase over the projection period and shows the need for additional elementary capacity in the Dufferin Review Area in the long term. The need for new elementary schools were identified in Grand Valley and in Shelburne in the 2019 EDC Bylaw. In the interim, portables will be required to accommodate students until such time as capital funding is available from the Ministry for new schools. Additional temporary measures such as reassigning students to holding schools may also be necessary.

6.4.3 ORANGEVILLE/DUFFERIN SECONDARY

Appendix D shows which elementary schools are associated with each secondary school. Generally elementary students from the northern portion of Dufferin County including the Town of Shelburne and Town of Grand Valley attend Centre Dufferin DHS. Elementary students from the southern portion of Dufferin including Town of Orangeville attend Orangeville DSS and Westside SS.

Secondary FI students from Orangeville/Dufferin are accommodated at Erin DHS. In 2022/23 there are approximately 120 secondary FI students attending Erin DHS from Orangeville/Dufferin.

There are 3 secondary schools in Dufferin and approximately 2,700 regular track secondary students in the Orangeville/Dufferin Secondary Review Area.

Table 12 shows current and projected 3 and 8-year enrolment and utilization information. The secondary enrolments are presented as a Full Time Equivalent (FTE) which factors in that not all secondary students are full time.

Table 12 - Orangeville/Dufferin Secondary Schools Enrolment and Capacities

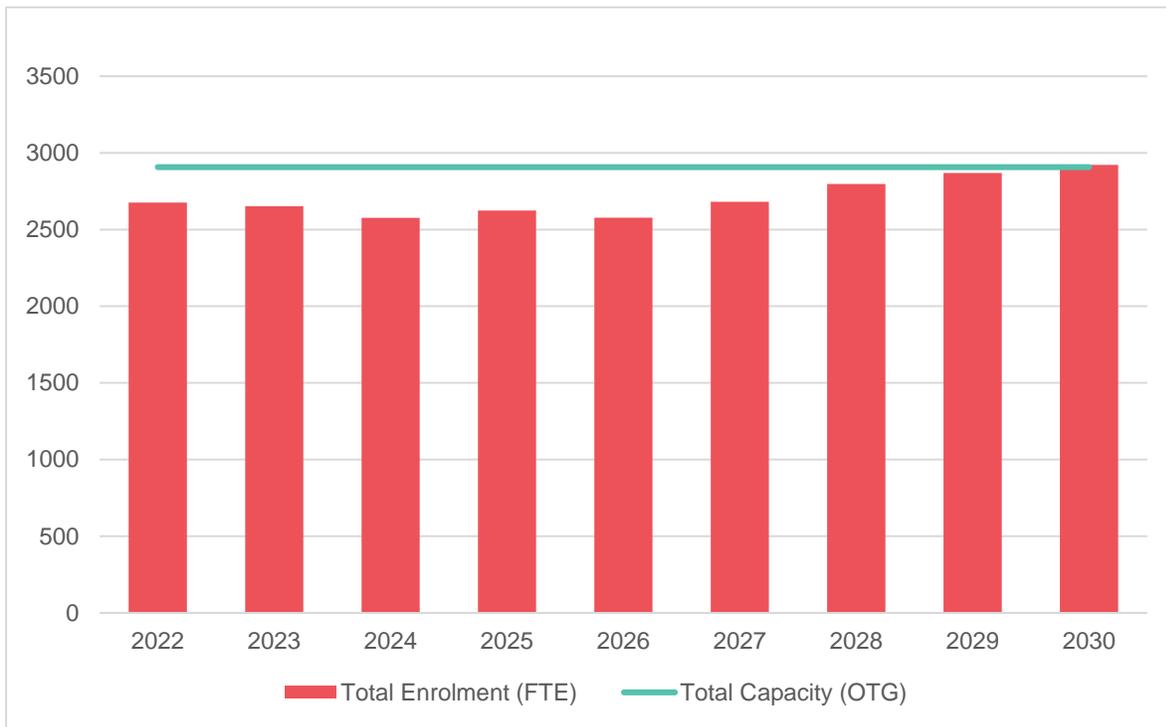
School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Centre Dufferin DHS	9-12	798	5	853	895	1,140
Orangeville DSS	9-12	1,332	1	1,072	970	965
Westside SS	9-12	777	5	751	760	815
Review Area Sum		2,907	15	2,676	2,625	2,920

Enrolment is projected to increase at Centre Dufferin DHS due to new housing development in Shelburne and Grand Valley.

Westside SS is also projected to increase slightly which is attributed to planned development in Marsville and due to development in northwest Orangeville.

Figure 18 compares total enrolment to total capacity in the Orangeville/Dufferin secondary schools. Orangeville/Dufferin secondary FI students are not included in the total enrolment as they are accommodated at Erin DHS.

Figure 18 - Orangeville/Dufferin Secondary Enrolment vs. Capacity



The projection indicates that there is surplus secondary capacity in the short to mid-term in Orangeville/Dufferin. It is projected that there will be increased enrolment pressure at Centre Dufferin DHS in the future. This will either require the use of portables or it may be necessary to consider more permanent changes to secondary school boundaries in Orangeville/Dufferin and/or consider applying for Ministry capital in the future for additional secondary capacity in this area.

6.4.4 ERIN ELEMENTARY

The Erin Review Area covers the area generally east of the Eramosa-Erin Townline to Winston Churchill Boulevard. It includes the area south of the Erin-Garafraxa Townline to the Halton-Erin Townline.

Figure 19 shows areas of potential residential development growth in the Town of Erin.

Figure 19 – Town of Erin (Erin and Hillsburgh) Residential Development



There are several large residential subdivisions planned in Erin and Hillsburgh. The Town is currently constructing a new wastewater treatment plant to service these new subdivisions.

There are 3 elementary schools and approximately 800 elementary students currently in the Erin Review Area. Table 13 shows current and projected 3 and 8-year enrolments.

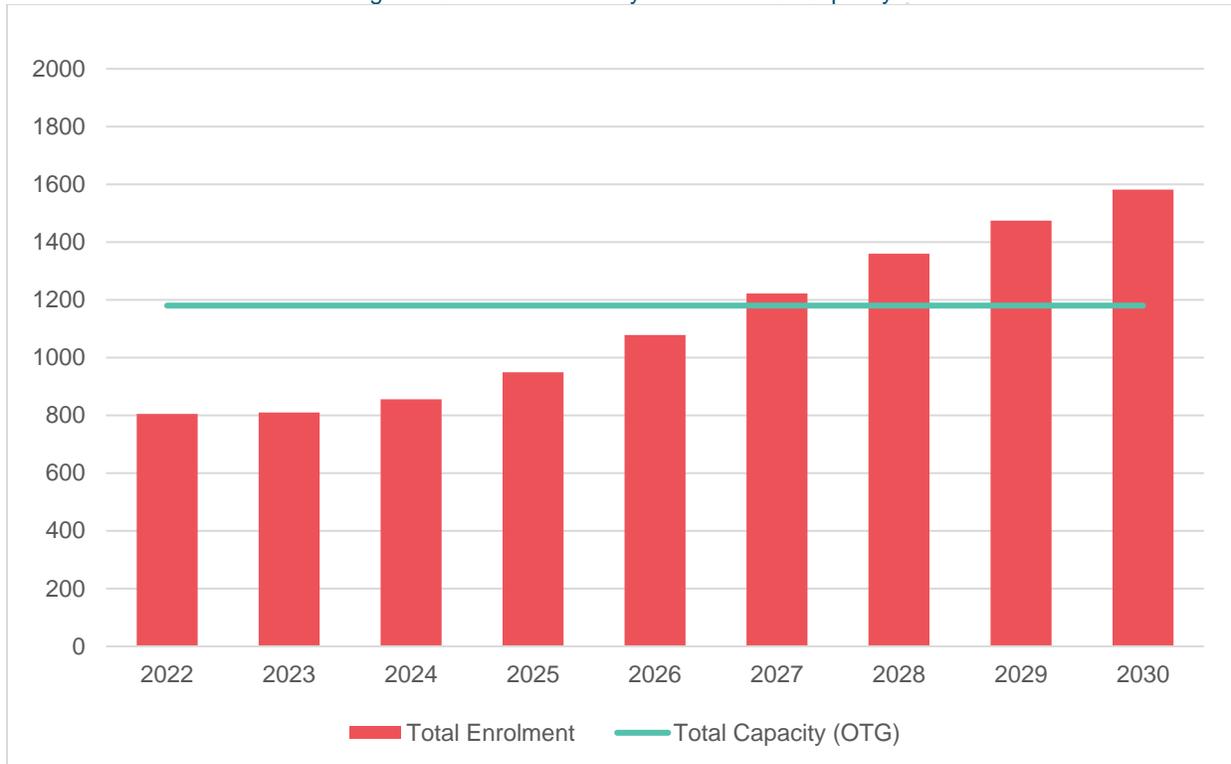
Table 13 - Erin Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Brisbane PS	JK-6 RT JK-6 FI	446	1	383	475	610
Erin PS	JK-8 RT 7-8 FI	535	0	321	350	675
Ross R. MacKay PS	JK-6 RT	199	0	101	125	295
Review Area Sum		1,180	1	805	950	1,580

The enrolment projection assumes that the Town will have the sewage capacity to support new housing development starting in the next 2-3 years. All elementary schools in Erin are projected to experience increased enrolment over the projection period.

Figure 20 compares total enrolment in the Erin Elementary Review Area to total capacity of all Erin elementary schools.

Figure 20 - Erin Elementary Enrolment vs. Capacity



The projection indicates that the total enrolment in Erin will increase beyond total school capacity in this projection period. As well, new development enrolment growth is projected beyond the projection timeframe. Two new elementary school sites have been identified in planned subdivisions in Erin and Hillsburgh. In the interim, there is surplus capacity available in Erin schools. Portables may also be necessary to accommodate students until such time as capital funding is available from the Ministry for new schools.

6.4.5 ERIN SECONDARY

There is 1 secondary school and approximately 450 secondary students in the Erin Secondary Review Area. Erin DHS also accommodates secondary FI with students from Erin and Orangeville/Dufferin.

Table 14 shows current and projected 3 and 8-year enrolments. The secondary enrolments are presented as FTE.

Table 14 - Erin Secondary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Erin DHS	9-12 9-12 FI	558	1	510	565	915

Enrolment is projected to increase at Erin DHS over the projection period due to projected new housing development.

Figure 21 compares total enrolment in the Erin Secondary Review Area to total capacity of Erin DHS. The total enrolment includes secondary FI students from Erin and Orangeville/Dufferin.

Figure 21 - Erin Secondary Enrolment vs. Capacity



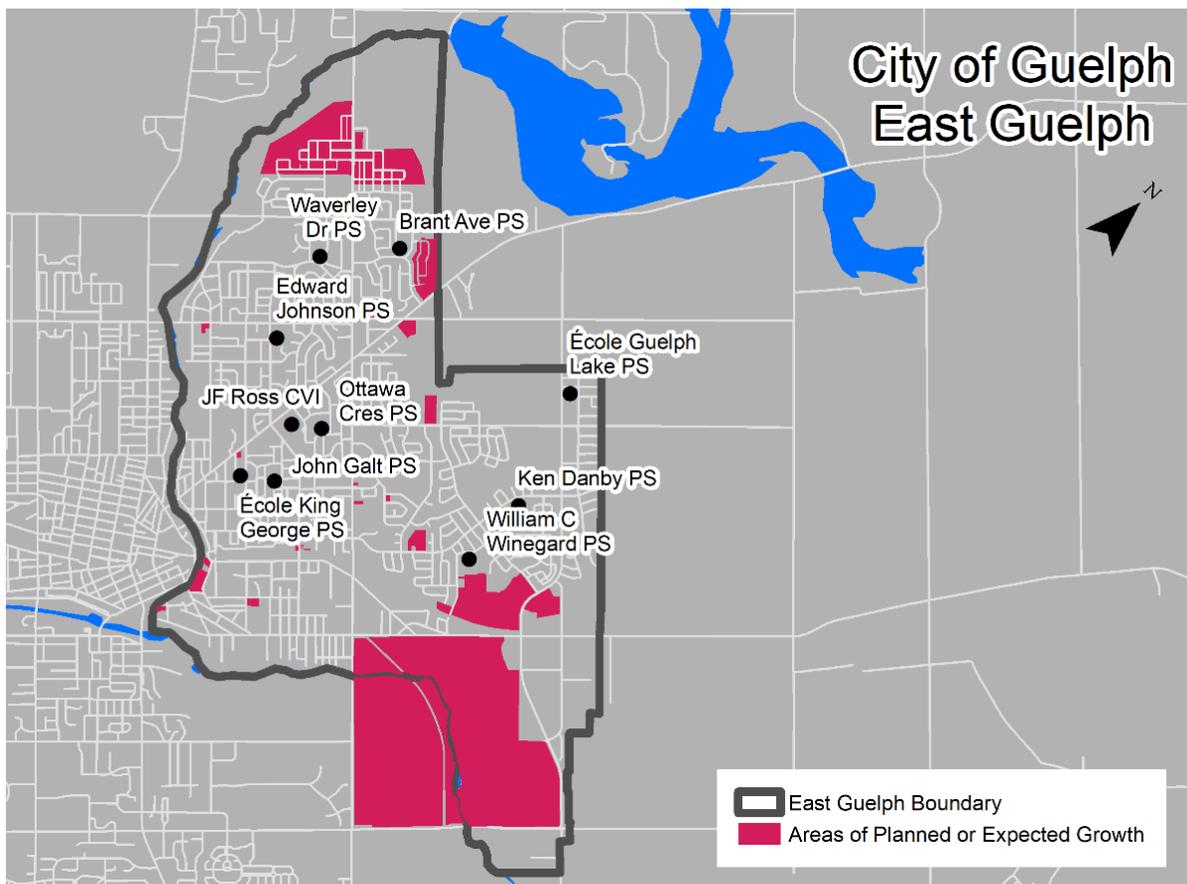
Secondary enrolment in this review area is projected to increase beyond available capacity at Erin DHS. It may be necessary to consider applying for capital funding from the Ministry in the future for additional secondary capacity in this area.

6.4.6 EAST GUELPH ELEMENTARY

The East Guelph Review Area covers an area in the City of Guelph generally east of the Speed River and north of the Eramosa River. The review area extends beyond the city limit north to Guelph Lake and east to Jones Baseline in Guelph/Eramosa Township.

Figure 22 shows where there is planned and ongoing housing development in East Guelph.

Figure 22 - East Guelph Residential Development



The largest planned residential development in East Guelph is the Guelph Innovation District (GID) located at the southeast corner of York and Victoria Road. This secondary planning area had identified a target population for this area of 6,650 people by the year 2031.

Other areas of new residential growth in East Guelph include the Cityview Ridge subdivision around the area of William C Winegard PS and the NIMA subdivision in the Brant Ave PS area. There are also several small infill developments planned throughout East Guelph.

There are 9 elementary schools and approximately 3,700 elementary students in the East Guelph Review Area.

Table 15 shows the current and projected 3 and 8-year enrolment and utilization information.

Table 15 - East Guelph Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Brant Ave PS	JK-6 RT	282	1	269	345	370
Edward Johnson PS	JK-6 FI	285	5	316	305	320
Waverley Dr PS	JK-8 RT 4-8 GI	616	2	557	600	625
École King George PS	JK-8 FI	481	1	453	465	475
John Galt PS	JK-6 RT	380	0	368	405	395
Ottawa Crescent PS	JK-6 RT	357	0	225	265	305
École Guelph Lake PS	JK-8 FI	541	0	444	460	470
Ken Danby PS	JK-8 RT	576	2	597	620	640
William C. Winegard PS	JK-8 RT	510	1	497	665	600
<i>Guelph Innovation District DA holding at Priory Park/Jean Little PS due to space constraints at William C. Winegard</i>	<i>JK-8 RT</i>	-	-	<i>0</i>	<i>30</i>	<i>150</i>
Review Area Sum		4,028	12	3,726	4,160	4,350

Enrolment growth is projected over the next 8 years at Brant Ave PS, Ken Danby PS and William C. Winegard PS due to new housing development planned in East Guelph.

The GID is currently designated as a DA and is assigned to Priory Park PS (JK-6) and Jean Little PS (7-8) in South Guelph as there is not enough space in local schools in East Guelph. The projected enrolment for the GID is not included in the William C. Winegard PS enrolment projection but is included as a separate line and in the total East Guelph enrolment at the bottom of Table 15. The 2030 projection does not reflect the full build out of the GID. The Board has identified the need for an elementary school site in the GID to address future elementary accommodation needs for this area.

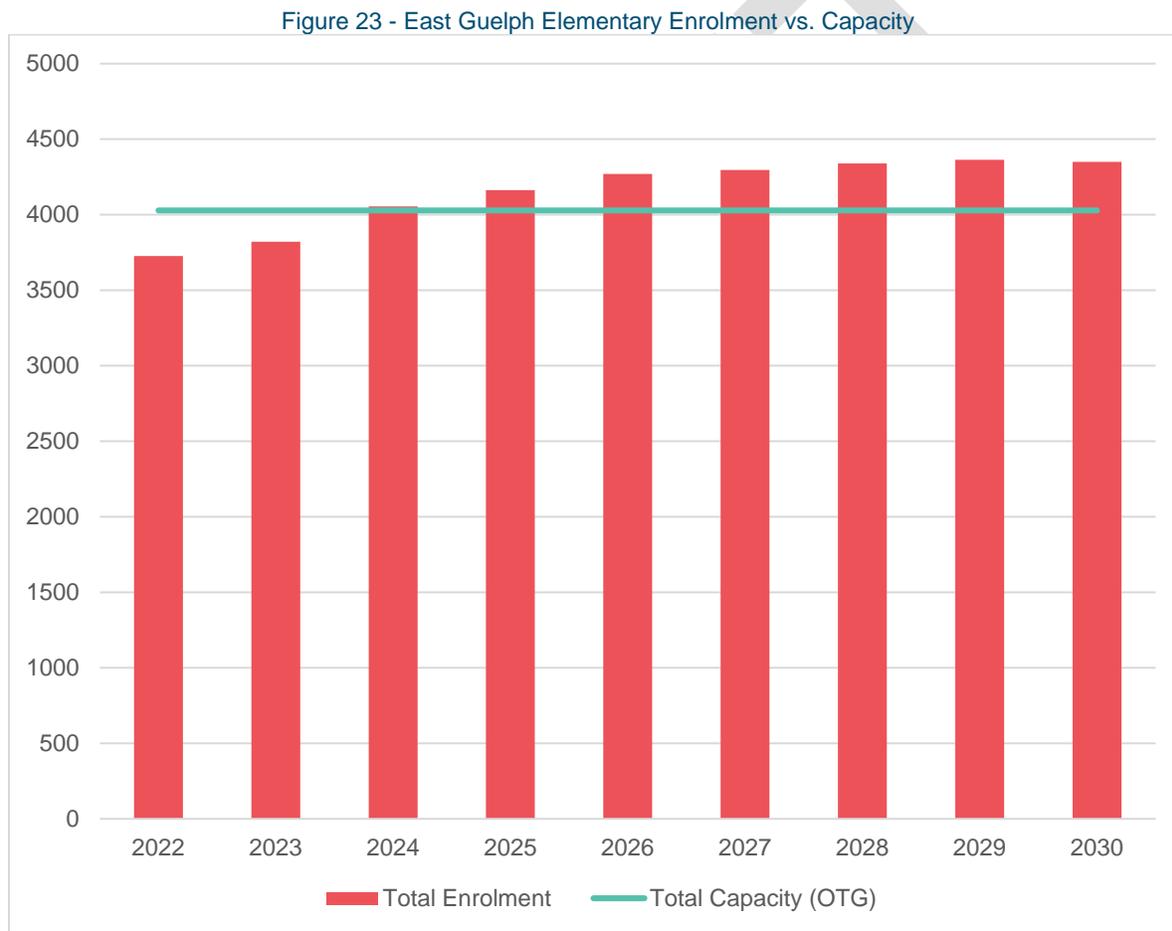


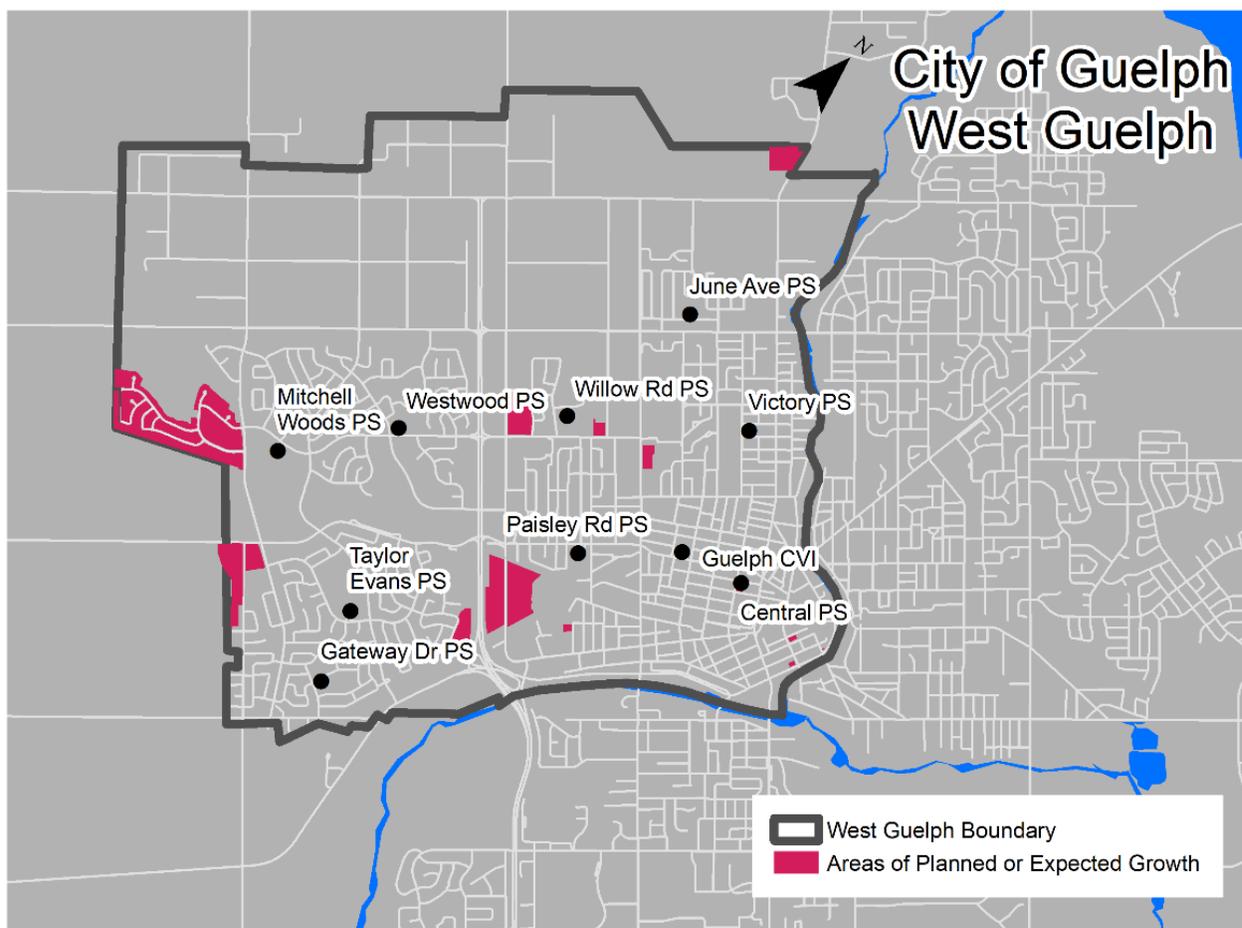
Figure 23 compares total elementary enrolment in the East Guelph Review Area to total capacity of all East Guelph elementary schools. This figure shows that the total elementary enrolment is anticipated to increase beyond total available capacity in East Guelph over the projection period. This projection includes the enrolment from the development of the GID. The need for additional elementary capacity in East Guelph will depend on the pace of development in the GID.

