



The Corporation of the County of Wellington
Planning Committee
Agenda

April 14, 2016

10:00 am

County Administration Centre

Keith Room

Members: Warden Bridge; Councillors Lennox (Chair), Alls, McKay, Watters

	Pages
1. Call to Order	
2. Declaration of Pecuniary Interest	
3. Financial Statements as of March 31, 2016	2 - 7
4. Official Plan Amendment 100 - Kirk Second Unit, Town of Erin	8 - 13
5. Official Plan Amendment 101 - Canadian Tire, Wellington North	14 - 19
6. Emergency Management Committee Structure	20 - 21
7. Public Meeting Update - Verbal	
8. 2015 Land Use Performance Measures	22 - 27
9. Closed Session	
10. Rise and Report	
11. Adjournment	

Next meeting date May 12, 2016 or at the call of the Chair.



County of Wellington
Planning
Statement of Operations as of
31 Mar 2016

	Annual Budget	March Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Grants and Subsidies	\$13,000	\$0	\$(11,832)	(91%)	\$24,832
Municipal Recoveries	\$37,000	\$2,415	\$8,855	24%	\$28,145
User Fees & Charges	\$258,000	\$29,888	\$62,423	24%	\$195,578
Internal Recoveries	\$500	\$0	\$9	2%	\$491
Total Revenue	\$308,500	\$32,303	\$59,454	19%	\$249,046
Expenditures					
Salaries, Wages and Benefits	\$1,621,100	\$129,749	\$370,309	23%	\$1,250,791
Supplies, Material & Equipment	\$37,900	\$2,337	\$4,598	12%	\$33,302
Purchased Services	\$310,600	\$33,663	\$46,178	15%	\$264,422
Transfer Payments	\$745,000	\$7,171	\$7,171	1%	\$737,829
Internal Charges	\$6,100	\$507	\$1,681	28%	\$4,419
Total Expenditures	\$2,720,700	\$173,427	\$429,937	16%	\$2,290,763
NET OPERATING COST / (REVENUE)	\$2,412,200	\$141,124	\$370,483	15%	\$2,041,717
Transfers					
Transfers from Reserves	\$(170,000)	\$0	\$0	0%	\$(170,000)
Total Transfers	\$(170,000)	\$0	\$0	0%	\$(170,000)
NET COST (REVENUE)	\$2,242,200	\$141,124	\$370,483	17%	\$1,871,717



County of Wellington

04-April-2016

Planning

Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending March 31, 2016

	Approved Budget	March Actual	Current Year	Previous Years	LIFE-TO-DATE ACTUALS		Remaining Budget
					Total	% of Budget	
Trans Canada Trail	\$395,300	\$0	\$0	\$193,950	\$193,950	49 %	\$201,350
Official Plan Update	\$40,000	\$0	\$0	\$27,368	\$27,368	68 %	\$12,632
Total Planning	\$435,300	\$0	\$0	\$221,318	\$221,318	51 %	\$213,982



County of Wellington
Green Legacy
Statement of Operations as of
31 Mar 2016

	Annual Budget	March Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Sales Revenue	\$500	\$0	\$0	0%	\$500
Other Revenue	\$1,500	\$0	\$0	0%	\$1,500
Total Revenue	\$2,000	\$0	\$0	0%	\$2,000
Expenditures					
Salaries, Wages and Benefits	\$496,800	\$35,158	\$97,479	20%	\$399,321
Supplies, Material & Equipment	\$103,200	\$2,336	\$14,366	14%	\$88,834
Purchased Services	\$85,500	\$8,210	\$11,769	14%	\$73,731
Insurance & Financial	\$9,300	\$0	\$8,786	94%	\$514
Minor Capital Expenses	\$30,000	\$0	\$0	0%	\$30,000
Internal Charges	\$5,000	\$0	\$0	0%	\$5,000
Total Expenditures	\$729,800	\$45,704	\$132,400	18%	\$597,400
NET OPERATING COST / (REVENUE)	\$727,800	\$45,704	\$132,400	18%	\$595,400
Transfers					
Transfers from Reserves	\$(30,000)	\$0	\$0	0%	\$(30,000)
Transfer to Capital	\$50,000	\$0	\$50,000	100%	\$0
Total Transfers	\$20,000	\$0	\$50,000	250%	\$(30,000)
NET COST (REVENUE)	\$747,800	\$45,704	\$182,400	24%	\$565,400



County of Wellington

04-April-2016

Green Legacy

Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending March 31, 2016

	LIFE-TO-DATE ACTUALS						
	Approved	March	Current	Previous	Total	% of	Remaining
	Budget	Actual	Year	Years		Budget	Budget
Pick up Truck Replacement	\$50,000	\$0	\$0	\$0	\$0	0 %	\$50,000
Sthrn Nursery Foundation Work	\$50,000	\$0	\$0	\$0	\$0	0 %	\$50,000
Total Green Legacy	\$100,000	\$0	\$0	\$0	\$0	0 %	\$100,000



County of Wellington
Emergency Management
Statement of Operations as of
31 Mar 2016

	Annual Budget	March Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Expenditures					
Salaries, Wages and Benefits	\$272,300	\$23,126	\$65,058	24%	\$207,242
Supplies, Material & Equipment	\$20,800	\$91	\$980	5%	\$19,820
Purchased Services	\$174,500	\$4,340	\$83,776	48%	\$90,724
Transfer Payments	\$146,000	\$37,464	\$0	0%	\$146,000
Insurance & Financial	\$2,000	\$0	\$1,896	95%	\$104
Total Expenditures	\$615,600	\$65,021	\$151,710	25%	\$463,890
NET OPERATING COST / (REVENUE)	\$615,600	\$65,021	\$151,710	25%	\$463,890
NET COST (REVENUE)	\$615,600	\$65,021	\$151,710	25%	\$463,890



County of Wellington

04-April-2016

Emergency Management Capital Work-in-Progress Expenditures By Departments All Open Projects For The Period Ending March 31, 2016

	Approved Budget	March Actual	Current Year	Previous Years	LIFE-TO-DATE ACTUALS		Remaining Budget
					Total	% of Budget	
Upgrade County Fire Paging Sys	\$400,000	\$0	\$0	\$0	\$0	0 %	\$400,000
Total Emergency Management	\$400,000	\$0	\$0	\$0	\$0	0 %	\$400,000



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Sarah Wilhelm, Senior Planner
Date: Thursday, April 14, 2016
Subject: PD2016-10 Kirk Second Unit
Official Plan Amendment No. 100 – Application OP-2016-01
6012 Eighth Line, Town of Erin

1. Introduction

The purpose of Official Plan Amendment No. 100 is to allow for a second dwelling unit within an existing accessory building on a 0.8 ha (2 ac) lot in the rural area in the Town of Erin. More specifically, Amendment No. 100 to the Wellington County Official Plan would introduce a map change to Schedule A2 to add a site specific policy area (PA2-4); and a text change to add policies to provide for a second unit, subject to criteria. An excerpt of the proposed amendment to the County Official Plan is attached to this report.

2. Location

The land subject to the proposed official plan amendment (OP-2016-01) fronts onto the west side of Eighth Line to the north of Sideroad 27 (Figure 1). The property is legally described as Part of Lot 28, Concession 8 and municipally known as 6012 Eighth Line. This 0.8 ha (2 ac) rural residential property contains a single detached dwelling and accessory building which use the same driveway. Surrounding land uses include agricultural to the north, rural residential to the east, rural residential/plantation to the immediate south and west.

3. Proposal

The purpose of the proposed County Official Plan Amendment is to allow an accessory dwelling unit in an existing accessory building (Figure 2 and 3). A zoning by-law amendment is also necessary to allow for the proposed use.

4. Discussion

According to Schedule A2 (Erin) of the County Official Plan, the property is designated SECONDARY AGRICULTURAL. Agricultural uses and single detached homes are a permitted use within the Secondary Agricultural designation. The following types of accessory residences are also permitted:

- Farm help
- Garden suite
- Accessory unit within the main residence on a lot

As the current application deals with an accessory unit within an accessory building on a lot, an Official Plan Amendment is necessary.

Figure 1 Property Location



Figure 2 Overall Site Plan Excerpt
Source: J. Wells Architect Inc.

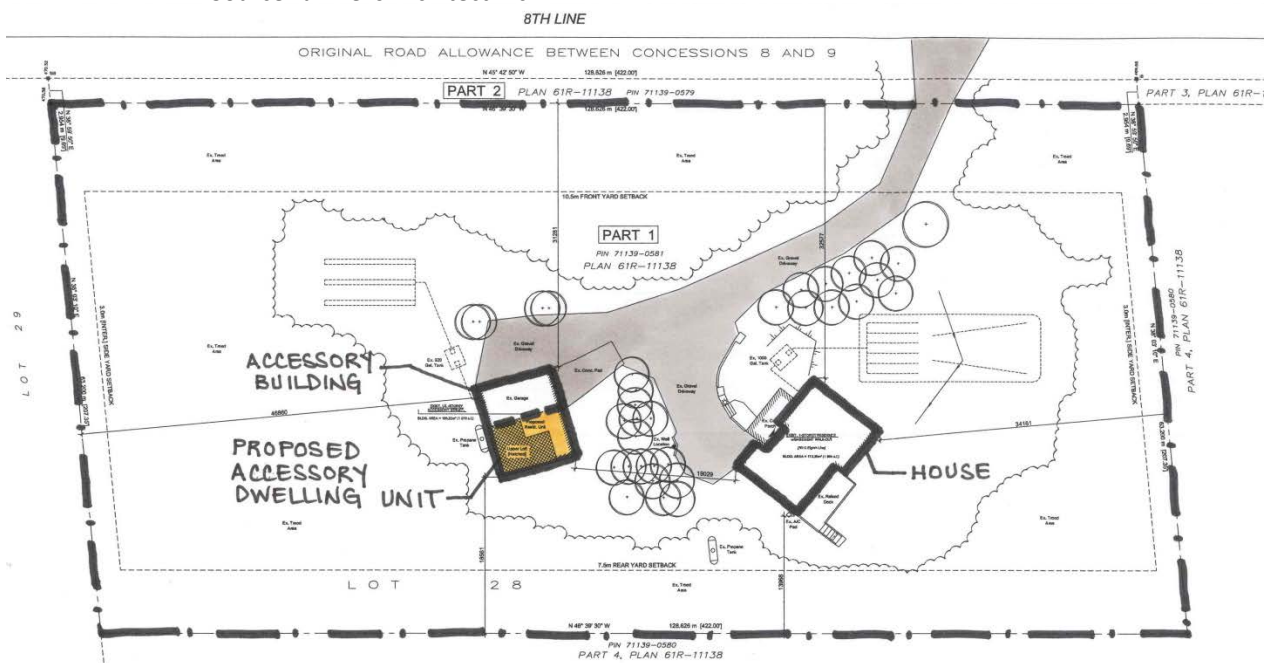
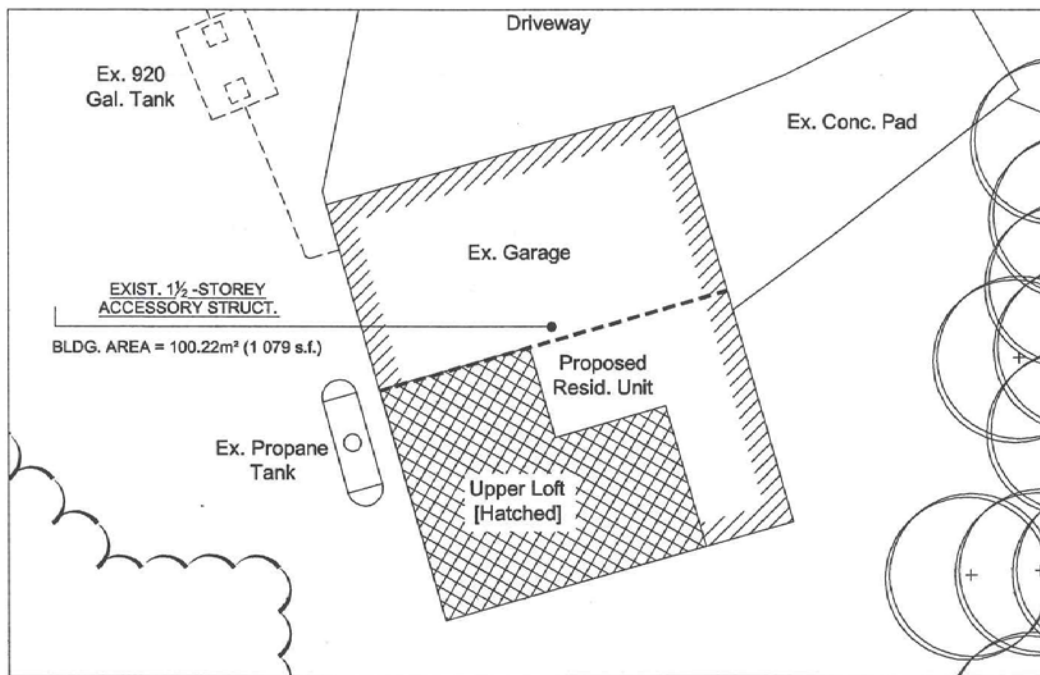