6.4.7 WEST GUELPH ELEMENTARY

The West Guelph Review Area covers an area in the City of Guelph northwest of the Speed River. The review area extends north beyond the city limit generally to the Guelph-Nichol Townline and Wellington Road 51 in Guelph/Eramosa Township.

Figure 24 highlights areas of ongoing and new planned residential development in West Guelph. The largest planned new residential developments in West Guelph are Silvercreek Junction around the area of Paisley Rd PS and along Whitelaw Rd around Taylor Evans PS. There are several other infill developments proposed in West Guelph.

Figure 24 - West Guelph Residential Development



There are 9 elementary schools and approximately 3,100 elementary students in the West Guelph Review Area.

Table 16 shows current and projected 3 and 8-year enrolments and utilizations.

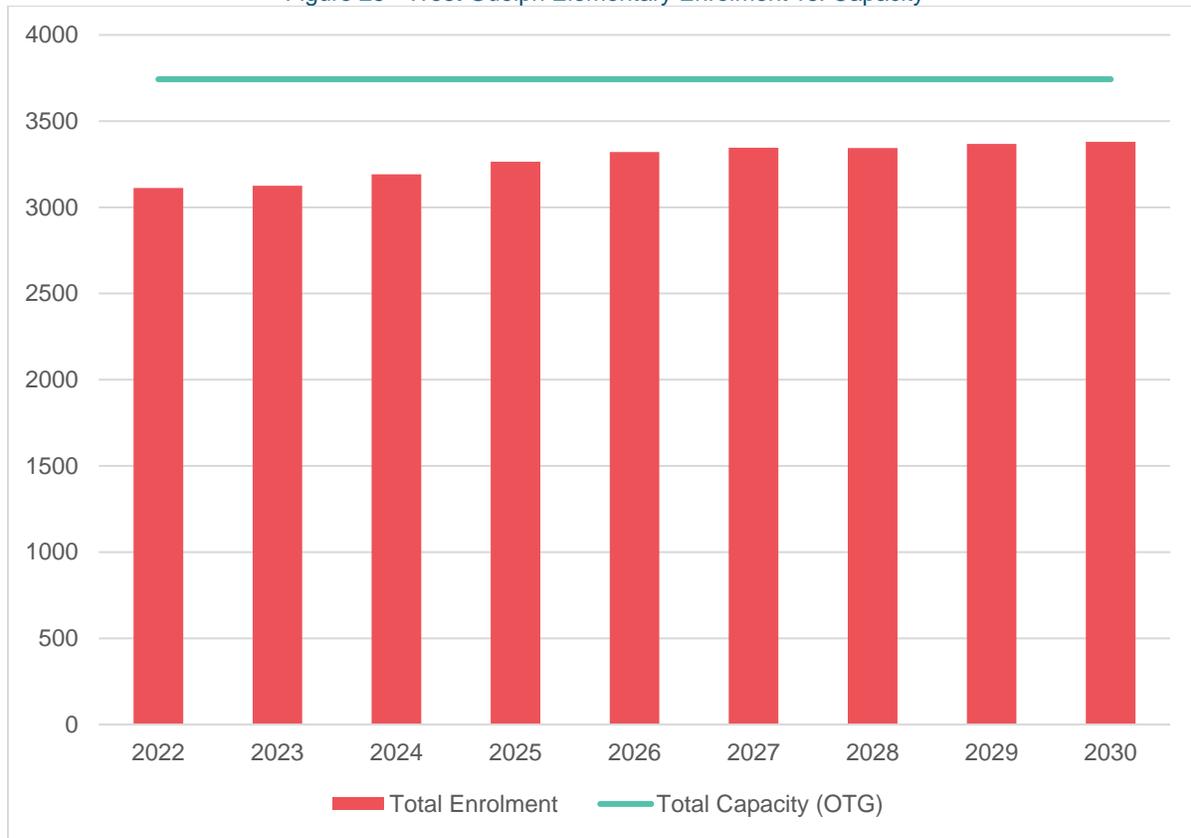
Table 16 - West Guelph Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Central PS	JK-6 RT	274	0	256	265	285
Paisley Rd PS	JK-6 RT JK-6 FI	510	1	388	375	425
June Ave PS	JK-6 RT	257	0	183	205	215
Victory PS	JK-6 RT JK-4 FI	308	2	299	285	295
Willow Rd PS	JK-8 RT 4-8 FI	607	0	326	410	430
Mitchell Woods PS	JK-8 RT	495	3	508	530	470
Westwood PS	JK-8 RT	458	1	372	365	360
Gateway Drive PS	JK-8 RT JK-3 FI	369	0	332	350	370
Taylor Evans PS	JK-8 RT	465	0	448	485	525
Review Area Sum		3,743	7	3,112	3,270	3,375

It is projected that the enrolment at Taylor Evans PS will increase due to the new residential development in the area. There is also enrolment growth at Willow Road PS during the projection period due to the start of FI in 2023/24 and is growing by an additional FI grade each year.

Figure 25 compares total elementary enrolment in the West Guelph Review Area to total capacity of all West Guelph schools. Overall, elementary enrolment in this area is projected to experience growth over the next 8 years. However, it is projected that there will continue to be surplus school capacity in West Guelph. Enrolment pressure can be managed with portables.

Figure 25 - West Guelph Elementary Enrolment vs. Capacity

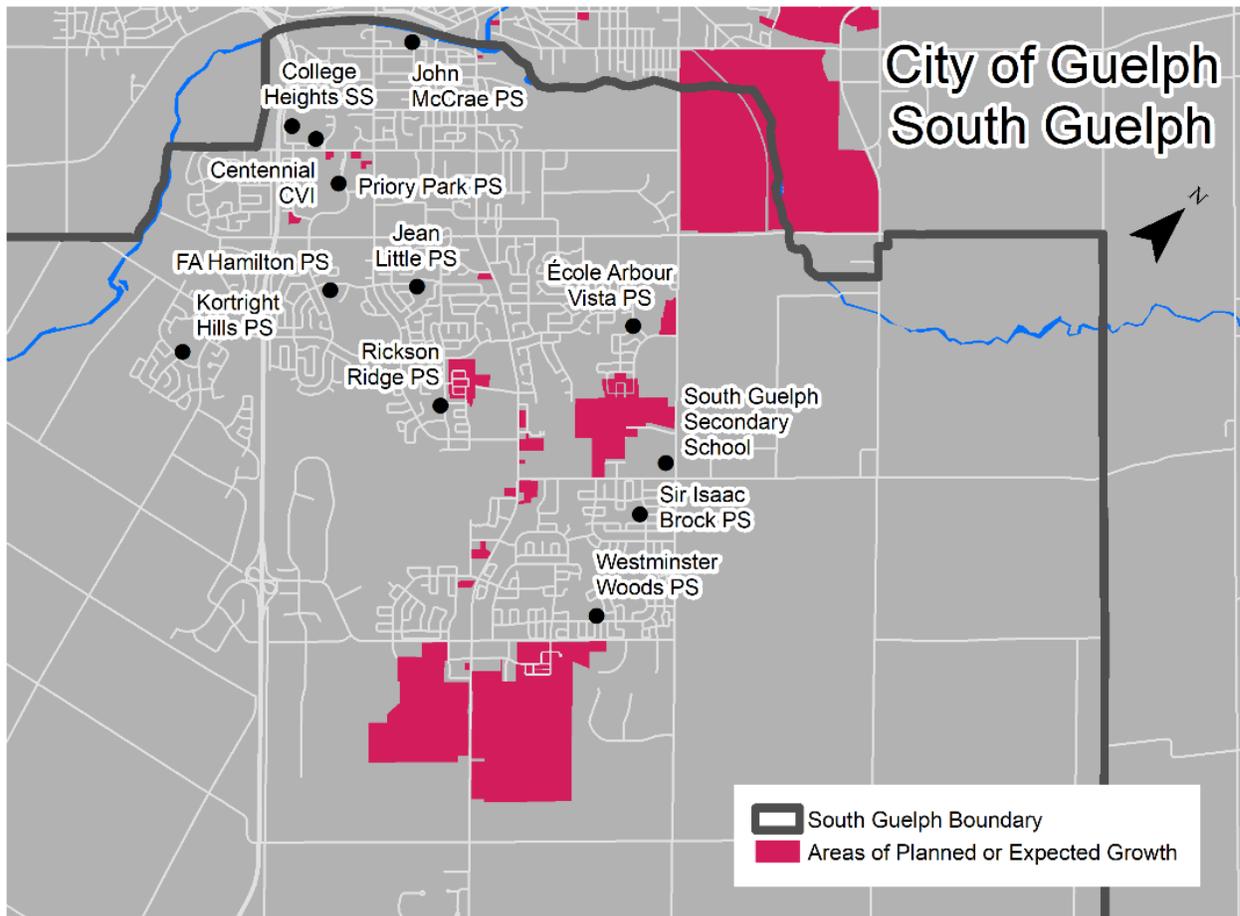


6.4.8 SOUTH GUELPH ELEMENTARY

The South Guelph Review Area covers an area in the City of Guelph south of the Speed River and Eramosa River. The review area extends beyond the city limit south of Highway 401 to Gore Road in Puslinch Township.

Areas of ongoing and planned new residential growth in South Guelph are highlighted in Figure 26.

Figure 26 - South Guelph Residential Development



The largest planned residential development in South Guelph is in the Clair Maltby area. These lands are part of a secondary plan that has identified a planned target population of 16,300 people by the year 2051.

Other areas of new growth include residential subdivisions in the Victoria Park Village subdivision along Victoria Rd. There are also several infill developments planned throughout South Guelph and many condominium developments along Gordon Street.

There are 10 elementary schools and approximately 4,600 elementary students in the South Guelph Review Area.

Table 17 - South Guelph Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/27 Enrol	8 Yr 2030/31 Enrol
Aberfoyle PS	JK-8 RT	423	0	385	390	500
Sir Isaac Brock PS	JK-8 RT	527	2	524	565	555
Westminster Woods PS	JK-8 RT	588	4	670	635	660
École Arbour Vista PS	JK-8 FI	449	2	472	445	410
Rickson Ridge PS	JK-8 RT	490	6	614	630	640
Kortright Hills PS	JK-8 RT	426	5	528	525	535
Fred A. Hamilton PS	JK-6 FI	308	0	240	230	245
Jean Little PS	JK-8 RT	343	5	403	425	490
Priory Park PS	JK-6 RT	280	0	219	235	255
John McCrae PS	JK-8 FI	484	5	545	540	570
Review Area Sum		4,318	29	4,600	4,620	4,860

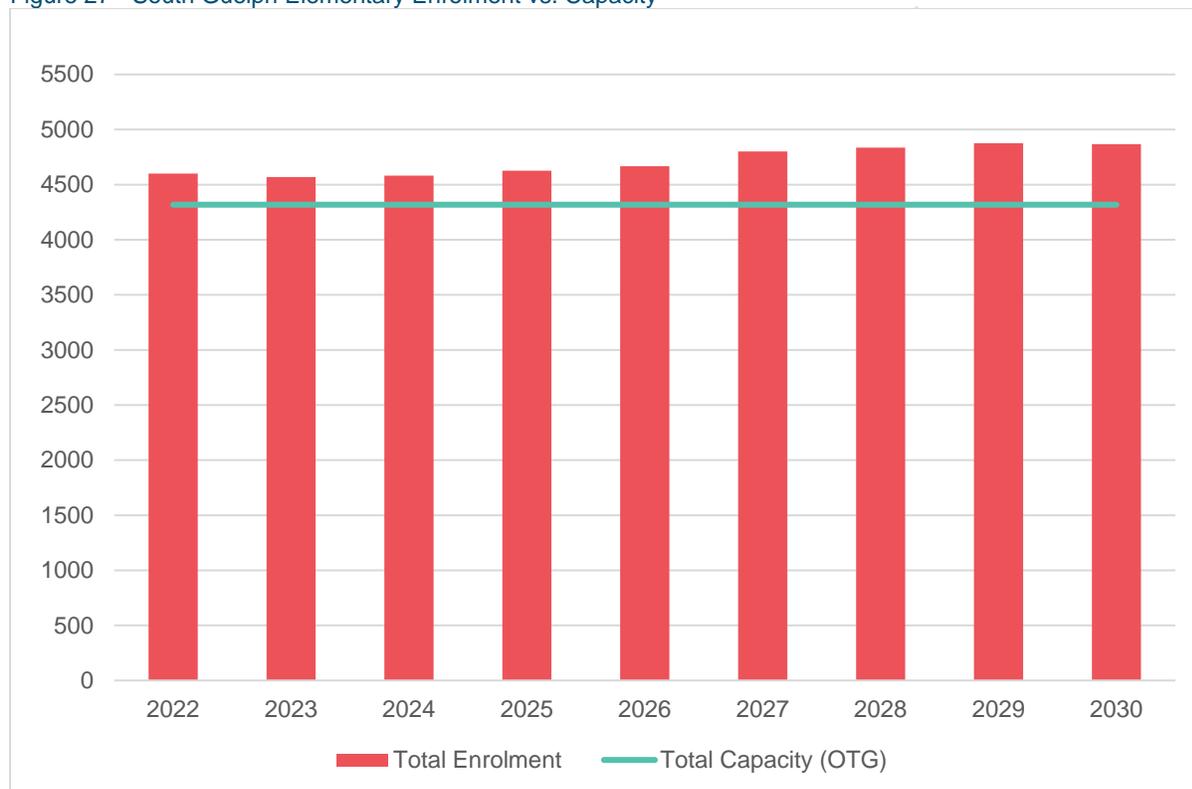
Table 17 shows the current and projected 3 and 8-year enrolments. Several schools in South Guelph are currently overcapacity with portables on site to accommodate the enrolment pressure. Aberfoyle PS, Jean Little and Priory Park PS are projected to experience the most enrolment growth. Enrolment growth at these schools is due to planned new housing development.

The Clair Maltby lands are designated as a DA and are currently assigned to Aberfoyle PS. The GID DA is assigned to Priory Park PS (JK-6) and Jean Little (Gr 7-8). The future enrolment generated from the GID DA is not included in the Priory Park PS and Jean Little PS projections or in the total South Guelph enrolment as this enrolment is included in East Guelph in Table 15. The 2030 enrolment projection does not reflect the full build

out of the Clair Maltby DA which means the enrolment projection will continue to increase beyond 2030.

Figure 27 compares total elementary enrolment in the South Guelph Review Area to total capacity of all South Guelph schools. The total enrolment projection does not include the students assigned to Priory Park PS and Jean Little PS from the GID DA.

Figure 27 - South Guelph Elementary Enrolment vs. Capacity



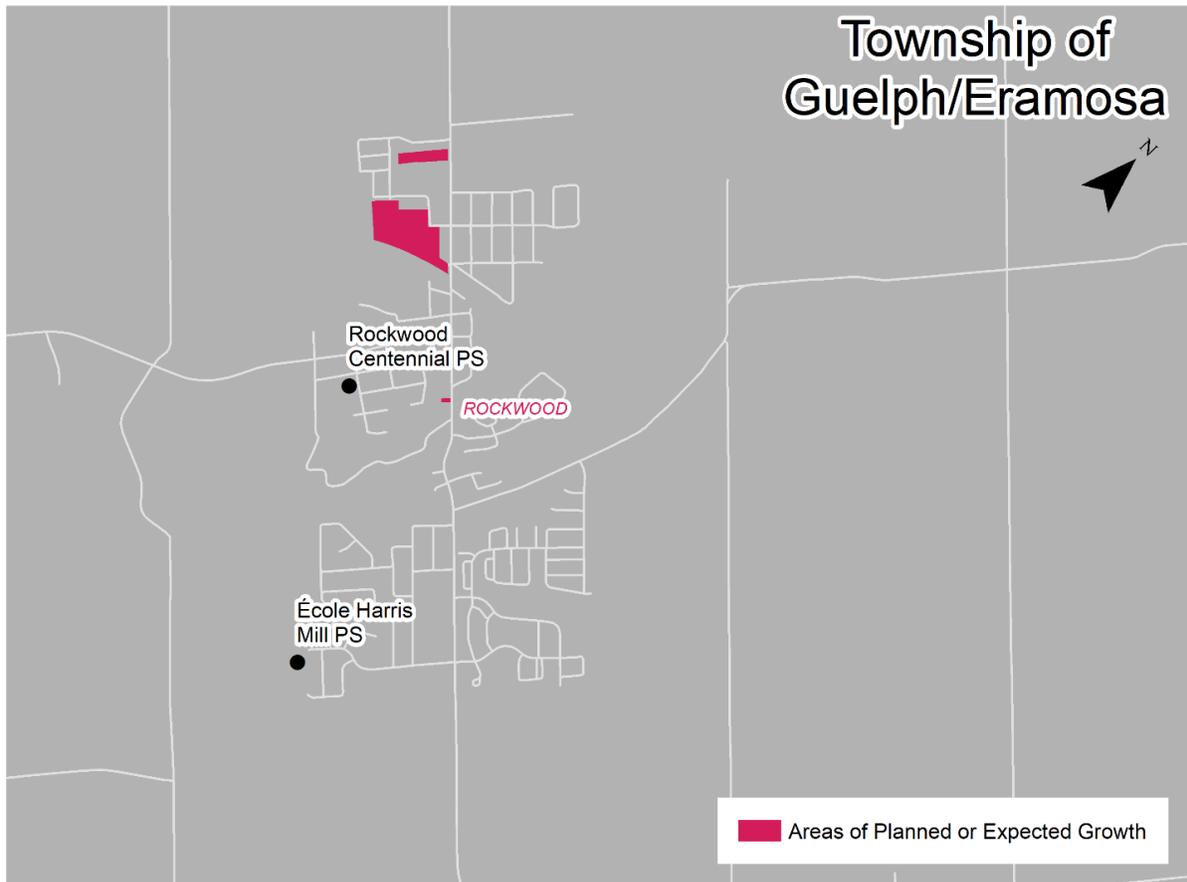
Elementary enrolment in South Guelph is projected to increase over the projection period. The enrolment projection indicates that there is a need for additional capacity in South Guelph. Elementary school sites have been requested in the Clair Maltby secondary plan. In the interim, portables will continue to be used to accommodate the enrolment pressure until additional elementary school capacity is approved by the Ministry.

6.4.9 GUELPH/ERAMOSIA ELEMENTARY

The Guelph/Eramosa Review Area covers the area east of Jones Baseline to the Eramosa-Erin Townline and extends south of the Eramosa-Garafraxa Townline to the Eramosa-Milton Townline and Highway 7.

Figure 28 shows areas of ongoing and newly planned residential development in Guelph/Eramosa.

Figure 28 – Township of Guelph Eramosa (Rockwood) Residential Development



There are few planned residential developments in Guelph Eramosa. As shown in Section 5, Rockwood is not anticipated to experience much growth due to municipal servicing limitations. Due to these growth constraints a larger portion of future development is anticipated to occur outside Rockwood in more rural settlements.

There are 3 elementary schools and approximately 800 elementary students in the Guelph/Eramosa Review Area.

Table 18 shows the current and projected 3 and 8-year enrolments and utilization information. Eramosa PS and Rockwood Centennial PS are anticipated to experience moderate growth over the projection period.