Figure 3 Accessory Structure Detail
Source: J. Wells Architect Inc.



4.1 Provincial Growth Plan

The Provincial Growth Plan (Places to Grow) provides for limited development within rural areas under Section 2.2.9. The proposed amendment for a second unit within an existing accessory building would conform to this plan.

4.2 Greenbelt Plan

The property is within the Protected Countryside of the Greenbelt Plan. The proposed amendments for a second unit within an existing accessory building would conform to this plan.

4.3 Provincial Policy Statement

The Provincial Policy Statement (2014) provides for limited residential development in rural areas of municipalities. According to Section 1.1.5.4 “Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.” The Provincial Policy Statement also encourages all forms of residential intensification, including second units. With respect to compliance with the minimum distance separation formulae, we would not apply Minimum Distance Separation (MDS1) to an accessory dwelling unit as the main residential land use has already been established.

4.4 County Official Plan

In terms of housing opportunities, the County “will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area.” This policy is mirrored in the Town Plan. Section 4.4.5 of the County Plan also provides policy direction for affordable housing, including that: “In the Rural System affordable housing opportunities are not readily available. Accessory residences will be the most likely means of increasing housing affordability in the Rural System.”

The County is currently undertaking a County-wide amendment to provide for second units to implement Bill 140 (Strong Communities through Affordable Housing Act). The public meeting will be held April 21, 2016. A draft of the related Official Plan Amendment (OPA 99) is available and we have used the draft policies as a basis for the approach used for this amendment, including that:

- a second unit is either permitted in a detached house or in a building or structure ancillary to a detached house
- a garden suite will not be permitted if there is already a second unit on the property
- a second unit will be prohibited from being severed from the property
- the second unit will be clearly secondary to the primary dwelling unit on the property

A copy of the proposed Official Plan amendment page and schedule are attached.

4.5 Town Official Plan

The Town's Official Plan recognizes and provides for a broader range of residential uses in the Secondary Agricultural area designation than in prime agricultural areas provided the use will not negatively impact agricultural operations and is in keeping with the rural character of the area. The Town Plan defers to the County Official Plan for more specific policies for Secondary Agricultural Areas and therefore, an amendment is not required for this application.

5. Public Meeting

The public meeting was held on March 22, 2016. There were no public comments.

6. Agency Comments

Risk Management Official

- No concerns (March 3, 2016)

Hydro One

- No objection. Provided the owner contacts them if there are any changes needed to the existing hydro service (March 1, 2016)

7. Municipal Support

Town of Erin Council considered Official Plan Amendment (OP-2016-01) at their regular meeting of April 5, 2016. Council passed a resolution in support of the Official Plan Amendment at this meeting.

8. Conclusion

In our opinion, the request for an Official Plan Amendment for the subject land is consistent with the Provincial Policy Statement and conforms to the Growth Plan and Greenbelt Plan. The amendment would also meet broad policy objectives of the County Official Plan, implement Bill 140 and is consistent with the draft second unit provisions of County Official Plan Amendment 99. Further, the proposal is considered appropriate and in the public interest.

9. Recommendations

That a by-law adopting County of Wellington Official Plan Amendment No. 100 be approved.

Respectfully submitted

County of Wellington Planning and Development Department



Sarah Wilhelm, BES, MCIP, RPP
Senior Planner
Planning & Development Department

Attachments:

Appendix 1 Excerpt from proposed Official Plan Amendment 100

Appendix 1 Excerpt from Proposed Official Plan Amendment 100 (File OP-2016-01)

DETAILS OF THE AMENDMENT

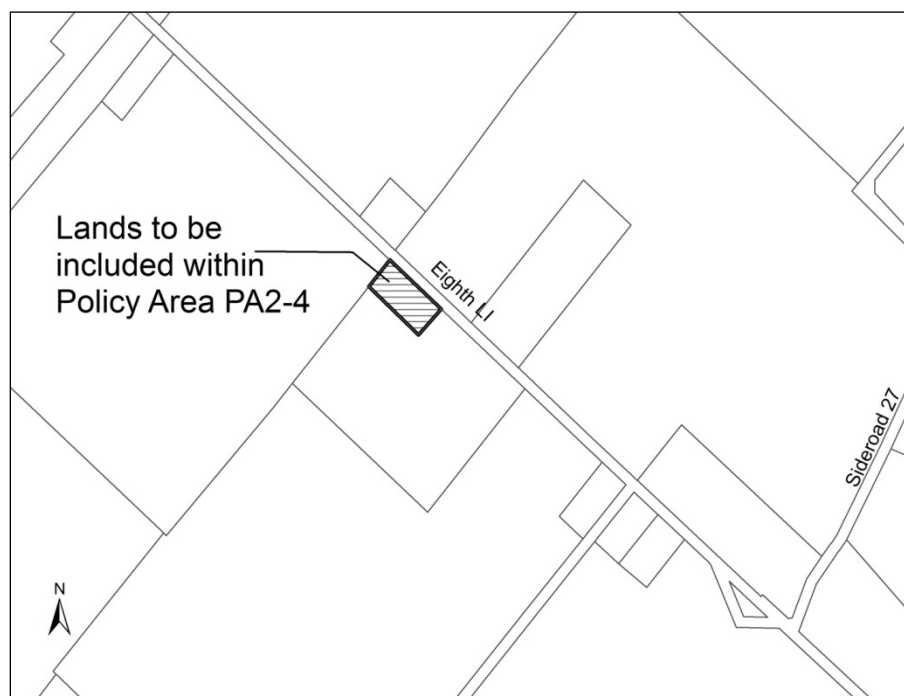
The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule A2 (Erin)** be amended by changing the designation of Part Lot 28, Concession 8, in the Town of Erin from Secondary Agricultural to Secondary Agricultural subject to Special Policy PA2-4 as illustrated on the attached Schedule “A” of this Amendment.
2. THAT **Section 9.3 Erin Local Policies** be amended by adding the following policy area:

“PA2-4 Kirk Second Unit (6012 Eighth Line)”

Notwithstanding any other provisions of this Plan to the contrary, on the land identified as **PA2-4** on Schedule “A2”, the permitted uses may also include a second unit in a detached house or in a building or structure ancillary to a detached house, if the detached house contains only one single residential unit. A second unit will be prohibited from being severed from the property. The second unit will be clearly secondary to the primary dwelling unit on the property. A garden suite will not be permitted if there is a second unit in a detached house or in a building or structure ancillary to a detached house.”

SCHEDULE “A” OF OFFICIAL PLAN AMENDMENT NO. 100



Amendment to Schedule A2 (Erin)



COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Linda Redmond, Senior Planner
Date: Wednesday, April 06, 2016
Subject: COUNTY OFFICIAL PLAN AMENDMENT NO. 101
Canadian Tire (Vintex) - Township of Wellington North
File No. OP-2016-06
Report: PD2016-11

1. Introduction

The purpose of County Official Plan Amendment No. 101 is to redesignate and rezone the subject lands from Industrial to Highway Commercial to accommodate the development of a proposed retail commercial establishment.

2. Site and Surrounding Area

The land subject to the amendment fronts on Main Street and Mount Forest Drive (Mount Forest) and is legally described as Lot 32 and Part of Lot 33, Concession 1, Part of Division 3 (geographic township of Egremont). The property is located in the northerly part of Mount Forest Urban Centre and is approximately 1.28 ha (3.18 ac) in size. (Figure 1).

The subject property is currently zoned Industrial (M1-1) in the Township of Wellington north Zoning By-law 66-01 and is located

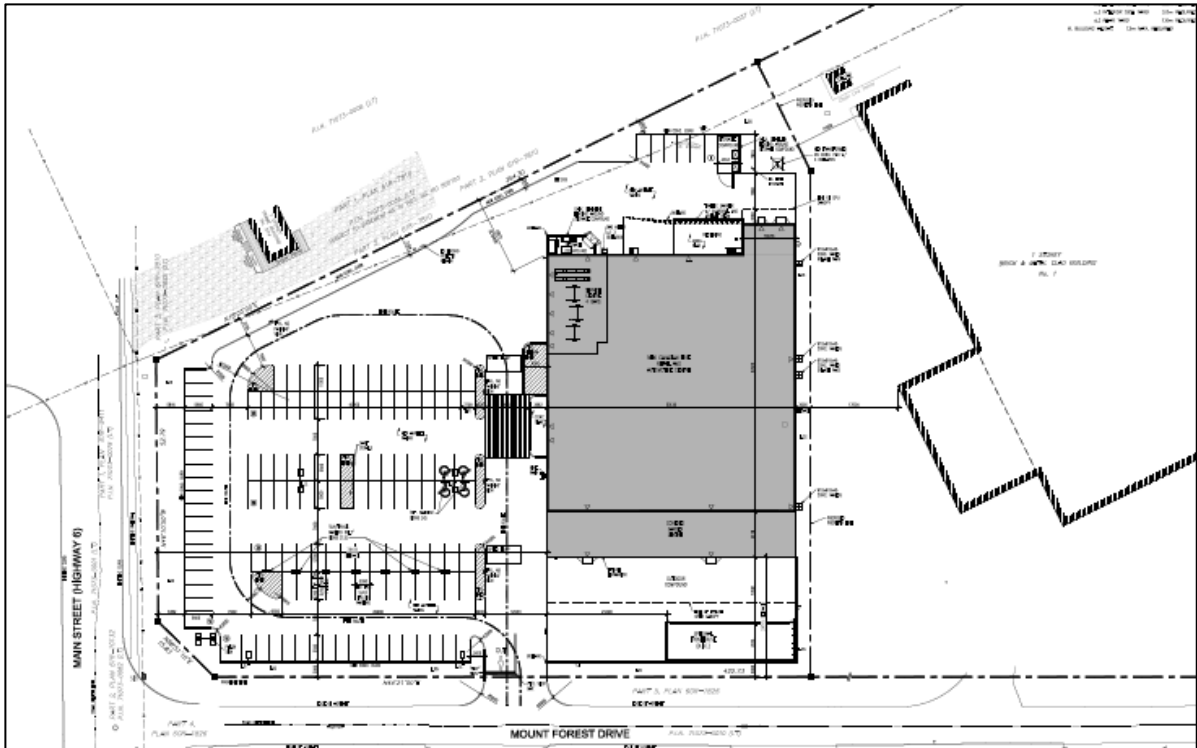
within the built boundary of the Mount Forest Urban area. The immediate surrounding land uses are a mix of industrial and highway commercial, with agriculture to the north.