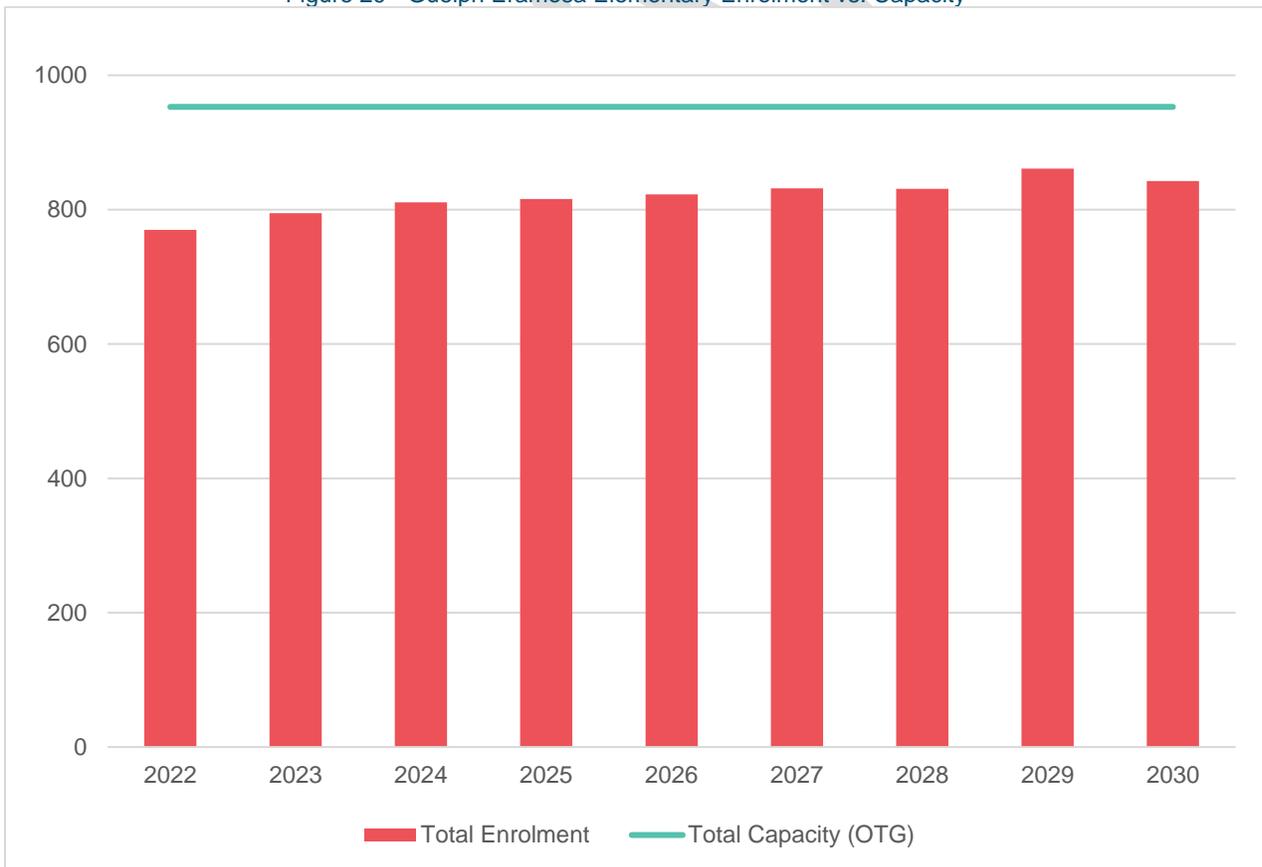
Table 18 - Guelph Eramosa Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Eramosa PS	JK-6 RT	164	1	138	170	170
École Harris Mill PS	JK-5 RT JK-5 FI	320	2	273	265	280
Rockwood Centennial PS	JK-8 RT 6-8 FI	469	1	359	375	395
Review Area Sum		953	4	770	810	845

Figure 29 compares total elementary enrolment in Guelph/Eramosa to total capacity of all Guelph/Eramosa schools.

Despite slight enrolment growth over the projection period, surplus elementary school capacity continues in this review area.

Figure 29 - Guelph Eramosa Elementary Enrolment vs. Capacity



6.4.10 GUELPH SECONDARY

Appendix D outlines the associate elementary schools for Guelph secondary schools. Generally, John F. Ross CVI is the secondary school for the RT elementary schools in East Guelph and Guelph Eramosa. Centennial CVI is the secondary school accommodating the RT schools in South Guelph. Guelph CVI generally accommodates the RT schools in West Guelph.

The FI program for all of Guelph and Guelph Eramosa is accommodated at John F. Ross CVI. In 2022/23, there are approximately 500 secondary FI students at John F. Ross CVI.

College Heights SS accommodates students from throughout Guelph, Guelph Eramosa, Centre Wellington and Erin.

The IB Program is accommodated at Guelph CVI. In 2022/23, there are approximately 500 IB students at Guelph CVI.

Table 19 shows current and projected 3 and 8-year enrolments and school utilizations. The secondary enrolments are presented as FTE.

Table 19 - Guelph Secondary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Centennial CVI	9-12	1,167	9	1,545	1,485	1,635
College Heights SS	9-12	507	8	380	385	405
Guelph CVI	9-12 9-12 IB	1,269	0	1,606	1,500	1,625
John F. Ross CVI	9-12 9-12 FI	1,800	6	2,078	2,205	2,275
Subtotal		4,743	23	5,609	5,575	5,940
<i>New Guelph Secondary School</i>	<i>TBD</i>	<i>900</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Review Area Sum		5,643	23	5,609	5,575	5,940

There are 4 secondary schools in Guelph and approximately 5,800 secondary students in the Guelph Secondary Review Area. Three (3) of the schools are traditional secondary schools. College Heights SS is a vocational secondary school that serves both the City of Guelph and south Wellington County. A new Guelph secondary school is planned in South-Guelph with an OTG of 900 pupil places and Ministry funding for the school has been approved.

Enrolment is projected to increase most significantly at John F. Ross CVI. More moderate enrolment growth is projected at Centennial CVI and Guelph CVI. The enrolment projected at College Heights SS in the 3 and 8-year projection is consistent with historical enrolments.

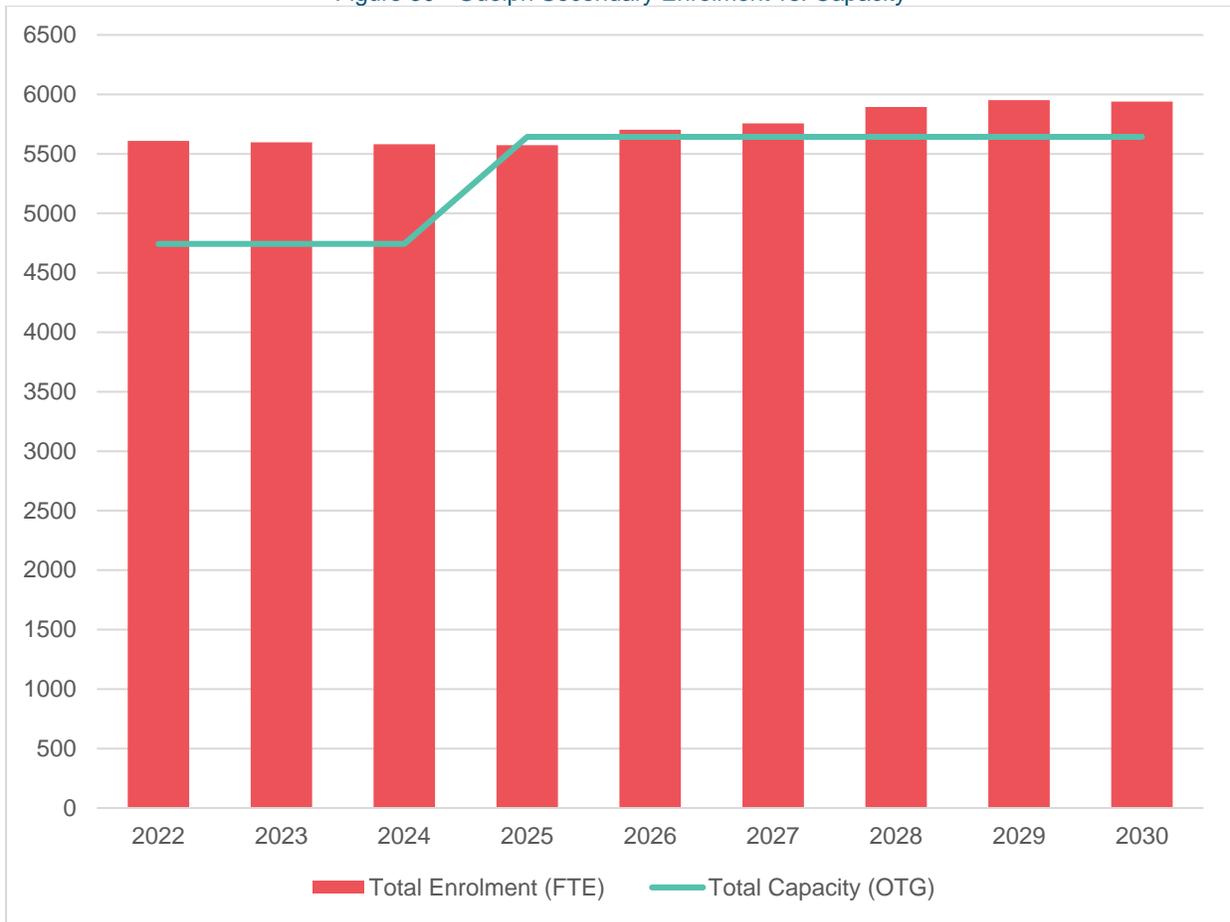
Enrolment growth at Centennial CVI and John F. Ross CVI is due to new housing development. There is also growth at John F. Ross CVI due to larger cohorts of FI students entering secondary school.

Guelph CVI is experiencing enrolment growth mostly due to the International Baccalaureate (IB) program.

Over the projection period, all secondary schools remain overcapacity except for College Heights SS.

Figure 30 compares total enrolment in the Guelph Secondary Review Area to total capacity of all Guelph secondary schools. The total capacity includes the planned new Guelph secondary school starting in 2025/26.

Figure 30 - Guelph Secondary Enrolment vs. Capacity



Secondary enrolment in this area is projected to increase by approximately 300 students over the projection period. The opening of the new secondary school in South Guelph will require boundary changes to existing secondary boundaries in Guelph which will help to resolve some of this enrolment pressure. In the interim, enrolment pressure is being managed with portables.

6.4.11 WELLINGTON NORTH ELEMENTARY

The Wellington North Review Area covers an area north of Sideroad 20 in the Township of Centre Wellington to Highway 89. It includes an area east of Highway 6 to the East-West Luther Townline.

Figures 31 and 32 show where there is more housing development expected/planned in Arthur, Kenilworth, and Mount Forest.

Figure 31 - Township of Wellington North (Arthur, Kenilworth) Residential Development

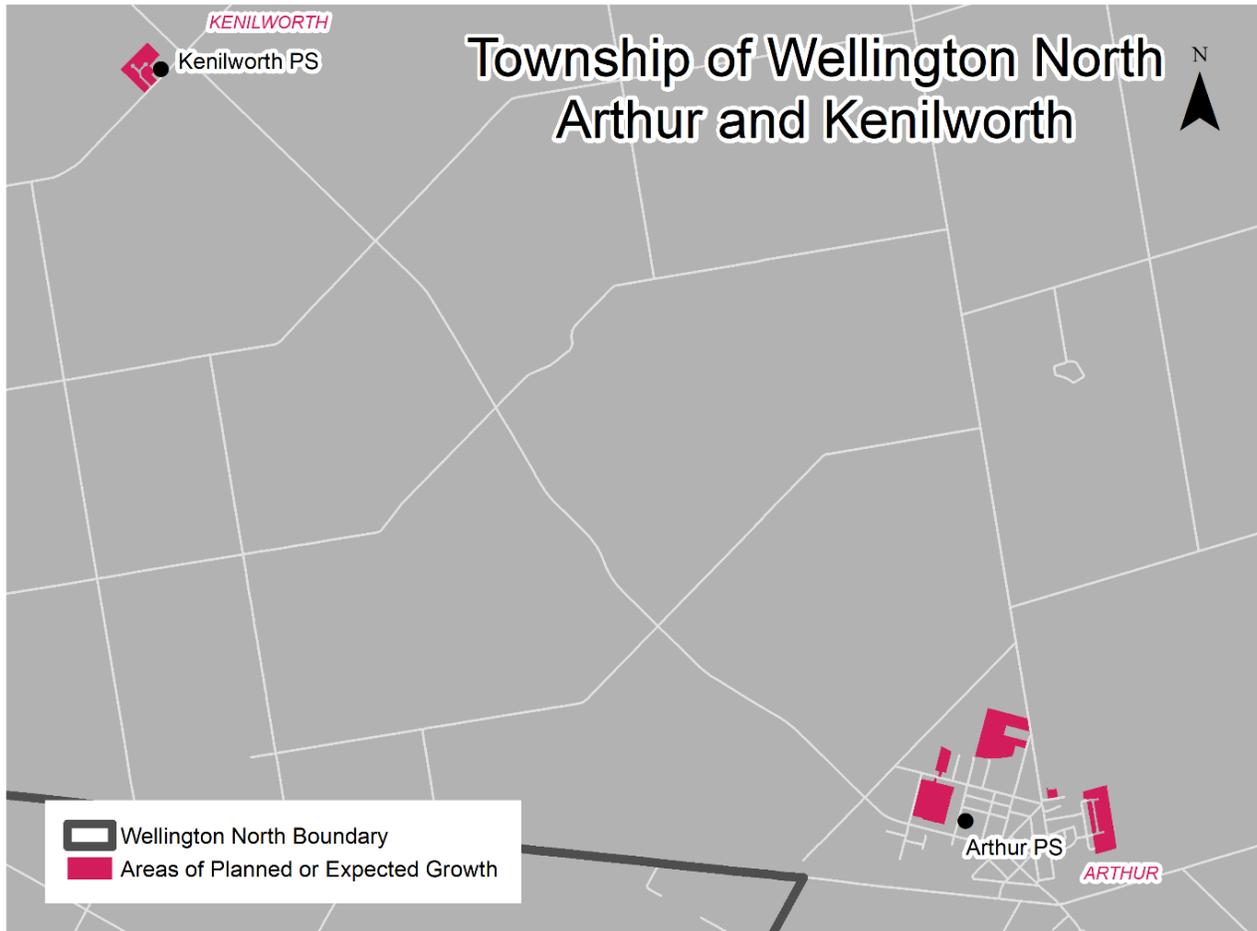
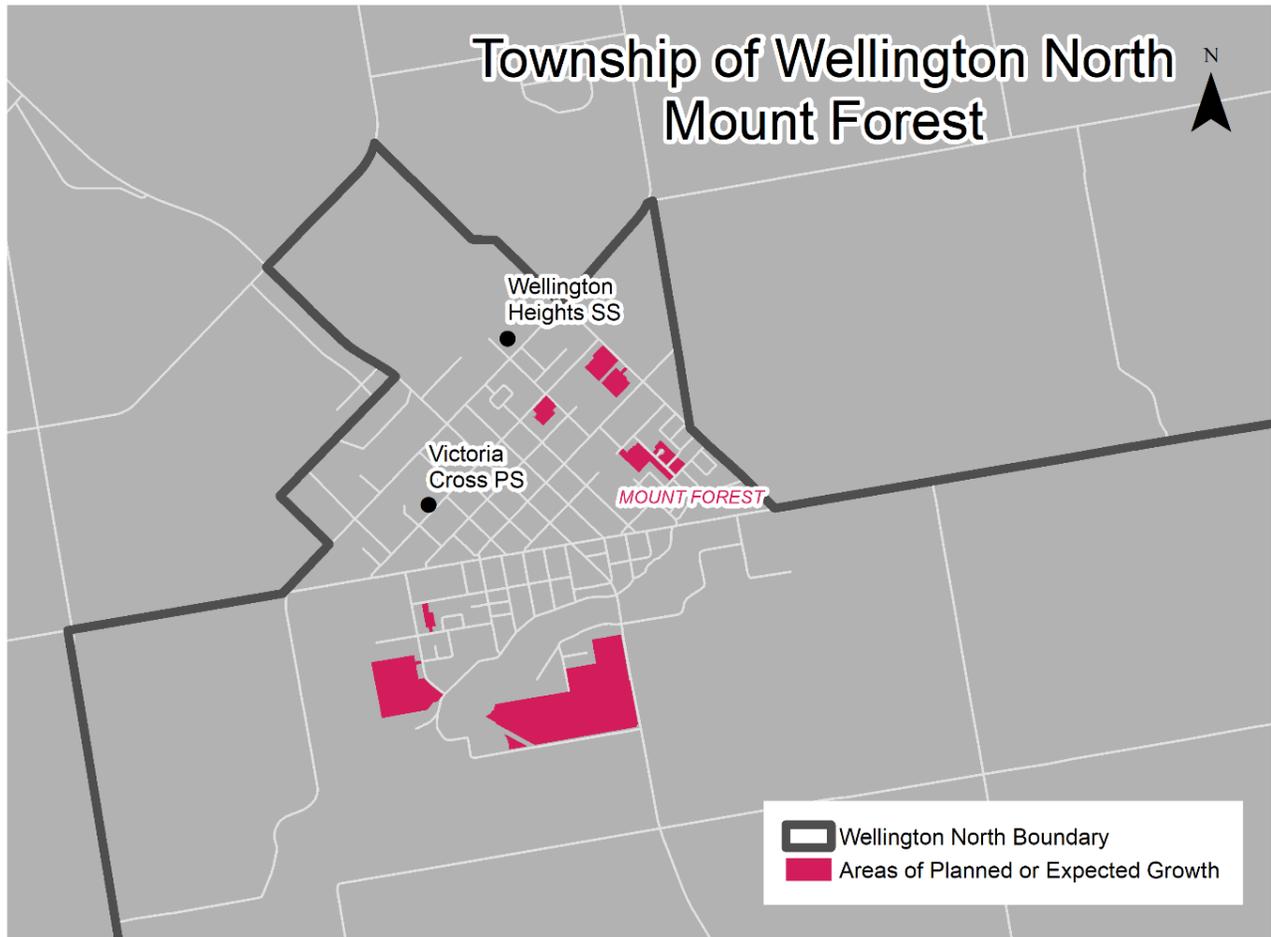


Figure 32 - Township of Wellington North (Mount Forest) Residential Development



As shown in Section 5, Wellington North is anticipated to experience higher than historical growth with most future residential development to be in Arthur and Mount Forest. Currently, the largest planned residential development in Arthur is the Cachet subdivision in northeast Arthur. The largest planned subdivision in Mount Forest is the Avila subdivision in the southwest section of the town.

There are 3 elementary schools and approximately 900 students in the Wellington North Review Area.

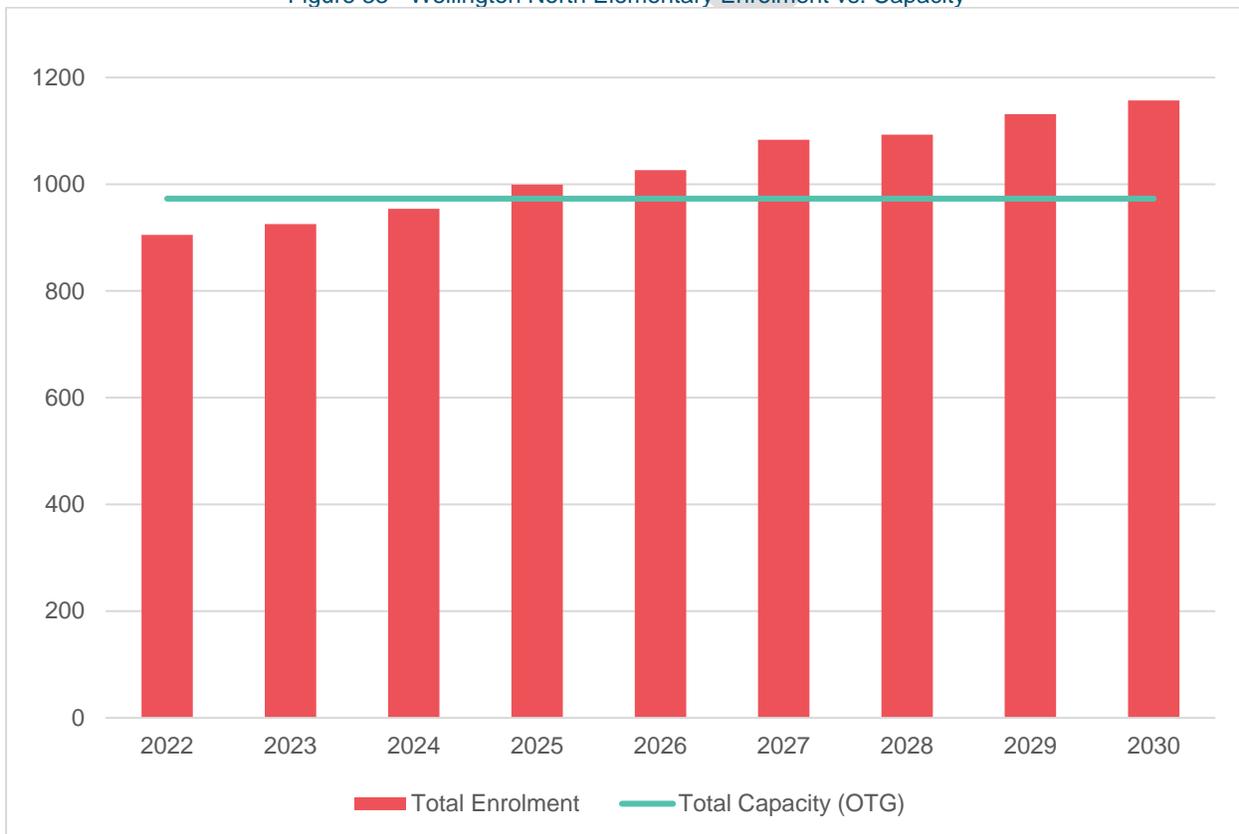
Table 20 shows current and projected 3 and 8-year enrolments and school utilizations. Enrolment is projected to increase at both Arthur PS and Victoria Cross PS due to planned new housing development.

Table 20 - Wellington North Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Arthur PS	JK-8 RT	446	0	372	415	535
Kenilworth PS	JK-6 RT	118	1	81	90	80
Victoria Cross PS	JK-8 RT	409	2	452	495	540
Review Area Sum		973	3	905	1,000	1155

Figure 33 compares total enrolment in the Wellington North Review Area to total capacity of all Wellington North elementary schools.

Figure 33 - Wellington North Elementary Enrolment vs. Capacity



Total enrolment in Wellington North is projected to increase beyond total school capacity which indicates there may be the need for additional capacity in this review area in the future. In the interim, enrolment pressure will be accommodated with portables.

6.4.12 WELLINGTON SECONDARY (WELLINGTON HEIGHTS SS)

The Wellington North elementary schools are the associate schools that attend Wellington Heights SS.