Figure 1 – subject lands



3. Proposal and Related Applications

The subject lands are to be developed with a 2664 m² (28,675 ft²) commercial retail establishment (Canadian Tire) (Figure 2). In addition to the retail component a four bay auto service and seasonal garden centre will also be included.



Preliminary Site Plan – October 2015

The applications currently before the County of Wellington and the Township of Wellington North are a proposed Official Plan amendment, Zoning By-law amendment and a consent application (B119/15) respectively. Consent application B119/15 received provisional approval from the Land Division Committee on February 11, 2016 to create a 1.28 ha (3.18 ac) parcel, together with an easement for storm drainage (Figure 2).

The proposal will redesignate the subject lands in the County of Wellington Official Plan from Industrial to Highway Commercial. The proposed Zoning By-law amendment will rezone the lands from Industrial (M1-1) to Highway Commercial (C2) with a site specific to address zoning deficiencies related to parking and setbacks. These amendments will facilitate this proposal.

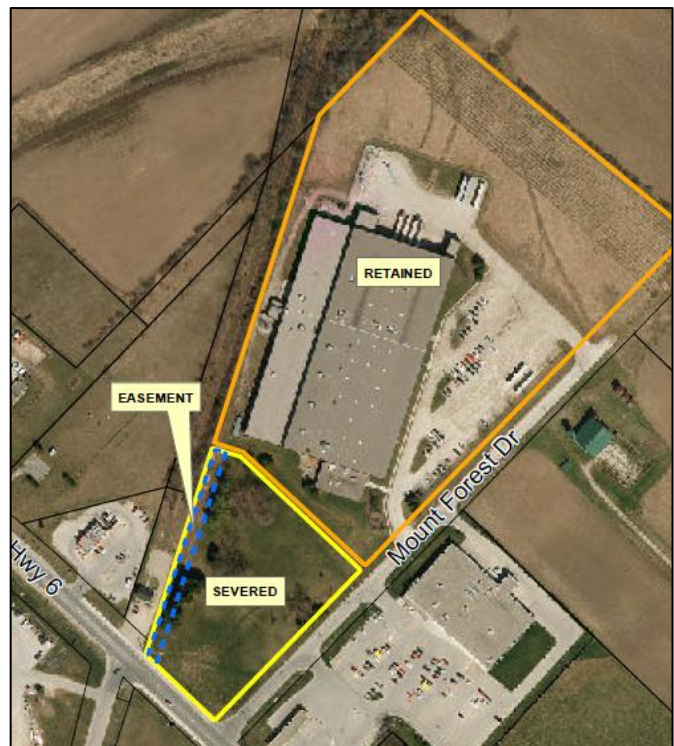


Figure 2 - Proposed Consent B119/15

4. Places to Grow (PTG) and Provincial Policy Statement (PPS)

Amendments have been made to the Wellington County Official Plan previously to ensure that the Plan is in conformity with both PTG and PPS.

5. Wellington County Official Plan Policy Framework

5.1 Current Official Plan Status

According to Schedule A6-1 (Mount Forest) of the County Official Plan, the subject lands are designated INDUSTRIAL.

5.2 Highway Commercial Designation

The policies of Section 8.6.1 indicate that the “predominant use of land within areas designated HIGHWAY COMMERCIAL shall be for commercial uses serving the travelling public or uses not considered compatible within the downtown..” It further states that “certain commercial uses, due to their nature, require large sites to accommodate their associated buildings, storage and parking requirements which are not suitable within the downtown area”.

The policies of Section 8.6.2 of the Official Plan sets out objectives for highway commercial development as follows:

- a) “To provide commercial services for the traveling public;
- b) To provide sites for commercial uses which require large lots for buildings, storage and parking and which cannot locate in the downtown area;
- c) To provide, on a limited basis, conveniences facilities to serve the daily needs of the local residents.”

Further, the policies of Section 8.6.3 sets out the permitted uses and states, “shall accommodate uses catering to the travelling public...” and includes uses such as retail and automotive service centres.

5.3 Economic Development

The County Official Plan policies, under Section 4.2, allow for redesignation from Industrial to Highway Commercial without the need for a municipal comprehensive review provided that major retail uses are not proposed. It is staffs view that this proposal is not a major retail use for the purposes of this policy.

6. Supporting Technical Reports

To address the policies of the County Official Plan and the Provincial Policy Statement, and to satisfy technical requirements of the applicable public review and approval agencies, the proponent submitted the following studies and reports:

- Planning Justification Report (Zelinka Priamo Ltd. – November 2015)
- Traffic Impact Study (LEA Consulting Ltd. – November 2015)
- Emergency Response Plan (PGL Environmental Consultants – December 2015)
- Site Plan (RAI Architect Inc. – October 2015)

7. Public Meeting and Public Input

The statutory Public Meeting (pursuant to the requirements of the Planning Act) was held on February, 8, 2016 at the Wellington North Council Chambers. There was one written submission indicating support of the application, however raised a concern about the extension of Mount Forest Drive. There is no plan to extend Mount Forest Drive a part of this proposal. One individual spoke at the public meeting and raised concerns with the traffic accessing Main Street from Mount Forest Drive and Industrial Drive. A concern was also raised regarding the increase in storm water management from this proposal. Copies of written submissions and minutes of the public meeting are in the file.

The Township of Wellington North Council passed a resolution in support of the Official Plan Amendment at their Council meeting of February 8, 2016.

8. Agency Review

The application was circulated by the County to agencies on January 4, 2016. Results of the agency review for this application are as follows:

Agency	Position	Comments
Township of Wellington North	Support	In a resolution of February 8, 2016 Township Council supported the Official Plan Amendment.
Saugeen Valley Conservation Authority(SVCA)	Application for an OPA is acceptable	There are no natural hazards or significant natural heritage features on the lands and are not subject to an SVCA permit for the new building.
Canada Post	No concerns.	
Upper Grand District School Board (UGDSB)	No objection	
Ministry of Transportation	Approval and Permits not required	The subject lands are within the connecting link.
Wellington Source Water Protection	Site is located within WHPA B & C	Applicants have submitted a risk management plan as required by the Saugeen Valley Source Protection Plan.
Ministry of Municipal Affairs and Housing	Not stated	Suggests that a municipal comprehensive review should be completed for this amendment.
One Neighbour	Supports redesignation	Does not want the road extended across property located behind the Vintex lands. Also identified existing traffic concerns at the intersection of Main Street and Mount Forest Drive.

9. Discussion

9.1 Traffic

The proponent submitted a Traffic Impact Study (LEA Consulting Ltd. November, 2015) as part of this proposal. The study's findings indicated that the intersections impacted by this proposal will continue to operate with acceptable levels of service.

Concerns and questions were raised during the public meeting regarding the increase in traffic during employee shift changes from the surrounding industrial operations and traffic increases during the summer months from cottage travelers. The TIS does account for the time of day when the traffic would be at its peak and indicates a moderate increase on wait times at the affected intersections. This increase is considered within the acceptable range. In addition to this, the County had the TIS peer reviewed by Triton Engineering which concluded that there will be some traffic impact, however the increase will maintain an acceptable level. Triton agreed with the findings of the TIS prepared by LEA Consulting.

9.2 Municipal Comprehensive Review

The Ministry of Municipal Affairs and Housing (MMAH) has questioned whether this proposal is for major retail uses that would necessitate a municipal comprehensive review for conversion of employment lands under policies in the Growth Plan for the Greater Golden Horseshoe (the Growth Plan). Staff's opinion is that:

- a) This development is not a major retail use as it is a relatively small store at 2664 sq.m (28,675 sq.ft.).
- b) While not a municipal comprehensive review, recent work by planning staff on the Growth Plan forecast update amendment to the County Official Plan (OPA 99) estimates that there is a surplus of 65ha of urban industrial land in Wellington North and a deficit (-10 ha) of urban highway commercial land. There is also a surplus of approximately 15ha of lands designated rural employment area in the Township.
- c) The proposal achieves objectives of the Growth Plan because it: develops an underutilized, fully serviced lot within the built up area of an urban centre; and, would result in employment intensification.

10. Planning Opinion

This proposal to redesignate the subject lands from Industrial to Highway Commercial represents a logical infilling by utilizing a fully serviced surplus parcel within the built up area of an urban centre and, would result in employment intensification. The County Official Plan provides consideration for the establishment of new highway commercial areas within the Urban Areas of the County.

Staff is of the opinion that the proposed Official Plan Amendment is consistent with provincial policy and conforms to the objectives and policies of the County Official Plan. The development of a retail commercial use on the subject lands is considered appropriate and in the public interest.

Recommendation:

THAT a by-law adopting County of Wellington Official Plan Amendment 101 be approved.