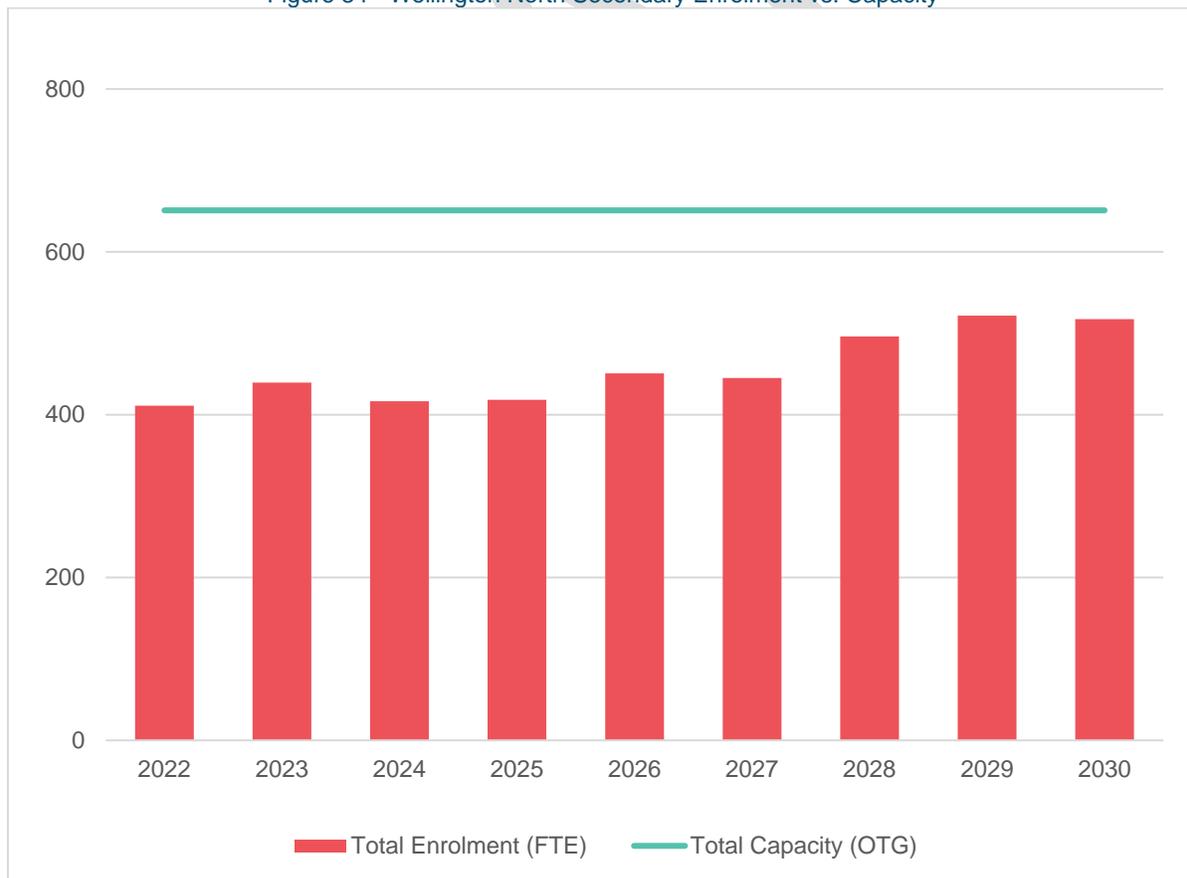
Table 21 shows current and projected 3 and 8-year enrolment and school utilization for Wellington Heights SS. The secondary enrolments are presented as FTE.

Table 21 - Wellington North Secondary School Enrolment and Capacity

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Wellington Heights SS	9-12	651	1	411	420	515

Although, enrolment growth is anticipated at Wellington Heights SS due to new housing development in the area, it is projected to continue to have surplus space as shown in Figure 34.

Figure 34 - Wellington North Secondary Enrolment vs. Capacity

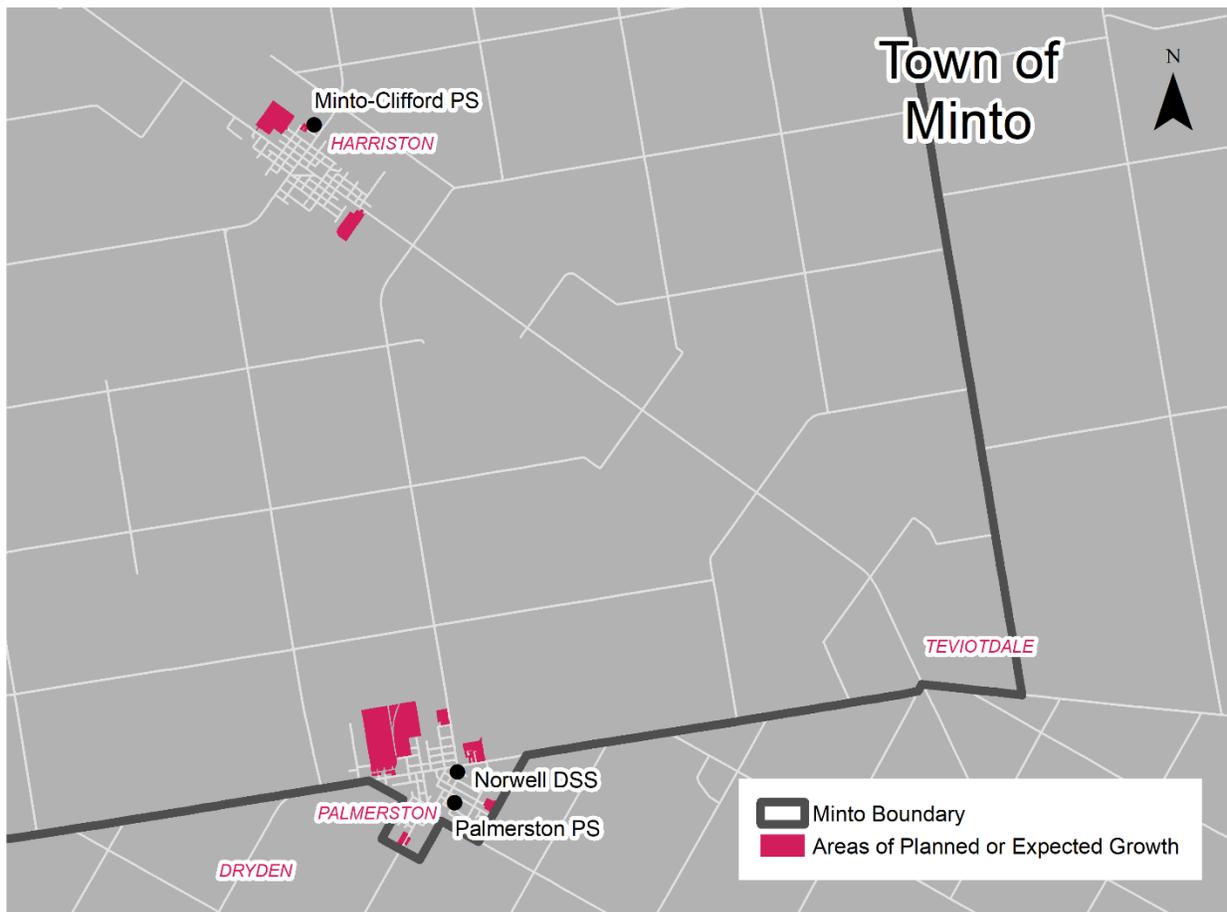


6.4.13 MINTO ELEMENTARY

The Minto Review Area covers an area east of the Howick-Minto Townline to Highway 6. It includes the area south of the Minto-Normanby Townline to Wellington Road 4 and 123. It includes Palmerston, Harriston, and Clifford.

Figure 35 shows the areas of expected/planned residential development in the Town of Minto.

Figure 35 - Town of Minto (Harriston, Palmerston) Residential Development



As per Section 5, the Town of Minto is anticipated to experience higher than historical growth with most future development to be accommodated in Palmerston and to a lesser extent in Harriston and Clifford.

There are 2 elementary schools and approximately 900 elementary students in the Minto Review Area.

Table 22 shows current and projected 3 and 8-year enrolment and school utilization information.

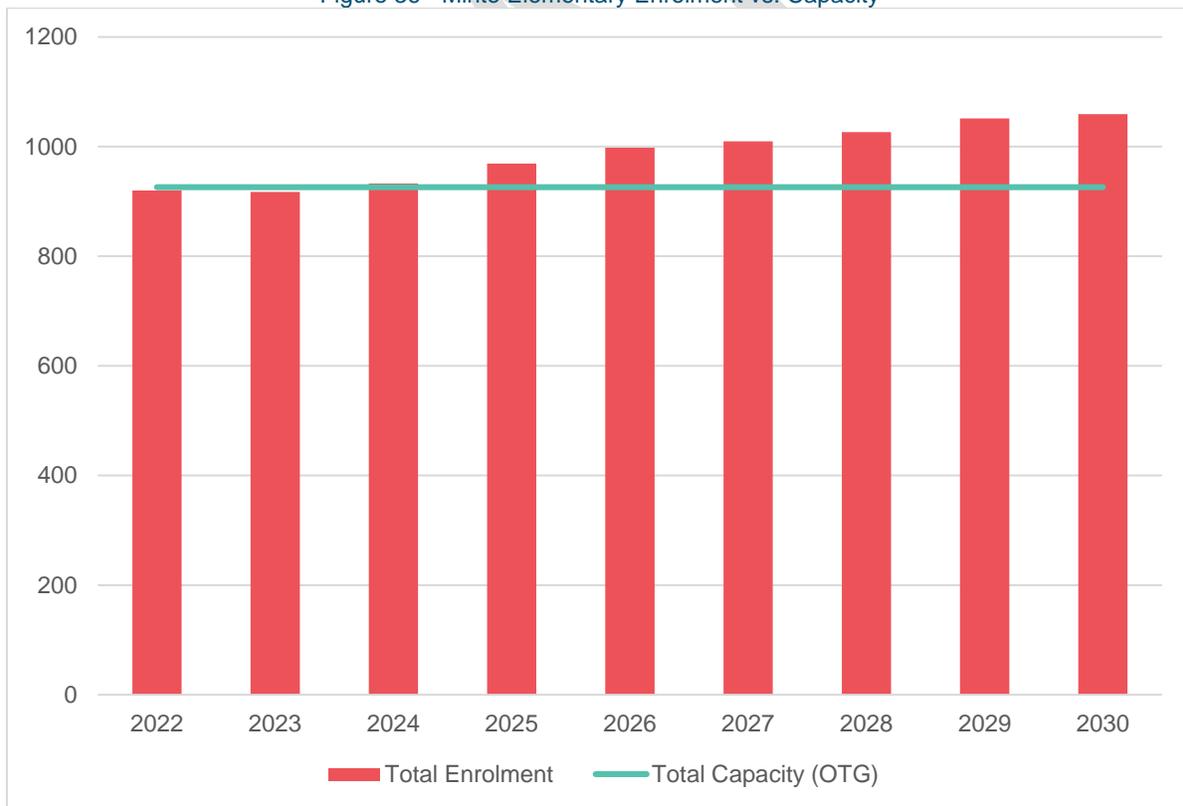
Table 22 - Minto Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Minto Clifford PS	JK-8 RT	500	2	438	445	485
Palmerston PS	JK-8 RT JK-8 FI	426	3	482	525	575
Review Area Sum		926	5	920	970	1,060

Enrolment growth is most significant at Palmerston PS. More moderate enrolment growth is projected at Minto Clifford PS.

Figure 36 compares total enrolment in the Minto Review Area to total capacity of all Minto elementary schools.

Figure 36 - Minto Elementary Enrolment vs. Capacity



Elementary enrolment in this area is projected to increase gradually over the projection period and the total enrolment is projected to increase beyond capacity for this review

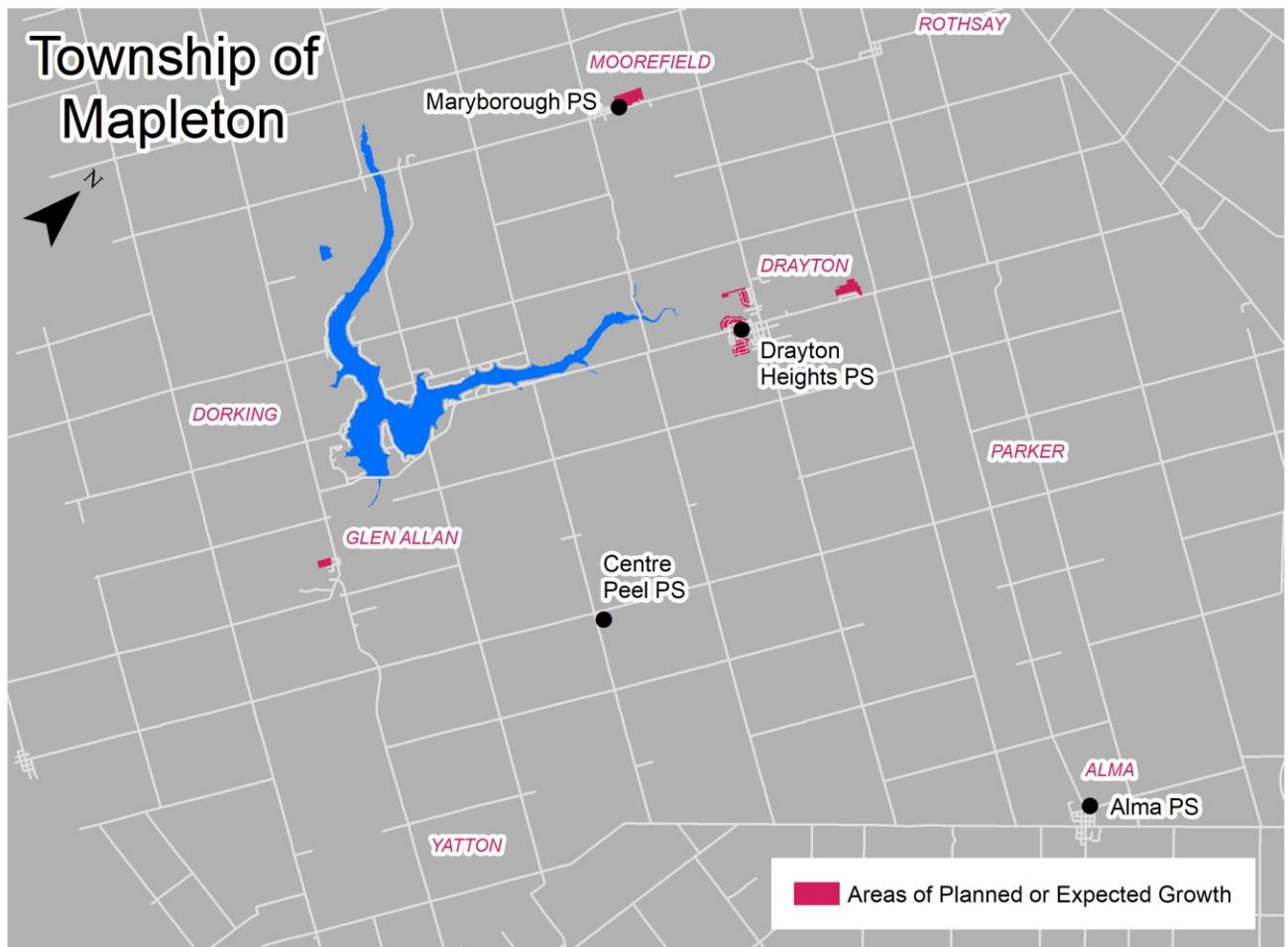
area. Palmerston PS is anticipated to stay overutilized and is on a constrained site. In the interim portables will be used to accommodate enrolment pressure but a more permanent solution may need to be considered to resolve the long-term enrolment pressure at Palmerston PS.

6.4.14 MAPLETON ELEMENTARY

The Mapleton Review Area covers an area generally east of Wellington Road 86 to Jones Baseline and Highway 6. It includes the area south of Wellington Road 109 to Sideroad 10 and 11 south of Alma. It includes Moorefield and Drayton.

Figure 37 shows that where there is future residential development expected/planned in the Township of Mapleton.

Figure 37 - Mapleton Township Residential Development



As per Section 5, Mapleton is anticipated to experience higher than historical growth with most future development to be accommodated in Drayton and to a lesser extent in Moorefield.

There are 4 elementary schools and approximately 900 elementary students in the Mapleton Review Area.

Table 23 shows current and projected 3 and 8-year enrolments and utilizations for Mapleton.

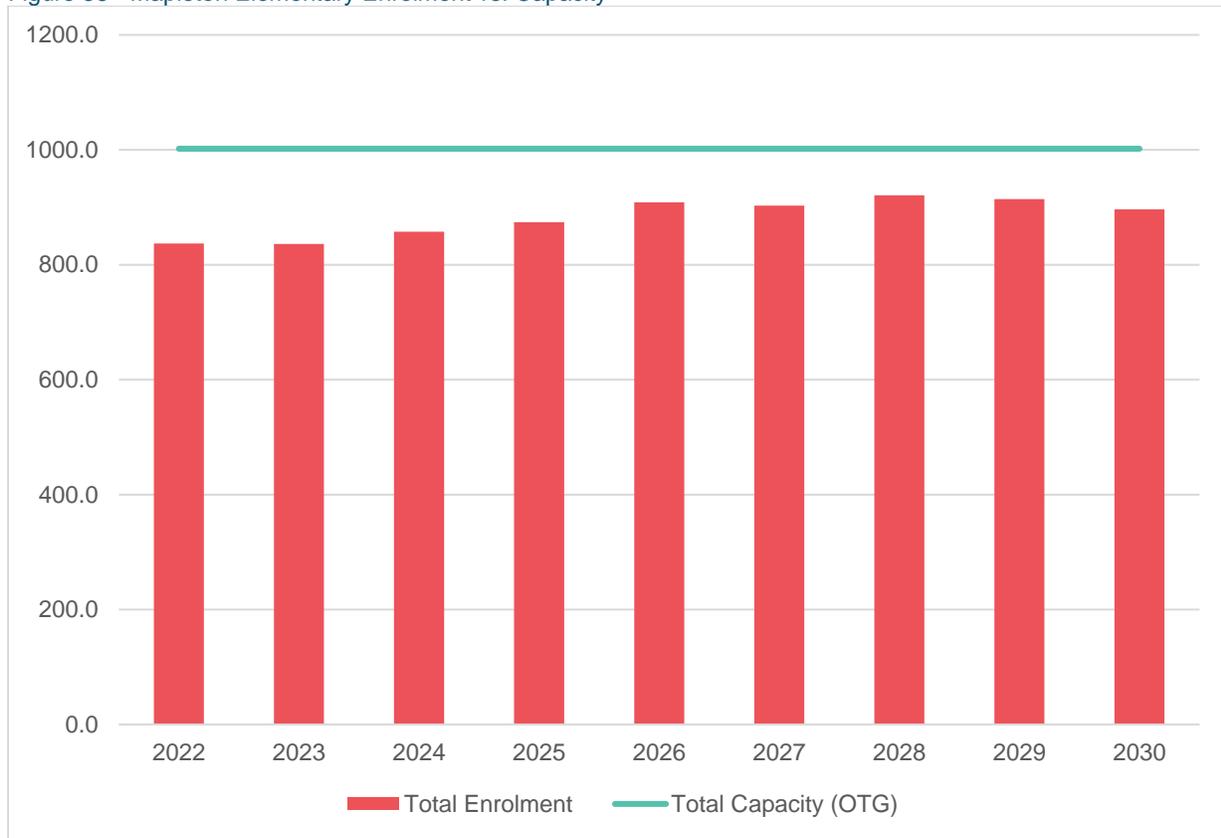
Table 23 - Mapleton Elementary Schools Enrolment and Capacities

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Alma PS	JK-6 RT	190	0	108	105	115
Centre Peel PS	JK-6 RT	282	0	146	140	130
Drayton Heights PS	JK-8 RT	351	3	409	470	470
Maryborough PS	JK-6 RT	179	2	174	160	175
Review Area Sum		1,002	5	837	875	890

Enrolment growth is projected at Drayton Heights PS due to proposed new housing development. The other schools in Mapleton are projected to remain close to current enrolment levels.

Figure 38 compares total enrolment in the Mapleton Review Area to total capacity of the Mapleton review area schools.

Figure 38 - Mapleton Elementary Enrolment vs. Capacity



Elementary enrolment in this area is projected to grow over the short term. Drayton Heights PS is anticipated to continue to be overutilized. In the interim portables will be used to accommodate enrolment pressure but a more permanent solution may be necessary to resolve the long-term enrolment pressure at Drayton Heights PS.

6.4.15 WELLINGTON SECONDARY (NORWELL DSS)

Norwell DSS is the secondary school for the Minto and Mapleton elementary schools apart from Alma PS. Students from Alma PS attend Elora PS for Grades 7 & 8 and Centre Wellington DHS for secondary school.

Table 24 shows current and projected 3 and 8-year enrolment and school utilization for Norwell DSS. Secondary enrolments are presented as FTE.

Table 24 - Mapleton Secondary School Enrolment and Capacity

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Norwell DSS	9-12 9-12 FI	975	0	670	730	860

Enrolment growth at Norwell DSS is due to new housing development in Palmerston and Drayton. Although there is enrolment growth projected, it is anticipated that Norwell DSS will continue to have surplus space as shown in Figure 39.