Respectfully submitted,



Linda Redmond
Senior Planner

Attachment 1

Excerpt from Proposed County Official Plan Amendment 101
File OP-2015-06

PART B - THE AMENDMENT

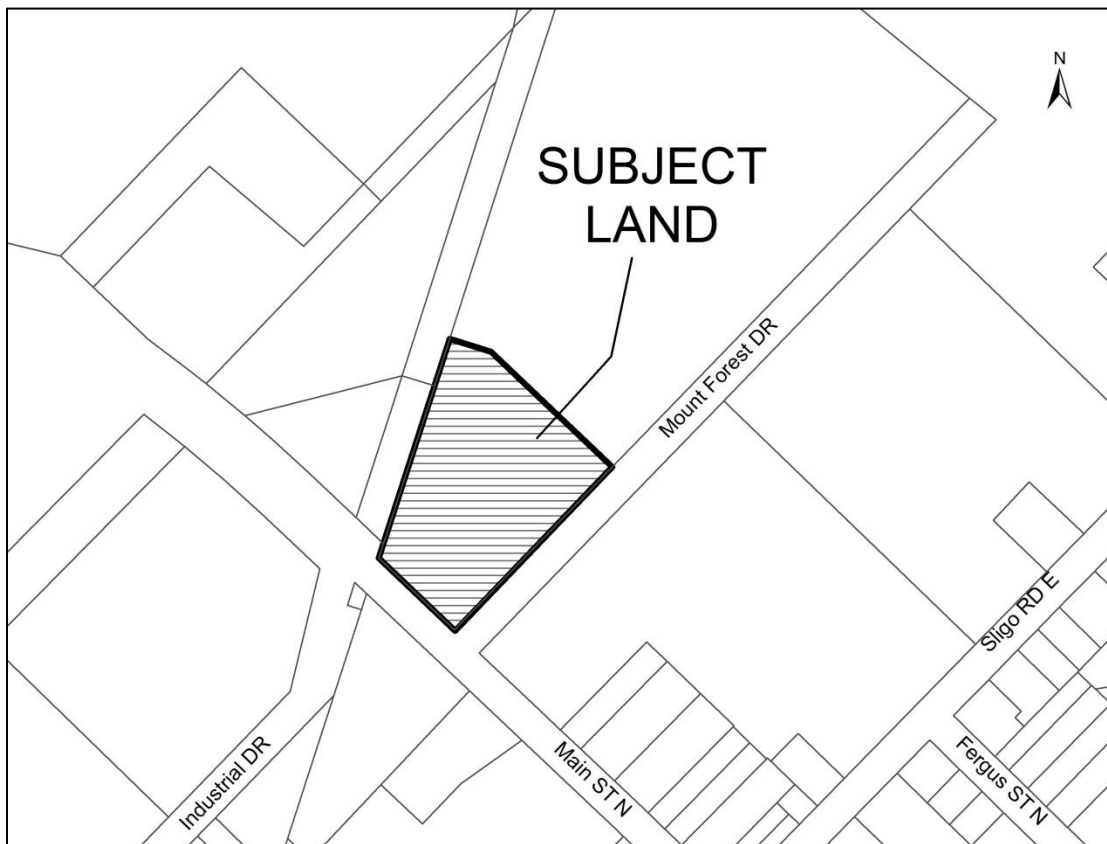
All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 101 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **SCHEDULE A6-1 (Mount Forest)** is amended, as it relates to the subject land, by redesignating the land described as Lot 32 and Part of Lot 33, Concession 1, Part of Division 3, as identified on Schedule "A" of this amendment, from "Industrial" to "Highway Commercial".

SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT NO. 101





COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: **Linda Dickson, Emergency Manager/CEMC**
Date: Thursday, April 14, 2016
Subject: Emergency Management Committee Structure PD2016-12

Background:

Regulation 380/04 of the Emergency Management and Civil Protection Act requires the appointment of an Emergency Management Programme Committee to advise Council on the development and implementation of the County's Emergency Management Programme. The regulation also sets out the composition of the Committee which is to include the CEMC, a senior municipal staff representative, a member(s) of Council and municipal employees responsible for emergency management functions for the municipality.

At the October 3, 2005 Session of County Council, a recommendation was approved setting out the composition of the Emergency Management Programme Committee. The recommendation stated that "the Committee would be comprised of the Warden, C.A.O., County Engineer, Treasurer, Home for the Aged Administrator, Social Services Administrator, Wellington OPP Inspector, Wellington County Fire Coordinator, Manager, Royal City Ambulance, Medical Officer of Health and CEMC; and further that these representatives may be called upon to sit as members of the Programme Committee or may be asked to participate in meetings, training activities or in annual exercises; and further that the Chair of the Committee shall be the Warden.

Since this recommendation was approved in 2005, the County's emergency management programme has been enhanced and the composition of the Committee has evolved with the programme. The Committee composition was discussed at the County's Emergency Management Programme Committee meeting held on March 17, 2016. The Committee supported a report going to Council to approve a new Committee structure that would better meet the current needs of the County's Emergency Management Programme Committee.

New Composition

The Emergency Management Programme Committee would include a representative from the following departments and/or agencies:

Member of Council (Warden or alternate)
Office of the CAO
Engineering Services
Planning and Development
Treasury
Wellington Terrace

Social Services
Communications
Information Technology
Human Resources
Wellington OPP
Guelph Wellington EMS
Wellington Dufferin Guelph Public Health
Emergency Management

Recommendation:

That County Council appoints the following as the Emergency Management Programme Committee for the County of Wellington.

Member of Council (Warden or alternate)
Office of the CAO (CAO or Clerk or staff member as designated by CAO)
Engineering Services (County Engineer or Operations Manager or as designated staff)
Planning and Development (Director or Manager or designated staff)
Treasury (Treasurer or Financial Manager or designated staff)
Wellington Terrace (Administrator or Senior Administrator)
Social Services (Social Services Administrator or staff member as designated by the Administrator)
Communications (Communications Manager or Senior Communications Officer)
Information Technology (Director of IT or Manager as designated)
Human Resources (Human Resource Director or Assistant Director or staff as designated)
Wellington OPP (Inspector or Staff Sergeants, Sergeants)
Guelph Wellington EMS (Chief, Acting Chief, Supervisors)
Wellington Dufferin Guelph Public Health (Public Health Managers, Health and Safety Coordinator/Inspectors)
Emergency Management (CEMC and/or designate), and
Any other persons or agency representatives that may be appointed by Council from time to time.