Figure 39 - Mapleton Secondary Enrolment vs. Capacity

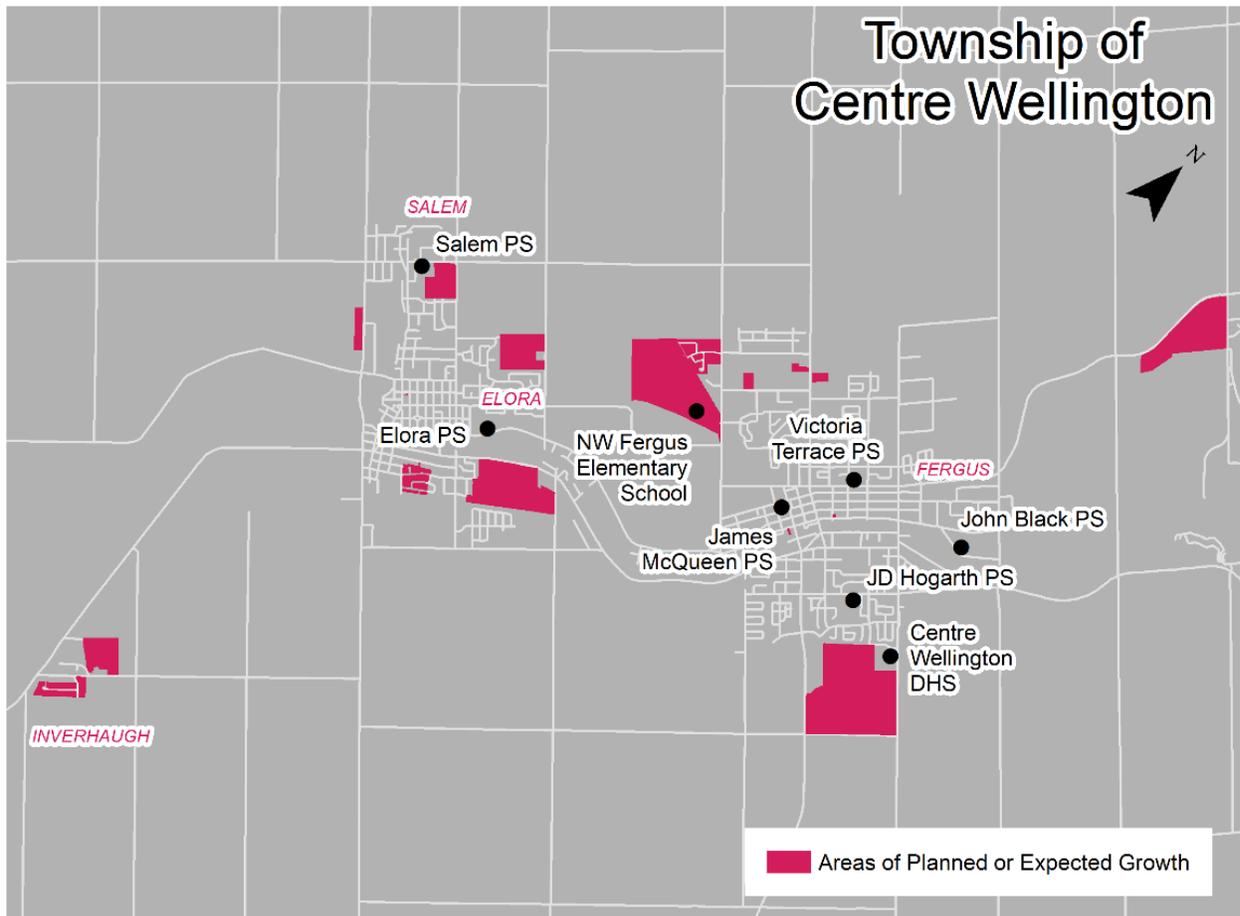


6.4.16 CENTRE WELLINGTON ELEMENTARY

The Centre Wellington Review Area is the area generally east of Highway 6 to the East-West Garafraxa Townline/Weisenberg Road to Jones Baseline. The area includes south of Sideroad 20 to the Eramosa-Garafraxa Townline east of Highway 6. Centre Wellington also covers the area south of Sideroad 10 and 11 to Wellington Road 51, west of Highway 6 and includes Fergus and Elora.

Figure 40 shows areas of planned/expected residential development in Centre Wellington.

Figure 40 - Township of Centre Wellington Residential Development



As per Section 5, Centre Wellington is anticipated to experience higher than historical growth with a wide range of housing types as compared to historical trends. Most of the future residential development will be accommodated within the Fergus and Elora/Salem urban centres.

There are 7 elementary schools and approximately 2,400 elementary students in the Centre Wellington Review Area. A new elementary school with an OTG of 308 is planned in Fergus with a target opening for 2024/2025 school year.

Table 25 shows current and projected 3 and 8-year enrolments and utilizations.

Table 25 - Centre Wellington Elementary Schools Enrolment and Capacities

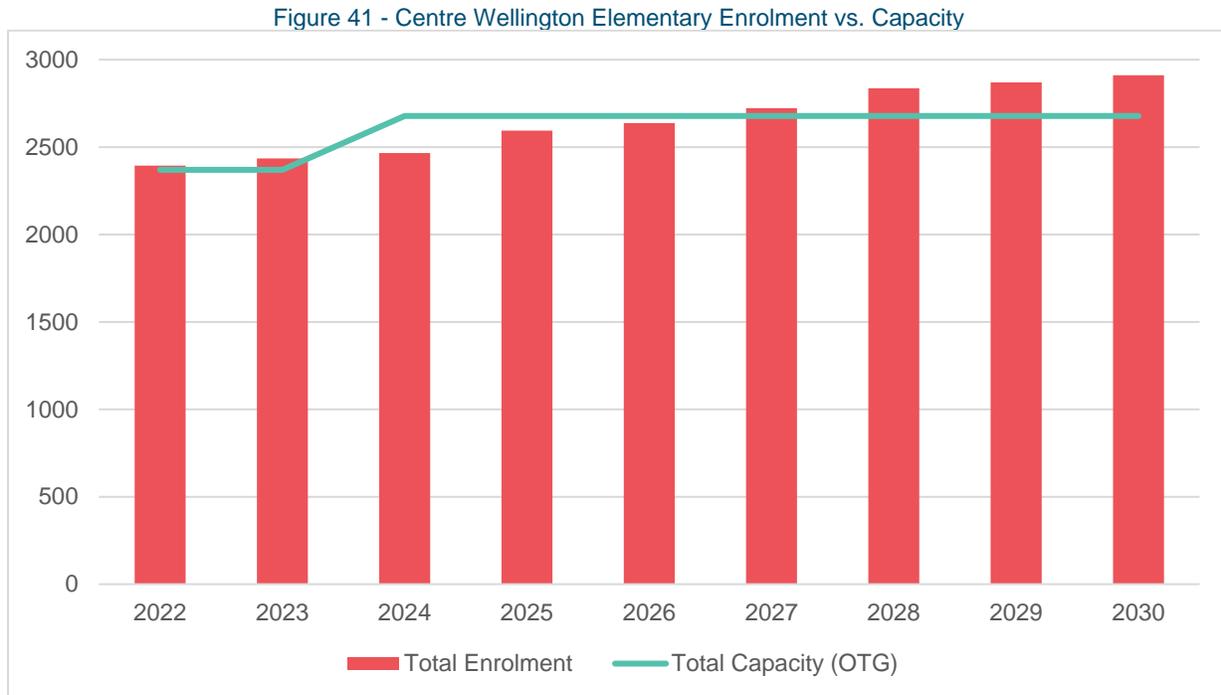
School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Elora PS	JK-8 RT	464	1	483	600	680
Salem PS	JK-6 RT	213	4	276	345	465
James McQueen PS	JK-3 RT JK-2 FI	380	0	258	275	275
John Black PS	JK-8 RT	328	2	372	345	370
Victoria Terrace PS	JK-6 RT	222	1	207	220	240
JD Hogarth PS	JK-8 RT 3-8 FI	573	4	635	650	715
Ponsonby PS	JK-6 RT	190	1	163	160	160
<i>Subtotal</i>		2370	13	2,394	2,595	2,905
<i>New Fergus Elementary School</i>	<i>TBD</i>	308	-	-	-	-
Review Area Sum		2,678	13	2,394	2,595	2,905

Elora PS and Salem PS are projected to have the most significant enrolment growth in the short term and JD Hogarth PS in the long-term.

Salem PS (JK-Grade 3) and Elora PS (Grade 4-8) are the holding schools for the Northwest Fergus DA (Storybrook subdivision) which is currently under construction. This subdivision includes the Fergus new elementary school site.

JD Hogarth PS is the holding school for the South Fergus DA. The South Fergus lands are part of a secondary plan that has identified a target of approximately 1,400 new housing units. The JD Hogarth PS enrolment projection does not include a full build out of the South Fergus area. An elementary school site is also included in the South Fergus Secondary Planning area.

Figure 41 compares total enrolment in the Centre Wellington Review Area to total capacity of all Centre Wellington elementary schools. The total capacity includes the planned new Centre Wellington Elementary school starting in 2024/25.



Elementary enrolment continues to increase due to new housing development in Centre Wellington. The new elementary school in the Storybrook subdivision will help to resolve some of this enrolment pressure however additional elementary school capacity will be necessary in South Fergus in the long-term.

6.4.17 WELLINGTON SECONDARY (CENTRE WELLINGTON DHS)

The Centre Wellington elementary schools and Alma PS are the associate schools for Centre Wellington DHS.

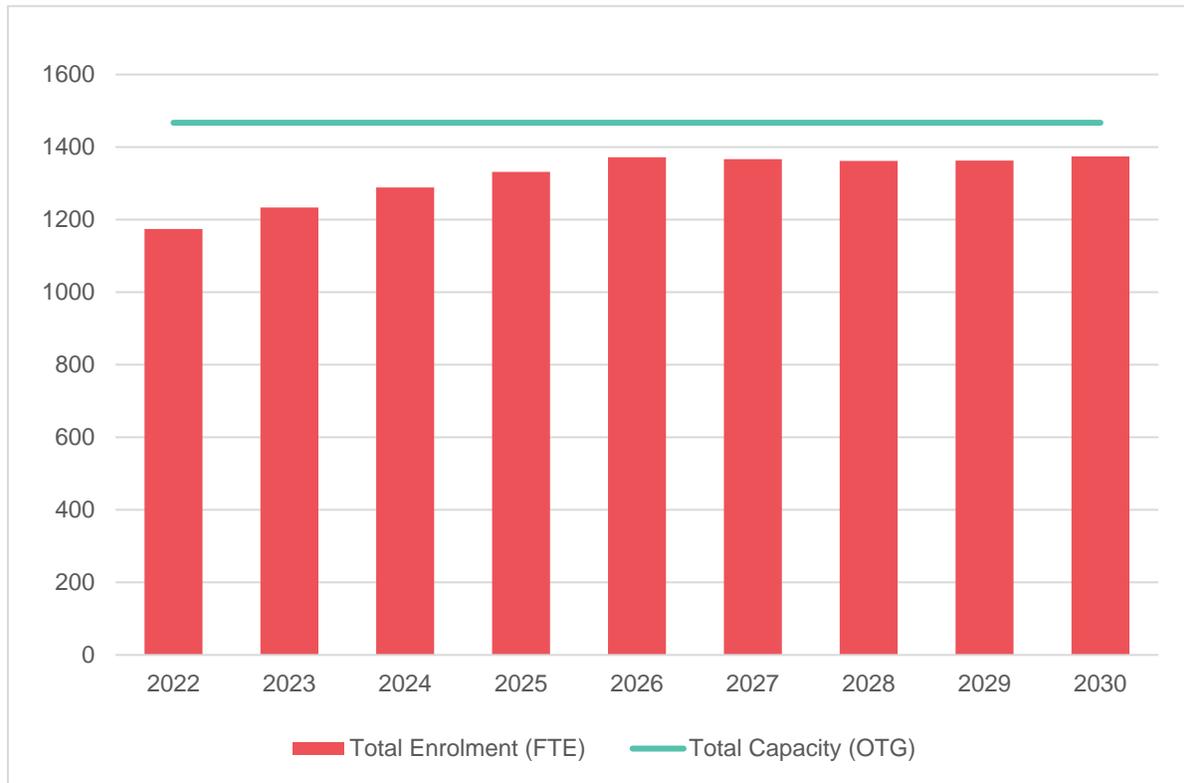
Table 26 shows current and projected 3 and 8-year enrolment and school utilization for Centre Wellington DHS. Secondary enrolments are presented as FTE.

Table 26 - Centre Wellington Secondary School Enrolment and Capacity

School	Program	OTG	Portables	Current 2022/23 Enrol	3 Yr 2025/26 Enrol	8 Yr 2030/31 Enrol
Centre Wellington DHS	9-12 9-12 FI	1,467	0	1,174	1,330	1,375

The enrolment growth projected at Centre Wellington DHS is due to new housing development in Fergus, Elora, and Salem. Although there is enrolment growth projected, it is anticipated that Centre Wellington DHS will continue to have surplus space during the projection period as shown in Figure 42.

Figure 42 - Centre Wellington Secondary Enrolment vs. Capacity



6.5 POTENTIAL FACILITY PARTNERSHIP OPPORTUNITIES

Policy 319 – Community Planning and Facility Partnerships requires that potential facility partnership space be identified according to the following criteria:

- Facilities that have been 60% utilized or less for the past two (2) years and/or facilities that have had two hundred (200) or more unused pupil places for at least the past two (2) years.
- Facilities that are projected to be 60% utilized or less for the next five (5) years.

As outlined in Table 27 below, there are 4 elementary schools that meet the criteria for the 2022/23 school year based on either utilization or space parameters.

Table 27 - Elementary Schools 60% utilized or less and/or with 200 or more pupil places for the past 2 years

School	Actual								Projected			
	2021/22				2022/23				2023/24			
	OTG	Enrol	Util. %	Avail. Space	OTG	Enrol	Util. %	Avail. Space	OTG	Enrol	Util. %	Avail. Space
Alma PS	190	108	57%	82	190	108	57%	82	190	103	54%	87
Centre Peel PS	282	168	60%	114	282	146	52%	136	282	146	52%	136
Ross R. Mackay PS	199	100	50%	99	199	101	51%	98	199	109	55%	90
Willow Road PS	607	326	54%	281	607	326	54%	281	607	362	60%	246

More than 200 unused spaces
60% or less utilization



Alma PS - Alma PS has been below 60% utilized since 2019/20. Alma PS is currently accommodating an ECPP and while the ECPP students do not count toward the school’s enrolment and utilization, the board recognizes the value of the programming and accommodates this use. Due to residential development pressures, it is expected that the school enrolment will increase above 60% occupancy in the next coming years.

Centre Peel PS – This is the first year that Centre Peel PS has met the criteria of being 60% or less utilized for the past two years. Centre Peel PS is a small rural school in Mapleton Township.

Ross R. MacKay PS (50%) – Ross R. Mackay PS has been below 60% utilization for the last 4 years. However, in the next coming years the enrolment at the school is projected to start to increase due to the availability of wastewater services in the Town of Erin and planned residential development growth in the community of Hillsburgh.

Willow Road PS (54%) – The Willow Road PS utilization was less than 60% in the last 4 years and the school had more than 200 unused pupil places. The school is accommodating an Education and Community Partnership Program (ECPP) in two unused classrooms. Although the students do not get factored into the utilization of the school, the available space allows the Board to assist third party agencies deliver educational services to some of our most vulnerable youth.

The long-term projection for Willow Rd PS includes the accommodation of Grades 4-8 FI feeding from Gateway PS. Starting in 2023/24, Willow Rd PS will have Grade 4 & 5 FI and be growing by a grade of FI each year following which will improve its utilization rate.

As outlined in Table 28, there are 4 secondary schools that meet the criteria in 2022/23 based on either utilization or space parameters.

Table 28 - Secondary Schools 60% utilized or less and/or with 200 or more pupil places for the past 2 years

School	Actual								Projected			
	2021/22				2022/23				2023/24			
	OTG	Enrol	Util. %	Avail. Space	OTG	Enrol	Util. %	Avail. Space	OTG	Enrol	Util. %	Avail. Space
CWDHS	1,467	1,250	85%	217	1,467	1,174	80%	293	1,467	1,233	84%	234
ODSS	1,332	1,056	79%	276	1,332	1,072	80%	260	1,332	1,048	79%	284
Norwell DSS	975	653	67%	322	975	670	69%	305	975	726	74%	249
WHSS	651	435	67%	216	651	411	63%	240	651	439	67%	212

More than 200 unused spaces 
 Less than 60% utilization 

Centre Wellington DHS – Centre Wellington DHS has more than 200 pupil places of excess capacity for the past 2 years. It is projected that enrolment will start increasing over the next 3 years due to new housing development in Fergus, Elora, and Salem. Given the growth potential in the boundary of Centre Wellington DHS, it may be short-sighted to pursue partnership opportunities for the school’s surplus space.

Orangeville DSS – Orangeville DSS has had more than 200 pupil places of excess capacity for the last 3 years. Enrolment is projected to remain relatively flat through the projection period to 2030. Most of the remaining residential development planned in Orangeville is north of Hansen Blvd in northwest Orangeville which is assigned to Westside SS.

Prior to staff considering the potential for partnership opportunities at Orangeville DSS it is necessary for the Board to consider the outstanding Board motions regarding secondary programming in Orangeville as outlined in Section 2.3.6.

Norwell DSS – Norwell DSS has had more than 200 pupil places of excess capacity for several years. Enrolment is projected to grow towards the end of the projection period due to residential development in the area.

Consideration of partnerships will also need to reflect residential development planned in Palmerston and in other areas within the school's boundary and the projected longer-term impact on enrolment at both the elementary and secondary facilities.

Wellington Heights SS – Wellington Heights SS has more than 200 pupil places of excess capacity for the last 2 years. Enrolment growth is anticipated at Wellington Heights SS over the next 8 years due to new housing development in the area. Given the small size of this secondary school and potential for future enrolment growth, this may limit partnership opportunities.



SECTION 7

LTAP WORKPLAN PRIORITIES

7.0 LTAP WORKPLAN PRIORITIES

The following are accommodation priorities identified by staff based upon the information provided in this report.

7.1 NEW CENTRE WELLINGTON ELEMENTARY SCHOOL BOUNDARY REVIEW

The capital funding for a new elementary school in Centre Wellington was approved by the Ministry in November 2021. The current target opening date for the new Centre Wellington Elementary School is 2024/25. It will be necessary to conduct a Boundary Review process that will include all Centre Wellington elementary schools. A Board decision on a boundary for the new school will need to be made before the February prior to the school opening to align with the staffing process.

7.2 NEW GUELPH SECONDARY SCHOOL BOUNDARY REVIEW

The current target opening date for the new Guelph Secondary School is 2025/26. It will be necessary to conduct a Boundary Review process that will include all Guelph secondary schools. A Board decision on a boundary for the new school will need to be made at least a year in advance of the school opening.

7.3 ORANGEVILLE/DUFFERIN/ERIN SECONDARY FI REVIEW

In 2019, staff conducted the FI Impact Study for Dufferin/Erin. This information report considered the implications on enrolment of expanding the secondary FI program into Orangeville/ Dufferin. In the 2019 LTAP Annual Review Report, Trustees passed the following motion:

2. *That when the pause on Accommodation Reviews is lifted by the Ministry of Education, that the senior staff bring forth a summary of the options for the Boards' consideration for secondary French Immersion in Orangeville and Dufferin and Erin.*

At this time, the Ministry has not lifted to moratorium on Pupil Accommodation Reviews, however, this is an outstanding matter to be included in the LTAP.

7.4 FUTURE CAPITAL PRIORITY REQUESTS

There are areas throughout the jurisdiction that are experiencing or projected to have enrolment pressure in the future. Annually, the Ministry provides School Boards the opportunity to submit business cases for their most urgent capital priority projects to address pupil accommodation needs. The Ministry typically provides additional guidance regarding the process and considerations when evaluating school board submissions. Staff will be presenting to the Board the proposed capital priority submissions prior to each round of Ministry submissions. The proposed priorities will be based upon the latest enrolment projections and the Ministry guidelines.

SECTION 8

GLOSSARY / KEY TERMS

DRAFT

8.0 GLOSSARY/KEY TERMS

Accommodation Review is a Ministry-mandated process to determine the future of a school or group of schools.

Actual Enrolment is the number of students enrolled at a school on October 31, as reported to the Ministry of Education in any given year.

Alternative Grade Structure may involve the restructuring or relocation of grades within a school or group of schools between Junior Kindergarten and Grade 12.

Attendance Area is a Board defined geographical area that designates which school a student attends based on program and primary residential address of the student.

Capacity refers to the number of students a facility can accommodate.

Consolidation refers to the merging of two or more schools or programs into one facility to create a new or enlarged school or program.

Development Area (DA) is a geographically distinct area designated by the Board, which is not part of a school attendance area. Students from these areas are assigned temporary accommodation at holding schools that have spaces available.

Dual Track is a school that offers both Regular Track (English) and French Immersion instruction.

Facility Condition Index (FCI) is a ratio used to measure the relative condition of a building considering all building systems. FCI is calculated by dividing the cost of repairs for the building by the replacement value of the building.

Facility is the physical components of a school.

On The Ground (OTG) Capacity is the student loading of a school as reported to the Ministry of Education for grant purposes and reflects all permanent teaching space available for instructional purposes. OTG capacity does not include capacity in temporary facilities (i.e., portables or portapaks).

Portable is a single, temporary structure providing additional classroom space. Portables are built with wood frame construction, fully heated and without plumbing. Portables are considered temporary accommodation and are not included in a school's OTG capacity.

Portapak is a cluster of portable classrooms joined together by a common hallway and attached to the permanent facility. Portapaks are built with a wood frame, fully

heated but without plumbing, and is considered temporary accommodation and are not included in a school's OTG capacity.

Regular Track refers to English programming.

Retention Rate refers to the percentage of a cohort of students who move from grade to grade, year to year. A retention rate greater than 1 shows that a cohort is increasing, while a rate lower than 1 indicates decline.

Review Area may include the attendance area of an individual school or group of schools, family of schools, Municipal, or any other geographic area.

School is a facility that accommodates a body of elementary students or secondary students organized as a unit for educational purposes under the jurisdiction of the Board.

Student Yield is a measure of the number of students generated per residential housing unit.

Utilization measures the extent to which a school is operating at full capacity. The Board uses two points of reference to compare school utilization; Underutilized and Overcrowded.

Overcapacity is a standard whereby Full Time Equivalent (FTE) enrolment exceeds a school's On the Ground (OTG) capacity resulting in a utilization rate of 110% or higher.

Underutilized is a standard whereby Full Time Equivalent (FTE) enrolment falls below a school's On the Ground (OTG) capacity resulting in a utilization rate of 80% or lower.

APPENDIX A

SCHOOL SITE GUIDELINES

DRAFT

UGDSB Site Selection Guideline

As far as practical, schools in the Upper Grand District School Board will be organized as JK-8 and 9-12. Some schools may be JK-6 or 7-12.

Definitions

Elementary Schools – shall be schools generally organized as JK-6, or JK-8.

Secondary Schools – shall be schools generally organized as 9-12.

Optimum Size

Elementary Schools – the optimum Elementary School size shall be approximately 500 pupil places.

Secondary Schools – the optimum Secondary School size shall be 1200 pupil places.

In all cases, new schools shall be constructed in accordance with Ministry of Education guidelines in effect at the time of construction.

Site Selection Criteria

New school sites should ideally:

- i. Maximize the walk-in catchment area;
- ii. Permit safe pedestrian access to the site via sidewalks and pathways by minimizing the crossing of arterial roadways;
- iii. Be no closer than 200 m (656 ft.) from trunk natural gas pipelines;
- iv. Be no closer than 152 m (500 ft.) from hydro transmission lines of greater than 50 kV;
- v. Be no closer than 152 m (500 ft.) from any water bodies (ponds, storm water management facilities (not owned by the board), creeks, rivers etc.);
- vi. Exclude archaeologically significant lands.
- vii. Exclude lands restricted by the presence of threatened or endangered species.
- viii. Be graded with a maximum cross fall of 2% across 90% of the site.
- ix. Not be located on a dead-end street;
- x. Be located on a higher order collector road with secondary local road access.
- xi. Facilitate pedestrian connection(s) from local roads, at a minimum.

- xii. Be located adjacent to an active park of 0.8 ha (2 ac.) or greater in size;
- xiii. Be situated, where possible, to complement other public facilities being provided, particularly municipal parks and other school sites, in order to achieve a “campus affect” and also provide coordinated services and avoid duplication of services. The Board will also consider locating future new sites to complement other public facilities, such as, parks, community centres, libraries, arenas, etc.
- xiv. Maximize the opportunity for joint use of the site and/or building.

Site Size

The sizes of new school sites are determined by the grade levels to be accommodated and capacity of the facility. While the Education Development Charges Act specifies site sizes (generally 1 acre/100 pupil places), one acre has been added to reflect requirements to accommodate on-site bus movement, staff and visitor parking, separate kindergarten play areas, etc.

Rural sites may also be subject to Ministry of the Environment Reasonable Use Policy related to the location and separation distance between on-site wastewater treatment and water supply.

Table 1 - Elementary Site Size

Size of School (# of Pupil Places)	EDC Site Size (ac.)	UGDSB Adjusted Site Size (ac.)
1-400	4	5
401-500	5	6
501-600	6	7
601-700	7	8
701-800	8	9

Table 2 - Secondary Site Size

Size of School (# of Pupil Places)	EDC Site Size (ac.)	UGDSB Adjusted Site Size (ac.)
1-1000	12	13
1001-1100	13	14
1101-1200	14	15
1201-1300	15	16
1301-1400	16	17
1401-1500	17	18
1501 or more	18	19

Site Dimensions, Shape and Topography

When selecting new school sites have regard to the following:

- i. An Elementary School site should have frontage of no less than 152 m (500 ft.) on a collector road;
- ii. A Secondary School site should have frontage of no less than 183 m (600 ft.) on an arterial road;
- iii. Sites should be regular and rectangular in shape
- iv. The site should be easily drained – soil conditions and topography are to be suitable for building;
- v. The shape of the site should be capable of maximizing the use of the site for building and related facilities while complying with local municipal regulations.

Timing

Sites should be available in Phase 1 or 2 of a development and not independently staged (i.e. should form part of a larger phase for registration with abutting streets and associated services).

Site Purchase

Site purchase may be facilitated by option agreements or immediate acquisition dependent on the timing of the board's needs, funding and timing of development.

APPENDIX B

**CHILDCARE AND BEFORE AND AFTER
SCHOOL PROGRAM INFORMATION**

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
Aberfoyle PS				X School Age Majority		YMCA of Three Rivers
Alma PS						
École Arbour Vista PS	X Kindergarten Majority	X		X		Montessori School of Wellington
Arthur PS						
Brant Ave PS				X School Age Majority		YMCA of Three Rivers
Brisbane PS		X	X School Age Majority	X		Applesed Child Care Centre Inc
Centennial Hylands ES	X	X	X	X	X	YMCA of Greater Toronto
Central PS		X	X School Age Majority	X		YMCA of Three Rivers
Centre Peel PS						
Credit Meadows ES	X	X	X	X	X	YMCA of Greater Toronto
Drayton Heights PS	X Kindergarten Majority	X Kindergarten Majority				The Corporation of the Township of Mapleton
East Garafraxa ES			X School Age Majority	X School Age Majority		YMCA of Greater Toronto

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
Edward Johnson PS	X Kindergarten Majority			X School Age Majority		YMCA of Three Rivers
Elora PS			X School Age Majority	X School Age Majority		Community Resource Centre
Eramosa PS						
Erin PS			X School Age Majority	X School Age Majority	X	Appleseed Child Care Centre Inc – Before and After School Program YMCA of Three Rivers – Full Day Child Care Centre
Fred A. Hamilton PS	X Kindergarten Majority	X		X	X	YMCA of Three Rivers
Gateway Drive PS				X School Age Majority		YMCA of Three Rivers
Glenbrook ES	X	X	X	X		YMCA of Greater Toronto
Grand Valley and District PS	X	X	X	X		YMCA of Greater Toronto
École Guelph Lake PS		X	X School Age Majority	X		YMCA of Three Rivers

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
École Harris Mill PS			X School Age Majority	X School Age Majority		YMCA of Three Rivers
Hyland Heights ES			X School Age Majority	X School Age Majority	X	Hyland Centre Child Care
Island Lake PS	X	X	X	X		Sandbox Tech Child Care Ltd
J.D. Hogarth PS	X	X	X	X	X	Community Resource Centre
James McQueen PS	X	X	X	X		Community Resource Centre
Jean Little PS		X	X School Age Majority	X	X	YMCA of Three Rivers
John Black PS						
John Galt PS		X Kindergarten Majority				YMCA of Three Rivers
John McCrae PS		X		X		YMCA of Three Rivers
June Avenue PS						
Ken Danby PS		X	X School Age Majority	X		YMCA of Three Rivers
Kenilworth PS						
École King George PS		X		X		YMCA of Three Rivers

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
Kortright Hills PS		X		X		Offsite After School Program- YMCA of Three Rivers - 130 Woodland Drive- not under a BASP Agreement with UGDSB for this Program
Laurelwoods ES			X School Age Majority	X School Age Majority		YMCA of Greater Toronto
Maryborough PS						*There was a BASP operated by the Corporation of the Township of Mapleton that started in September 2022 but as of December 2022 is on hold due to low #'s
Minto-Clifford PS				X School Age Majority		The Corporation of the Town of Minto
Mitchell Woods PS				X School Age Majority		YMCA of Three Rivers
Mono- Amaranth PS			X	X School Age Majority		YMCA of Greater Toronto

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
			School Age Majority			
Montgomery Village PS	X	X	X	X	X	Sandbox Tech Child Care Ltd
Ottawa Crescent PS						
Paisley Road PS			X School Age Majority	X School Age Majority		YMCA of Three Rivers
Palmerston PS				X School Age Majority	X	The Corporation of the Town of Minto- Before and After School Program County of Wellington- Child Care and Learning Centre- Full Day Child Care Centre
Parkinson Centennial PS	X	X	X	X		YMCA of Greater Toronto
Ponsonby PS						
Primrose ES			X School Age Majority	X School Age Majority		YMCA of Greater Toronto
Princess Elizabeth PS	X	X	X	X		YMCA of Greater Toronto
Princess Margaret PS			X	X School Age Majority		YMCA of Greater Toronto

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
			School Age Majority			
Priory Park PS						
Rickson Ridge PS	X	X	X	X	X	YMCA of Three Rivers
Rockwood Centennial PS						
Ross R Mackay PS						
Salem PS						
Sir Isaac Brock PS		X	X School Age Majority	X		Montessori School of Wellington
Spencer Avenue ES	X	X	X	X		YMCA of Greater Toronto
Taylor Evans PS	X	X	X	X	X	Wellington Early Learning Centres Inc
Victoria Cross PS					X	County of Wellington- Child Care and Learning Centre- Full Day Child Care Centre
Victoria Terrace PS						
Victory PS	X	X	X	X		Victory Kids Club
Waverley Drive PS						
Westminster Woods PS	X Kindergarten Majority	X		X		Montessori School of Wellington

School	2022/2023 Before and/or After School Program (BASP)				2022/2023 Full Day Child Care On Site	Third Party Child Care Operator
	Kindergarten (JK/SK) Licensed or Authorized Rec'l		School Age (Grade 1-6) Licensed or Authorized Rec'l			
	Before School	After School	Before School	After School		
Westwood PS	X	X	X	X		Lillian's Children Centre Inc
William C. Winegard PS				X School Age Majority		YMCA of Three Rivers
Willow Rd PS						
<i>Number of Schools/ Programs</i>	20	29	31	45	12	
65	31%	45%	48%	69%	18%	

*UGDSB ALSO HAS AN EarlyON CHILD AND FAMILY CENTRE AT ERIN PS OPERATED BY COMMUNITY RESOURCE CENTRE- OVERSEEN BY WELLINGTON COUNTY CHILDREN'S EARLY YEARS DIVISION

APPENDIX C

DEVELOPMENT AREA (DA) SCHOOL ASSIGNMENTS CHART AND MAPS

DRAFT

2023/24 Development Area School Assignments Table

Guelph

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
Arkell Road Map 1	JK- 8	RT	Rickson Ridge PS	North Eastview Map 7	JK-8	RT	William C. Winegard PS
	9-12	RT	Centennial CVI		9-12	RT	JF Ross CVI
	JK-8	FI	École Arbour Vista PS		JK-8	FI	École Guelph Lake PS
	9-12	FI	JF Ross CVI		9-12	FI	JF Ross CVI
Clair Road Map 2	JK-8	RT	Kortright Hills PS	South Paisley Map 8	JK-8	RT	Taylor Evans PS
	9-12	RT	Centennial CVI		9-12	RT	Guelph CVI
	JK-6	FI	Fred A Hamilton PS		JK-3	FI	Gateway Drive PS
	7-8	FI	École Arbour Vista PS		4-5	FI	Willow Rd PS
	9-12	FI	JF Ross CVI		6	FI	Paisley Rd PS
Clair-Maltby Map 3	JK-8	RT	Aberfoyle PS	Starwood East Map 9	JK-8	RT	Ken Danby PS
	9-12	RT	Centennial CVI		9-12	RT	JF Ross CVI
	JK-6	FI	Fred A Hamilton PS		JK-8	FI	École Guelph Lake PS
	7-8	FI	École Arbour Vista PS		9-12	FI	JF Ross CVI
Guelph Innovation District (GID) Map 4	JK-6	RT	Priory Park PS	Starwood West Map 10	JK-8	RT	William C. Winegard PS
	7-8	RT	Jean Little PS		9-12	RT	JF Ross CVI
	9-12	RT	Centennial CVI		JK-8	FI	École Guelph Lake PS
Lowes Road West Map 5	JK-8	RT	École Guelph Lake PS	Victoria Road Map 11	9-12	FI	JF Ross CVI
	9-12	RT	JF Ross CVI		JK-6	RT	Priory Park PS
	JK-6	FI	Sir Isaac Brock PS		7-8	RT	Jean Little PS
	7-8	FI	Centennial CVI		9-12	RT	Centennial CVI
Morning Crest Map 6	JK-6	RT	École Arbour Vista PS	Silvercreek DA Map 12	JK-8	FI	École Arbour Vista PS
	9-12	FI	JF Ross CVI		9-12	FI	JF Ross CVI
	7-8	RT	Brant Ave PS		JK-6	RT	Paisley Rd PS
	9-12	RT	Waverley Dr PS		7-8	RT	Willow Rd PS
	JK-8	FI	JF Ross CVI		9-12	RT	Guelph CVI
9-12	FI	École Guelph Lake PS	JK-6	FI	Paisley Rd PS		
9-12	FI	JF Ross CVI	7-8	FI	John McCrae PS		
				9-12	FI	JF Ross CVI	

Centre Wellington

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
East Fergus Map 13	JK-6	RT	Victoria Terrace PS	South Elora - Youngblood Map 17	JK-8	RT	Elora PS
	7-8	RT	John Black PS		9-12	RT	Centre Wellington DHS
	9-12	RT	Centre Wellington DHS		JK-2	FI	James McQueen PS
	JK-2	FI	James McQueen PS		3-8	FI	JD Hogarth PS
	3-8	FI	JD Hogarth PS	9-12	FI	Centre Wellington DHS	
	9-12	FI	Centre Wellington DHS	Granwood Map 18	JK- 8	RT	Elora PS
JK- 3	RT	Salem PS	9-12		RT	Centre Wellington DHS	
4-8	RT	Elora PS	JK-2		FI	James McQueen PS	
North Fergus Phase 1, 2 & 3 Map 14	9-12	RT	Centre Wellington DHS	Ainley DA Map 19	3-8	FI	JD Hogarth PS
	JK-2	FI	James McQueen PS		9-12	FI	Centre Wellington DHS
	3-8	FI	JD Hogarth PS		JK-6	RT	Salem PS
	9-12	FI	Centre Wellington DHS		7-8	RT	Elora PS
South Fergus Map 15	JK-8	RT	JD Hogarth PS	Cachet Salem DA Map 20	9-12	RT	Centre Wellington DHS
	9-12	RT	Centre Wellington DHS		JK-2	FI	James McQueen PS
	JK-2	FI	James McQueen PS		3-8	FI	JD Hogarth PS
	3-8	FI	JD Hogarth PS		9-12	FI	Centre Wellington DHS
9-12	FI	Centre Wellington DHS					

Shading indicates new or altered DA

2023/24 Development Area School Assignments Table

Shelburne

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
West Shelburne Map 21	JK-8	RT	Hyland Heights ES	Hyland Village Map 23	JK-8	RT	Hyland Heights ES
	9-12	RT	Centre Dufferin DHS		9-12	RT	Centre Dufferin DHS
	JK-8 9-12	FI FI	Centennial Hylands ES Erin DHS		JK-8 9-12	FI FI	Centennial Hylands ES Erin DHS
East Shelburne Map 22	JK-8	RT	Centennial Hylands ES	Main St Map 24	JK-8	RT	Glenbrook ES
	9-12	RT	Centre Dufferin DHS		9-12	RT	Centre Dufferin DHS
	JK-8	FI	Centennial Hylands ES		JK-8	FI	Centennial Hylands ES
	9-12	FI	Erin DHS		9-12	FI	Erin DHS

Orangeville

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
Edgewood Valley Map 25	JK-8	RT	Laurelwoods ES	Cachet Map 27	JK-8	RT	Credit Meadows ES
	9-12	RT	Westside SS		9-12	RT	Orangeville DSS
	JK-5	FI	Princess Elizabeth PS		JK-5	FI	Princess Elizabeth PS
	6-8	FI	Mono-Amaranth PS		6-8	FI	Mono-Amaranth PS
	9-12	FI	Erin DHS		9-12	FI	Erin DHS
North Hansen Map 26	JK-8	RT	Laurelwoods ES	North West Orangeville Map 28	JK-8	RT	Credit Meadows ES
	9-12	RT	Westside SS		9-12	RT	Orangeville DSS
	JK-5	FI	Princess Elizabeth PS		JK-5	FI	Princess Elizabeth PS
	6-8	FI	Mono-Amaranth PS		6-8	FI	Mono-Amaranth PS
	9-12	FI	Erin DHS		9-12	FI	Erin DHS

Grand Valley

Development Area	Grades	Program	School Assignment	Development Area	Grades	Program	School Assignment
East Grand Valley Map 29	JK-8	RT	Grand Valley and District PS	Southeast Grand Valley Map 31	JK-8	RT	Grand Valley and District PS
	9-12	RT	Centre Dufferin DHS		9-12	RT	Centre Dufferin DHS
	JK-5	FI	Princess Elizabeth PS		JK-5	FI	Princess Elizabeth PS
	6-8	FI	Mono-Amaranth PS		6-8	FI	Mono-Amaranth PS
	9-12	FI	Erin DHS		9-12	FI	Erin DHS
West Grand Valley Map 30	JK-8	RT	Grand Valley and District PS	Southwest Grand Valley Map 32	JK-8	RT	Grand Valley and District PS
	9-12	RT	Centre Dufferin DHS		9-12	RT	Centre Dufferin DHS
	JK-5	FI	Princess Elizabeth PS		JK-5	FI	Princess Elizabeth PS
	6-8	FI	Mono-Amaranth PS		6-8	FI	Mono-Amaranth PS
	9-12	FI	Erin DHS		9-12	FI	Erin DHS

Mulmur

Development Area	Grades	Program	School Assignment
Armstrong Mansfield Map 33	JK-8	RT	Primrose ES
	9-12	RT	Centre Dufferin DHS
	JK-8	FI	Centennial Hylands ES
	9-12	FI	Erin DHS

2023/24 Development Area School Assignments Table

Wellington North

Development Area	Grades	Program	School Assignment
South Mount Forest Map 34	JK-8	RT	Victoria Cross PS
	9-12	RT	Wellington Heights SS
	JK-8	FI	Palmerston PS
	9-12	FI	Norwell DSS

Erin

Development Area	Grades	Program	School Assignment
Solmar DA Map 35	JK-8	RT	Erin PS
	9-12	RT	Erin DHS
	JK-6	FI	Brisbane PS
	7-8	FI	Erin PS
	9-12	FI	Erin DHS

Development Area	Grades	Program	School Assignment
Hillsburgh North DA Map 37	JK-6	RT	Ross R MacKay PS
	7-8	RT	Erin PS
	9-12	RT	Erin DHS
	JK-6	FI	Brisbane PS
	7-8	FI	Erin PS
	9-12	FI	Erin DHS

Development Area	Grades	Program	School Assignment
Erin Heights Golf Course DA Map 36	JK-8	RT	Erin PS
	9-12	RT	Erin DHS
	JK-6	FI	Brisbane PS
	7-8	FI	Erin PS
	9-12	FI	Erin DHS

Shading indicates new or altered DA

Arkell Road Development Area - Map 1

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2023/24 School Assignments

English:

JK to 8 - Rickson Ridge PS

9 to 12 - Centennial CVI

French Immersion:

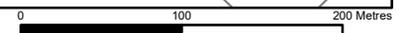
JK to 8 - École Arbour Vista PS

9 to 12 - JF Ross CVI



Legend

-  Development Area Boundary
-  Municipal Boundary



Clair-Maltby Development Area - Map 3

2023/24 School Assignments

English:

JK to 8 - Aberfoyle PS

9 to 12 - Centennial CVI

French Immersion:

JK to 6 - Fred A. Hamilton PS

7 to 8 - École Arbour Vista PS

9 to 12 - JF Ross CVI

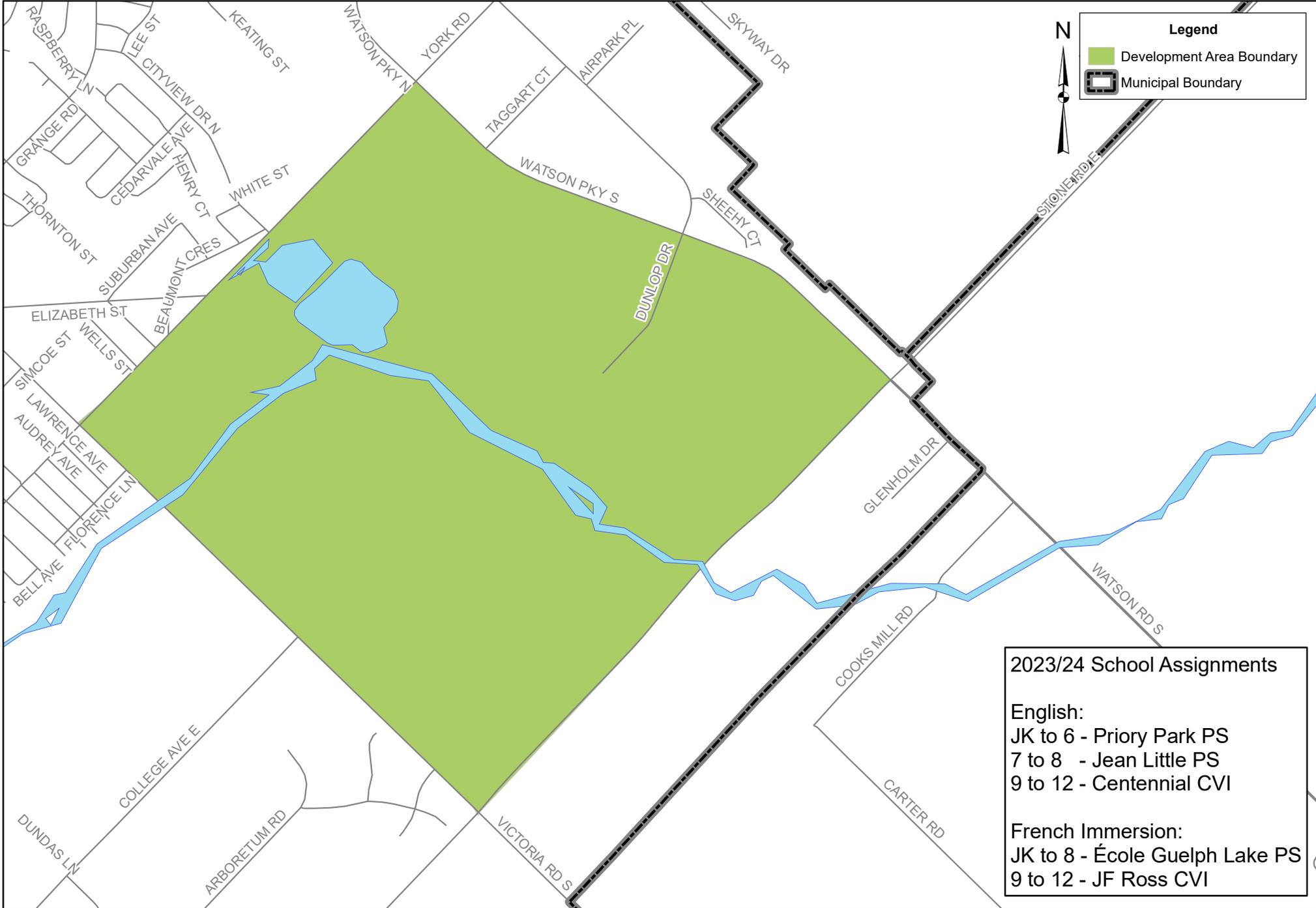


Legend

-  Development Area Boundary
-  Municipal Boundary



Guelph Innovation District Development Area - Map 4



Lowes Road West Development Area - Map 5

290

2023/24 School Assignments

English:

JK to 8 - Sir Isaac Brock PS

9 to 12 - Centennial CVI

French Immersion:

JK to 6 - Fred A Hamilton PS

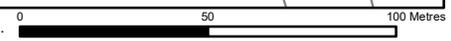
7 to 8 - École Arbour Vista PS

9 to 12 - JF Ross CVI



Legend

-  Development Area Boundary
-  Municipal Boundary



Morning Crest Development Area - Map 6

291

Legend

- Development Area Boundary
- Municipal Boundary



2023/24 School Assignments

English:
JK to 6 - Brant Ave PS
7 to 8 - Waverley PS
9 to 12 - JF Ross CVI

French Immersion:
JK to 8 - École Guelph Lake PS
9 to 12 - JF Ross CVI

North Eastview Development Area - Map 7

2023/24 School Assignments

English:
JK to 8 - William C. Winegard PS
9 to 12 - JF Ross CVI

French Immersion:
JK to 8 - École Guelph Lake PS
9 to 12 - JF Ross CVI

Legend

- Development Area Boundary
- Municipal Boundary



South Paisley Development Area - Map 8

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Legend

- Development Area Boundary
- Municipal Boundary



2023/24 School Assignments

English:
JK to 8 - Taylor Evans PS
9 to 12 - Guelph CVI

French Immersion:
JK to 3 - Gateway Dr PS
4 to 5 - Willow Rd PS
6 - Paisley Rd PS
7 to 8 - John McCrae PS
9 to 12 - JF Ross CVI

Starwood East Development Area - Map 9

Legend

- Development Area Boundary
- Municipal Boundary



2023/24 School Assignments

English:
JK to 8 - Ken Danby PS
9 to 12 - JF Ross CVI

French Immersion:
JK to 8 - École Guelph Lake PS
9 to 12 - JF Ross CVI

Starwood West Development Area - Map 10

2023/24 School Assignments

English:
JK to 8 - William C. Winegard PS
9 to 12 - JF Ross CVI

French Immersion:
JK to 8 - École Guelph Lake PS
9 to 12 - JF Ross CVI



Legend

-  Development Area Boundary
-  Municipal Boundary



Victoria Road Development Area - Map 11

2023/24 School Assignments

English:

JK to 6 - Priory Park PS

7 to 8 - Jean Little PS

9 to 12 - Centennial CVI

French Immersion:

JK to 8 - École Arbour Vista PS

9 to 12 - JF Ross CVI



Legend

-  Development Area Boundary
-  Municipal Boundary



Silvercreek Development Area - Map 12

2023/24 School Assignments

English:

- JK to 6 - Paisley Rd PS
- 7 to 8 - Willow Rd PS
- 9 to 12 - Guelph CVI

French Immersion:

- JK to 6 - Paisley Rd PS
- 7 to 8 - John McCrae PS
- 9 to 12 - JF Ross CVI



Legend

-  Development Area Boundary
-  Municipal Boundary



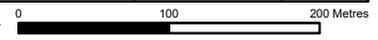
East Fergus Development Area - Map 13



2023/24 School Assignments

English:
JK to 6 - Victoria Terrace PS
7 to 8 - John Black PS
9 to 12 - Centre Wellington DHS

French Immersion:
JK to 2 - James McQueen PS
3 to 8 - JD Hogarth PS
9 to 12 - Centre Wellington DHS



North Fergus Phase 1, 2 & 3 Development Areas - Map 14

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North Fergus Phase 1 2023/24 School Assignments

English:
JK to 3 - Salem PS
4 to 8 - Elora PS
9 to 12 - Centre Wellington DHS

French Immersion:
JK to 2 - James McQueen PS
3 to 8 - JD Hogarth PS
9 to 12 - Centre Wellington DHS



North Fergus Phase 2 2023/24 School Assignments

English:
JK to 3 - Salem PS
4 to 8 - Elora PS
9 to 12 - Centre Wellington DHS

French Immersion:
JK to 2 - James McQueen PS
3 to 8 - JD Hogarth PS
9 to 12 - Centre Wellington DHS

North Fergus Phase 3 2023/24 School Assignments

English:
JK to 3 - Salem PS
4 to 8 - Elora PS
9 to 12 - Centre Wellington DHS

French Immersion:
JK to 2 - James McQueen PS
3 to 8 - JD Hogarth PS
9 to 12 - Centre Wellington DHS

South Fergus Development Area - Map 15

300



South Elora - Haylock Development Area - Map 16

301

2023/24 School Assignments

English:

JK to 8 - Elora PS

9 to 12 - Centre Wellington DHS

French Immersion:

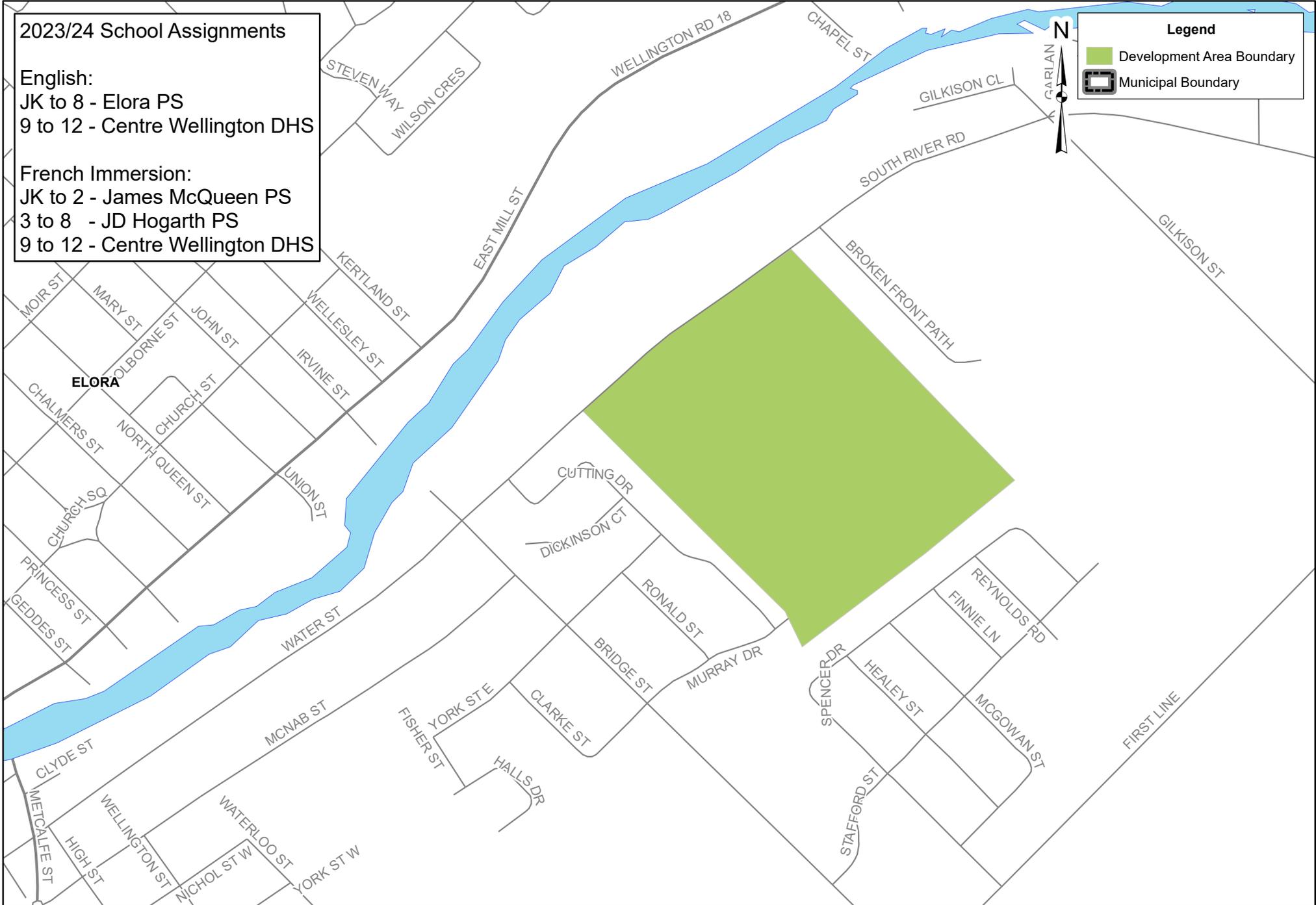
JK to 2 - James McQueen PS

3 to 8 - JD Hogarth PS

9 to 12 - Centre Wellington DHS

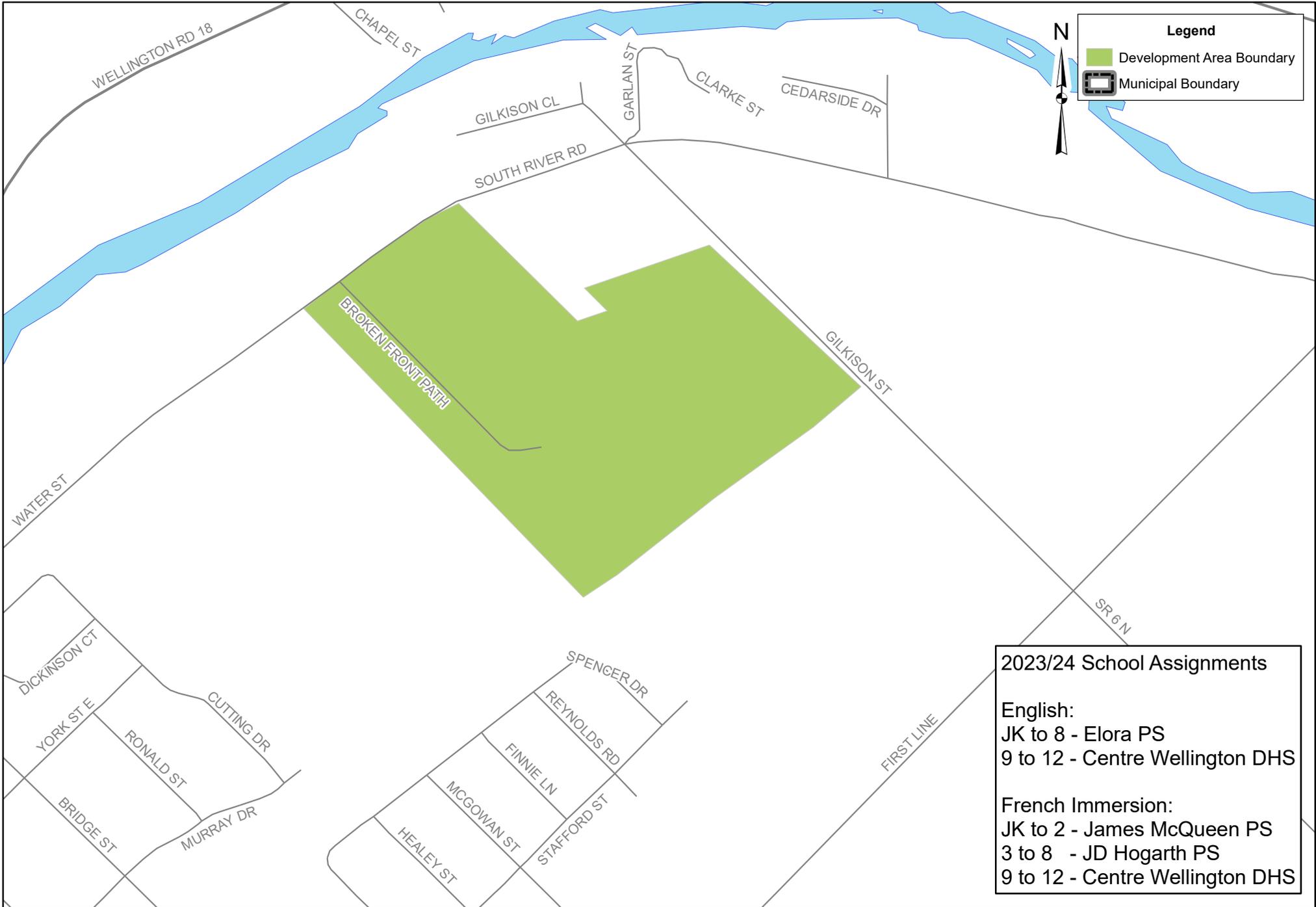
Legend

- Development Area Boundary
- Municipal Boundary



South Elora - Youngblood Development Area - Map 17

302



2023/24 School Assignments

English:
JK to 8 - Elora PS
9 to 12 - Centre Wellington DHS

French Immersion:
JK to 2 - James McQueen PS
3 to 8 - JD Hogarth PS
9 to 12 - Centre Wellington DHS

Granwood Development Area - Map 18

303

2023/24 School Assignments

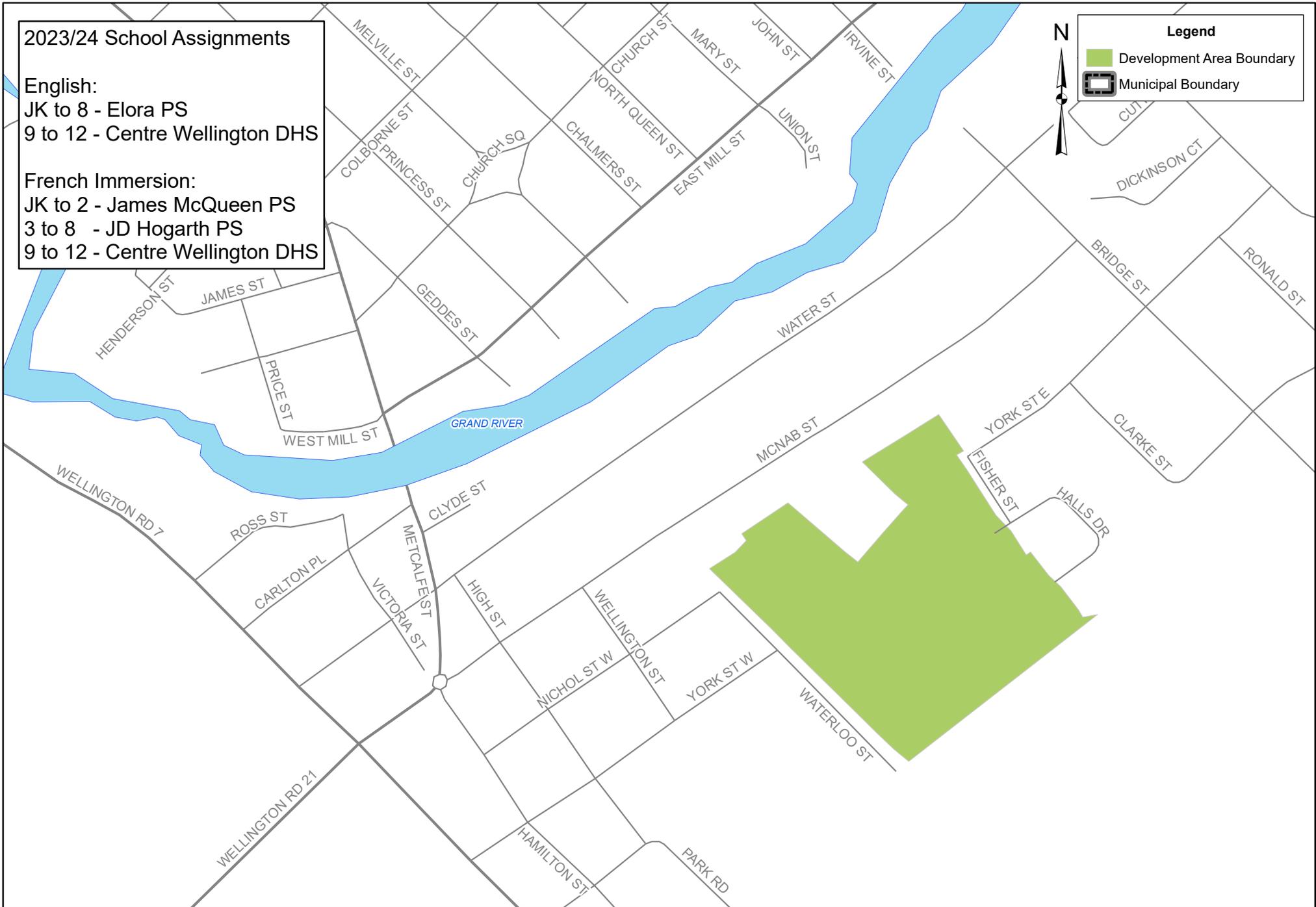
English:
JK to 8 - Elora PS
9 to 12 - Centre Wellington DHS

French Immersion:
JK to 2 - James McQueen PS
3 to 8 - JD Hogarth PS
9 to 12 - Centre Wellington DHS



Legend

-  Development Area Boundary
-  Municipal Boundary



Ainley Development Area - Map 19

304

2023/24 School Assignments

English:

JK to 6 - Salem PS

7 to 8 - Elora PS

9 to 12 - Centre Wellington DHS

French Immersion:

JK to 2 - James McQueen PS

3 to 8 - JD Hogarth PS

9 to 12 - Centre Wellington DHS



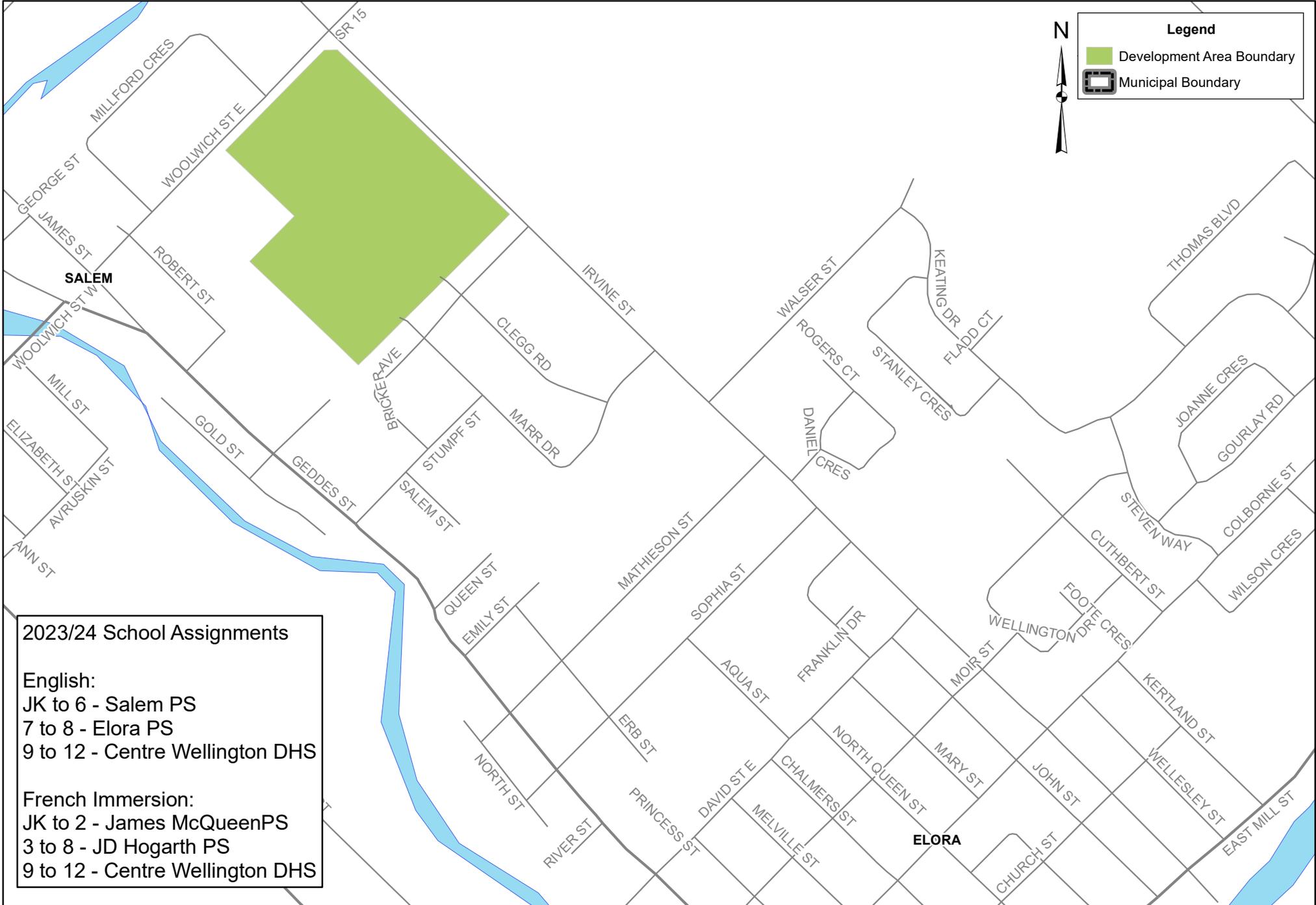
Legend

-  Development Area Boundary
-  Municipal Boundary



Cachet Salem Development Area - Map 20

305



West Shelburne Development Area - Map 21

2023/24 School Assignments

English:
JK to 8 - Hyland Heights ES
9 to 12 - Centre Dufferin DHS

French Immersion:
JK to 8 - Centennial Hylands ES
9 to 12 - Erin DHS

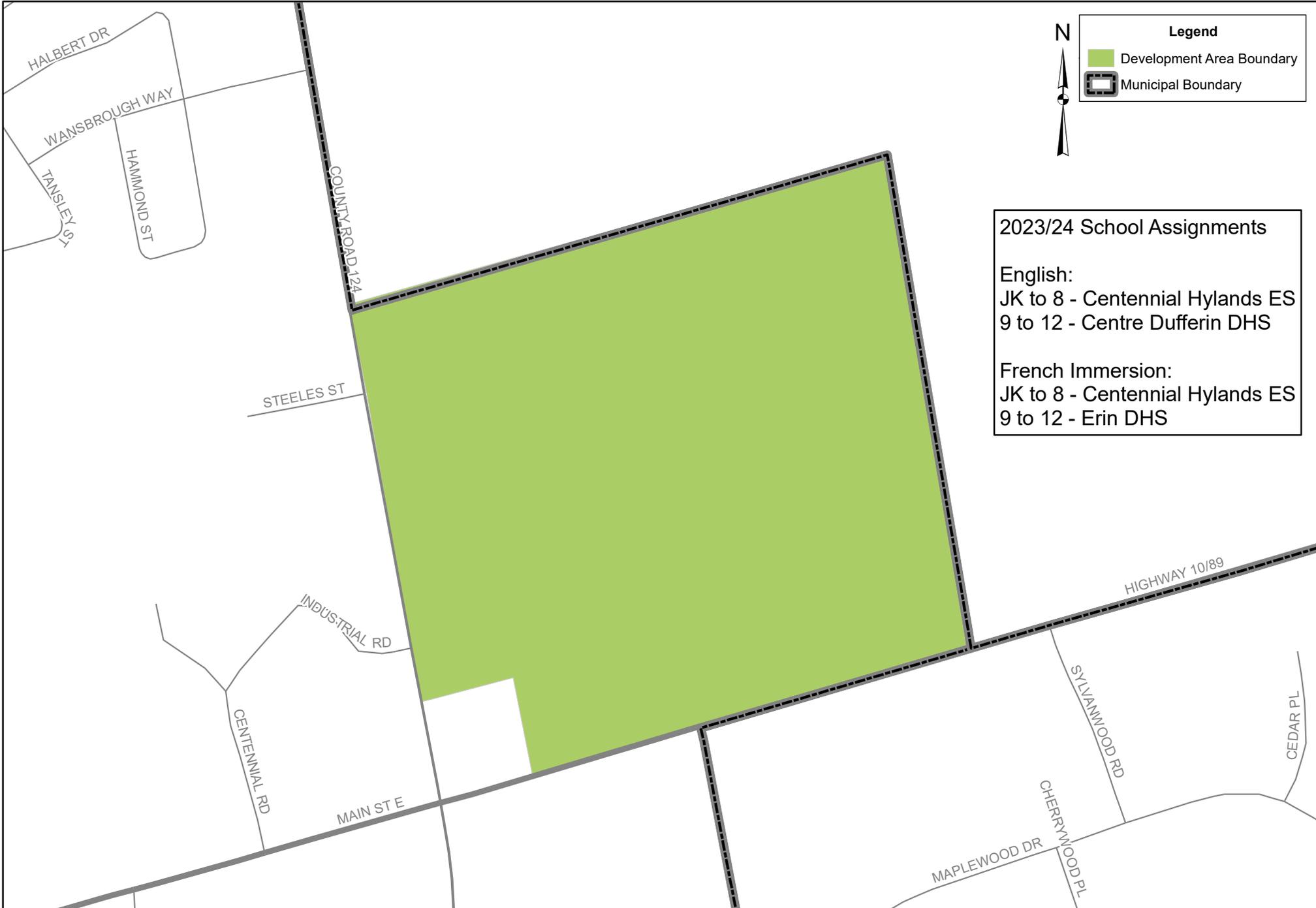
Legend

- Development Area Boundary
- Municipal Boundary



East Shelburne Development Area - Map 22

307



2023/24 School Assignments

English:
JK to 8 - Centennial Hylands ES
9 to 12 - Centre Dufferin DHS

French Immersion:
JK to 8 - Centennial Hylands ES
9 to 12 - Erin DHS

Hyland Village Development Area - Map 23

308

2023/24 School Assignments

English:

JK to 8 - Hyland Heights ES

9 to 12 - Centre Dufferin DHS

French Immersion:

JK to 8 - Centennial Hylands ES

9 to 12 - Erin DHS

Legend

- Development Area Boundary
- Municipal Boundary



Main St Development Area - Map 24

309

2023/24 School Assignments

English:

JK to 8 - Glenbrook ES

9 to 12 - Centre Dufferin DHS

French Immersion:

JK to 8 - Centennial Hylands ES

9 to 12 - Erin DHS

Legend

-  Development Area Boundary
-  Municipal Boundary



Edgewood Valley Development Area - Map 25

310

2023/24 School Assignments

English:

JK to 8 - Laurelwoods ES
9 to 12 - Westside SS

French Immersion:

JK to 5 - Princess Elizabeth PS
6 to 8 - Mono-Amaranth PS
9 to 12 - Erin DHS

Legend

- Development Area Boundary
- Municipal Boundary



North Hansen Development Area - Map 26

311

2023/24 School Assignments

English:

JK to 8 - Laurelwoods ES

9 to 12 - Westside SS

French Immersion:

JK to 5 - Princess Elizabeth PS

6 to 8 - Mono-Amaranth PS

9 to 12 - Erin DHS

Legend

-  Development Area Boundary
-  Municipal Boundary



Cachet Development Area - Map 27

312

2023/24 School Assignments

English:

JK to 8 - Credit Meadows ES

9 to 12 - Orangeville DSS

French Immersion:

JK to 5 - Princess Elizabeth PS

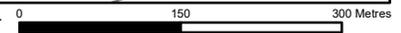
6 to 8 - Mono-Amaranth PS

9 to 12 - Erin DHS



Legend

-  Development Area Boundary
-  Municipal Boundary



North West Orangeville Development Area - Map 28

313

2023/24 School Assignments

English:

JK to 8 - Credit Meadows ES
9 to 12 - Orangeville DSS

French Immersion:

JK to 5 - Princess Elizabeth PS
6 to 8 - Mono-Amaranth PS
9 to 12 - Erin DHS







Southeast Grand Valley Development Area - Map 31

316



2023/24 School Assignments

English:
 JK to 8 - Grand Valley and District PS
 9 to 12 - Centre Dufferin DHS

French Immersion:
 JK to 5 - Princess Elizabeth PS
 6 to 8 - Mono-Amaranth PS
 9 to 12 - Erin DHS

Southwest Grand Valley Development Area - Map 32

317



Legend

- Development Area Boundary
- Municipal Boundary

N

Armstrong Mansfield Development Area - Map 33

318

2023/24 School Assignments

English:

JK to 8 - Primrose ES

9 to 12 - Centre Dufferin DHS

French Immersion:

JK to 8 - Centennial Hylands PS

9 to 12 - Erin DHS



Legend

-  Development Area Boundary
-  Municipal Boundary



South Mount Forest Development Area - Map 34

319

2023/24 School Assignments

English:

JK to 8 - Victoria Cross PS

9 to 12 - Wellington Heights SS

French Immersion:

JK to 8 - Palmerston PS

9 to 12 - Norwell DSS

Legend

-  Development Area Boundary
-  Municipal Boundary



Solmar Development Area - Map 35

2023/24 School Assignments

English:
JK to 8 - Erin PS
9 to 12 - Erin DHS

French Immersion:
JK to 6 - Brinsbane PS
7 to 8 - Erin PS
9 to 12 - Erin DHS



Legend

- Development Area Boundary
- Municipal Boundary



Erin Heights Golf Course Development Area - Map 36

321

2023/24 School Assignments

English:

JK to 8 - Erin PS
9 to 12 - Erin DHS

French Immersion:

JK to 6 - Brisbane PS
7 to 8 - Erin PS
9 to 12 - Erin DHS

Legend

- Development Area Boundary
- Municipal Boundary



Hillsburgh North Development Area - Map 37

322

2023/24 School Assignments

English:

JK to 6 - Ross R MacKay PS

7 to 8 - Erin PS

9 to 12 - Erin DHS

French Immersion:

JK to 6 - Brisbane PS

7 to 8 - Erin PS

9 to 12 - Erin DHS

Legend

-  Development Area Boundary
-  Municipal Boundary



APPENDIX D

ASSOCIATE SCHOOLS CHART

DRAFT

Regular Track Associate Schools 2023/24

JK	SK	1	2	3	4	5	6	7	8	9	10	11	12
All Guelph/Centre and East Wellington Elementary Schools										College Heights SS			
Aberfoyle PS										Centennial CVI			
Kortright Hills PS													
Priory Park PS								Jean Little PS					
Rickson Ridge PS													
Sir Isaac Brock PS													
Westminster Woods PS													
Gateway PS													
Mitchell Woods PS													
Taylor Evans PS													
Westwood PS													
Central PS								Willow Road PS					
June Avenue PS (West of Hwy 6)													
Paisley Road PS													
Victory PS													
Ken Danby PS										John F Ross CVI			
June Avenue PS (East of Hwy 6)								John Galt PS					
Ottawa Crescent PS													
Brant Avenue PS								Waverley Dr PS					
Eramosa PS								Rockwood Centennial PS					
École Harris Mill PS													
William C Winegard PS													
Alma PS								Elora PS		Centre Wellington DHS			
Ponsonby PS							Provisional						
Salem PS													
JD Hogarth PS													
Victoria Terrace PS								John Black PS					
James McQueen PS													
Brisbane PS								Erin PS					
Ross R McKay PS													

Regular Track Associate Schools 2023/24

JK	SK	1	2	3	4	5	6	7	8	9	10	11	12
Maryborough PS								Drayton Heights PS		Norwell DHS			
Centre Peel PS													
Minto-Clifford PS													
Palmerston PS													
Kenilworth PS (Generally North of SR 6)								Victoria Cross PS		Wellington Heights DHS			
Kenilworth PS (Generally South of SR 6)								Arthur PS					
Credit Meadows ES										Orangeville DSS			
Island Lake PS													
Mono-Amaranth PS													
Princess Elizabeth PS													
Princess Margaret PS													
East Garafraxa ES										Westside SS			
Laurelwoods ES													
Montgomery Village ES													
Parkinson Centennial PS													
Spencer Avenue ES													
Centennial Hylands ES										Centre Dufferin DHS			
Glenbrook ES													
Grand Valley & Dist. PS													
Hyland Heights ES													
Primrose ES													

French Immersion Associate Schools 2023/24

JK	SK	1	2	3	4	5	6	7	8	9	10	11	12				
Brisbane PS								Erin PS		Erin DHS							
Princess Elizabeth PS						Mono-Amaranth PS											
Parkinson Centennial ES				Spencer Ave ES													
Centennial Hylands ES																	
Palmerston PS										Norwell DSS							
James McQueen PS				JD Hogarth PS										Centre Wellington DHS			
École Harris Mill PS						Rockwood Cent. PS						John F Ross CVI					
Gateway Dr PS				Willow Rd PS				John McCrae PS									
Paisley Rd PS																	
Edward Johnson PS						École King George PS											
Victory PS				Provisional													
École Guelph Lake PS																	
FA Hamilton PS								École Arbour Vista PS									



May 2, 2023

Your Worship and Members of Council,

We are writing today as we've heard from many of you regarding the introduction of a locate charge, and we'd would like to provide some context and background regarding our approach. We are also seeing a lot of misinformation circulate, resulting in misunderstanding, and we'd like to correct the record.

We, along with **all** underground infrastructure owners, are required to comply with the recently released regulations related to locate delivery ([Bill 93](#)). In order to recover our compliance costs and protect the interests of our customers, we introduced a locate charge for **third party and for-profit locate requestors**. We want to reassure you that locates for private property owners and existing natural gas customers **remain at no charge**.

As we shared, the third-party locate charge is currently on pause as we continue to explore pathways and consult with our stakeholders and industry partners, including a phased approach focused on the adoption of a dedicated locator model for large infrastructure owners. Within a dedicated locator model, large excavators hire their own locators trained by infrastructure owners to locate all underground utilities on their projects, which leads to significant efficiencies in locate delivery.

In addition, misinformation is circulating that Enbridge Gas operates its infrastructure in municipal right of ways at no cost – **and this is simply not true**. Enbridge pays more than \$135 million in annual municipal taxes based upon the infrastructure we operate. We also pay additional fees where required when we install new pipe or initiate work to maintain existing assets. We deliver natural gas service to approximately 3.9 million customers in 313 municipalities across Ontario, through a network of 154,000 kilometers of pipeline. We complete approximately 1.2 million locate requests annually. And, in 2023, we will invest \$550 million to maintain and add customers to our natural gas system. We are a proud contributor to the communities in which we operate, and our commitment to the safe, reliable delivery of natural gas underpins everything we do.

We encourage you to call upon the Government of Ontario to enact a dedicated locator model for large infrastructure owners, and to support a phased approach to regulation adoption. Please reach out should you have any questions.

Sincerely,

Murray Costello, P.Eng.
Director, Southeast Region Operations

ENBRIDGE GAS INC.
TEL: 519-885-7425 | CELL: 819-635-3984 |
murray.costello@enbridge.com
603 Kumpf Drive, Waterloo, ON N2J 4A4

Mike McGivery
Director, Distribution Protection

ENBRIDGE GAS INC.
TEL: 416-758-4330 | CELL: 416-434-7920 |
michael.mcgivery@enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

CC: Hon. Todd Smith, Minister of Energy
Hon. Kaleed Rasheed, Minister of Public and Business Service Delivery
Colin Best, President, Association of Municipalities of Ontario

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 035-23

**BEING A BY-LAW TO AMEND BY-LAW 127-22 BEING A BY-LAW
TO ESTABLISH THE FEES AND CHARGES FOR VARIOUS
SERVICES PROVIDED BY THE MUNICIPALITY**

WHEREAS *Municipal Act, 2001* (hereinafter called “the Act”) permits a municipality and a local board to pass by-laws imposing fees or charges on any class of persons; and

WHEREAS *The Planning Act*, provides that a Council of a municipality may pass a by-law to prescribe a tariff of fees for the processing of applications made in respect of planning matters.

WHEREAS the *Building Code Act*, provides that a Council of a municipality may pass a by-law to prescribe fees for the processing of applications for permits or for the issuance of permits.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH ENACTS AS FOLLOWS:**

1. **THAT** Schedule C Cemeteries to the fees and charges By-law for various municipal services be replaced in its entirety with Schedule C attached hereto
2. **THAT** this by-law shall come into force effective July 1, 2023.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 23RD DAY OF MAY, 2023**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

SCHEDULE "C" CEMETERIES
Effective July 1, 2023

DESCRIPTION	FEE
<u>SALES</u>	
Single Grave 3 ½ feet x 10 feet (plot \$900.00) (Care and Maintenance Fund included) (40% of selling price \$600.00)	\$1,500.00
Single niche to accommodate two urns (Niche \$1,275.00) Care and Maintenance Fund (\$225.00)	\$1,500.00
Scattering Garden (\$84.00) Care and Maintenance Fund (\$56.00)	\$140.00
<u>INTERMENT/INURNMENT</u>	
Adult	\$900.00
Child (Infant up to 5 years)	\$200.00
Child (5 to 12 years)	\$400.00
Cremated remains in standard plot	\$300.00
Double depth charge – extra	\$175.00
Inurnment in niche	\$200.00
Scattering garden	\$100.00
<u>Surcharges:</u>	
Saturday funerals until 12 noon & holidays - standard burial	\$365.00
Saturday funerals until 12 noon & holidays - cremated remains & scattering garden	\$240.00
Saturday funerals until 12 noon & holidays – niche	\$130.00
Burials inurnments that occur outside the hours of 9 a.m. – 3 p.m. Mon-Fri	\$125.00
<u>DISINTERMENT</u>	
Disinterment	\$900.00
<u>VAULT STORAGE</u>	
	\$185.00
<u>MONUMENT INSTALLATIONS</u>	
Staking fee	\$50.00
Monument care & maintenance fund:	
Flat marker (under 1,116.13 sq centimeters-173 sq inches)	NIL
Flat Marker (over 1,116.13 sq centimeters-173 sq inches)	\$50.00
Upright Marker (under 4 ft.)	\$200.00
Upright Marker (over 4 ft.)	\$400.00
<u>ADMINISTRATION</u>	
Transfer of Interment Rights	\$50.00
Research per hour	\$50.00

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER 036-23

BEING A BY-LAW TO AMEND BY-LAW 66-01, BEING A ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Sections 34 and 36 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule 'A' Map 3 to By-law 66-01 is amended by changing the zoning on the lands described as Part Park Lot 2, as shown on Schedule "A" attached to and forming part of this By-law from **Residential (R2)** to **Residential Site Specific (R3-74)**.
2. THAT Section 32, Mount Forest exception zone, is hereby amended by adding the following new exceptions:

32.74 Part Park Lot 2	R3-74	<p>Notwithstanding the regulations of the R3 zone, for the lands zoned R3-74 a maximum of 8 stacked townhouses are permitted and the following regulations shall apply:</p> <ul style="list-style-type: none"> • The minimum lot area shall be 2,211.7 m² (0.54 ac). • The minimum interior side yard setback shall be 5.1 m (16.7 ft). • The maximum height of the townhouse development shall be 2 storeys 7 m (23 ft). • Notwithstanding any other provisions to the contrary, Section 6.6 COMMON AMENITY AREA shall apply and a minimum 800 ft² (74.3 m²) common amenity area shall be provided. • Notwithstanding any other provisions to the contrary, Section 6.3 BUFFER AREA shall apply and a 1.8 m (5.9 ft) solid board fence shall be provided around the entirety of the subject lands.
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3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.

4. THAT this By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND THIRD TIME THIS 23RD DAY OF MAY, 2023.

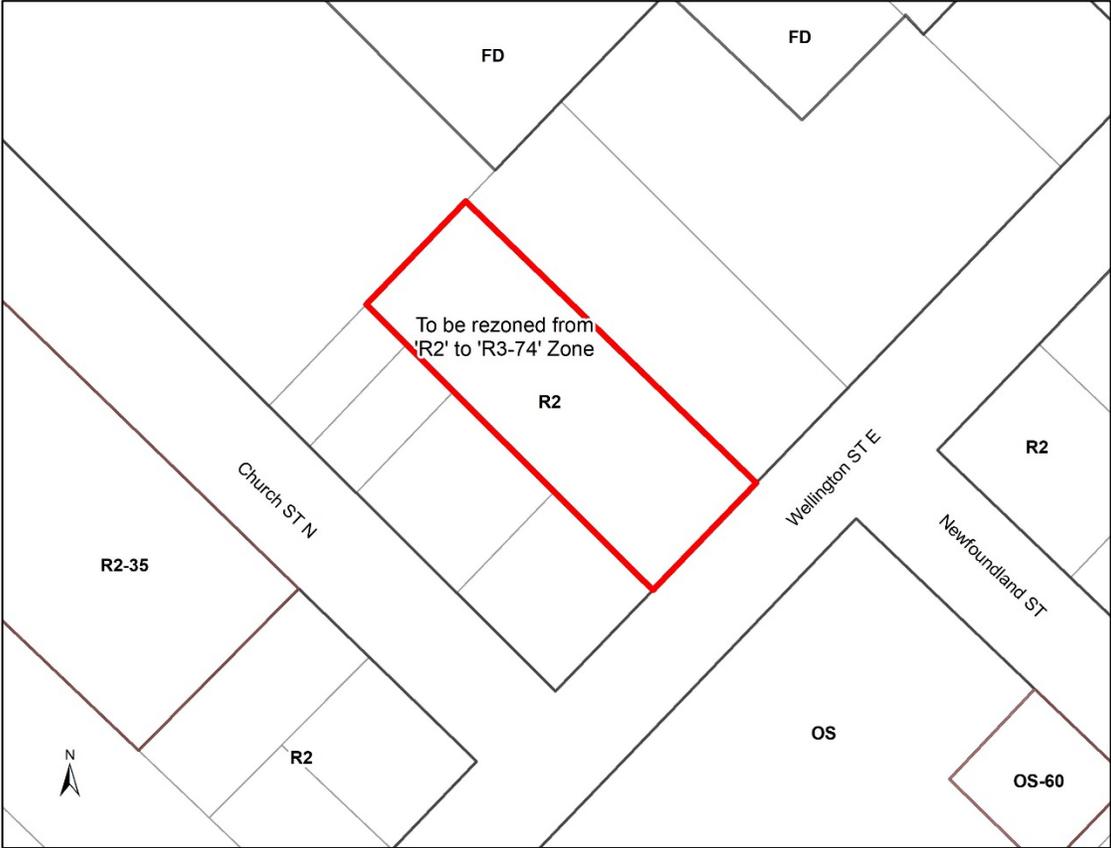
ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO. 036-23

Schedule "A"



This is Schedule "A" to By-law 036-23

Passed this 23rd day of May 2023

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 036-23

THE LOCATION OF THE SUBJECT LANDS is legally described as Part Park Lot 2 and known Municipally as 405 Wellington St E. The property subject to the proposed amendment is approximately 2,211.7 m² (0.54 ac) in size and is currently zoned Residential (R2).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone the subject lands from Residential (R2) Zone to Residential Site Specific (R3-74) Zone to permit an 8-unit stacked townhouse development.



Preserving, promoting, and developing Wellington North's unique cultural resources to build a vibrant community and a prosperous economy.

**CULTURAL MOMENT FOR MAY 23RD CELEBRATES,
THE ROYAL CANADIAN LEGION MOUNT FOREST BRANCH 134**

The mission of The Royal Canadian Legion is to serve Veterans and their families, to promote Remembrance, and to serve our communities and our country. There are more than 1350 branches across Canada. Community involvement includes supporting local Veterans and seniors; supporting youth sports and other programs; volunteering to help those in need; and offering a place for your community to gather.

Legions are funded through membership dues, renting out our halls for events, Legion merchandise, and through donations to the Poppy Trust Fund. In addition, Legions raise a large part of their funding through various fundraising events where members volunteer their time. There are about 250,000 Legion members across Canada.

Funds raised through the Mount Forest Legion support our local community and can include outreach and assistance programs to Veterans and their families; supporting our essential community services such as our hospital; youth sports, leadership programs and activities such as Cadets, Scouts and Guides, and education; supporting seniors as well as families in need, and organizing the annual Remembrance Day ceremony.



The Mount Forest Legion relies on the support of many volunteers and is looking for new members and volunteers. Volunteers are needed to hold positions on the Executive Committee; other committees such as Sports and Entertainment; to help with events held in the rental hall; and at the annual Fireworks Festival when the Legion provides musical entertainment under the Beer Tent. The Mount Forest Legion's Fireworks Festival Beer Tent is their largest fundraiser.



The Ladies Auxiliary is a non-profit organization that operates separately from the Legion and contributes a valuable resource to the Legion. The Mount Forest Ladies Auxiliary provides volunteer as well as financial support to the Legion. They also support programs and activities at the Legion. The Ladies Auxiliary also relies on the support of volunteers and is always looking for new members.

Submitted by Sue Doherty on behalf of the Wellington North Cultural Roundtable

**THE CORPORATION OF THE
TOWNSHIP OF WELLINGTON NORTH**

BY-LAW NUMBER 039-23

**BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WELLINGTON NORTH AT ITS REGULAR MEETING HELD ON MAY
23, 2023**

WHEREAS Section 5 of the Municipal Act, S.O. 2001 c.25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

AND WHEREAS Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

NOW THEREFORE the Council of The Corporation of the Township of Wellington North hereby **ENACTS AS FOLLOWS:**

1. The action of the Council of the Corporation of the Township of Wellington North taken at its meeting held on May 23, 2023 in respect of each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Wellington North at its meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That the Mayor and the proper officials of the Corporation of the Township of Wellington North are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Township of Wellington North referred to in the proceeding section hereof.
3. The Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation of the Township of Wellington North.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 23RD DAY OF MAY, 2023.**

ANDREW LENNOX, MAYOR

KARREN WALLACE, CLERK