And further that Council designates authority to the Committee to appoint a Chair from their members;

And further that the Committee is responsible for overseeing the development of the County's Emergency Management Programme ensuring that appropriate public education activities, training for emergency management officials and staff, and emergency management exercises are undertaken on an annual basis.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'L. Dickson', is written over a light blue rectangular background.

Linda Dickson,
Emergency Manager/CEMC



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Paul Pengelly, GIS Analyst
Date: Wednesday, April 06, 2016
Subject: **2015 Land Use Performance Measures (PD2016-13)**

Background:

The province requires municipalities to report on a number of performance measures on an annual basis. The County reports these measures in one report submitted by Administration, Finance and Personnel Committee to Council. Each department prepares a report on its area of interest. Land use planning performance measures for the year 2015 are attached.

Overall, 80% of building permits issued for new residential units in Wellington County in 2015 took place in settlement areas, which is a minor change from 81% in 2014.

No changes were made to settlement area boundaries in 2015, resulting in no change to the total hectares of agricultural land in Wellington County.

Although performance measures is not intended for building permit trend analysis, as reported last year, residential permits rebounded from 250 in 2013 to 326 in 2014. This continued with a further increase to 431 in 2015.

Recommendation:

That the report PD2016-13 be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized flourish.

Paul Pengelly
GIS Analyst

COUNTY OF WELLINGTON

2015 PERFORMANCE MEASURES

Land Use Planning

Planning and Development Department

April 6, 2016

WELLINGTON COUNTY PERFORMANCE MEASURES – YEAR 2015

Building Permits Issued for New* Dwellings in 2015 County of Wellington and Member Municipalities

Lines 8170-8175

Centre Wellington

	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apartment building/condo	Total
Settlements					
Belwood	0	0	0	0	0
Elora/Salem	49	0	4	0	53
Fergus	62	0	12	58	132
Subtotal	111	0	16	58	185
Rural Areas	2	0	0	0	2
Total	113	0	16	58	187
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	98%	0%	100%	100%	99%

Erin

	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
Settlements					
Erin Village	2	0	0	0	2
Hillsburgh	3	0	0	5	8
Cedar Valley	1	0	0	0	1
Crewson's Corners	1	0	0	0	1
Ballinafad	3	0	0	0	3
Subtotal	10	0	0	5	15
Rural Areas	30	0	0	0	30
Total	40	0	0	5	45
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	25%	0%	0%	100%	33%

Guelph/Eramosa Township					
	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
Settlements					
Rockwood	44	0	23	0	67
Hartfield	2	0	0	0	2
Subtotal	46	0	23	0	69
Rural Areas	3	0	0	0	3
Total	49	0	23	0	72
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	94%	0%	0%	0%	96%
Mapleton					
	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
Settlements					
Drayton	11	0	3	0	14
Moorefield	3	0	0	0	3
Alma	1	0	0	0	1
Subtotal	15	0	3	0	18
Rural Areas	5	0	0	0	5
Total	20	0	3	0	23
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	75%	0%	100%	0%	78%
Minto					
	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
Settlements					
Clifford	4	0	3	4	11
Harriston	4	0	0	0	4
Palmerston	4	2	0	9	15
Subtotal	12	2	3	13	30
Rural Areas	2	0	0	0	2
Total	14	2	3	13	32
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	86%	100%	100%	100%	94%

Puslinch					
	Single Detached Dwelling*	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
Settlements					
Aberfoyle	0	0	0	0	0
Morrison	1	0	0	0	1
Subtotal	1	0	0	0	1
Rural Areas	38	0	0	0	38
Total	39	0	0	0	39
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	3%	0%	0%	0%	3%
Wellington North					
	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
Settlements					
Mount Forest	6	2	4	0	12
Arthur	3	0	10	0	13
Conn	1	0	0	0	1
Riverstown	1	0	0	0	1
Subtotal	11	2	14	0	27
Rural Areas	4	2	0	0	6
Total	15	4	14	0	33
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
% in Settlements	73%	50%	100%	0%	82%
Wellington County					
	Single Detached Dwelling	Semi Detached Dwelling	Row house	Apartment in apt building/condo	Total
All Settlements	206	4	59	76	345
Rural Areas	84	2	0	0	86
Total	290	6	59	76	431
	Line 8171	Line 8172	Line 8173	Line 8174	Line 8175
#VALUE!	71%	67%	100%	100%	80%
* Notes: New dwellings exclude dwelling units that are replacement dwellings that were demolished in same calendar year. New accessory apartments are not included.					

WELLINGTON COUNTY PERFORMANCE MEASURES – YEAR 2015
AGRICULTURAL LAND PRESERVED

OFFICIAL PLAN AMENDMENT	LOCAL MUNICIPALITY	PURPOSE OF AMENDMENT	AGRICULTURAL LAND (LOST) OR GAINED IN COUNTY OFFICIAL PLAN [hectares]
There were no amendments approved in 2015 that changed the area of agricultural land			
TOTAL			0.0

OVERALL AREA (HECTARES) AND PERCENTAGE OF AGRICULTURAL LAND PRESERVED
Over the Year 2014 and Over the Period 2000 to 2014

Municipality	Agricultural Land	Agricultural Land	Agricultural Land	% Preserved	% Preserved
	Jan. 1, 2000	Jan. 1, 2014	Dec. 31, 2014	Jan. 1, 2000 to Dec. 31, 2015	Jan. 1 to Dec. 31, 2015
Centre Wellington	38,450	37,959	37,959	98.72%	100.00%
Erin	28,906	28,716	28,716	99.34%	100.00%
Guelph-Eramosa	28,072	27,975	27,975	99.65%	100.00%
Mapleton	51,035	51,017	51,017	99.97%	100.00%
Minto	29,301	29,259	29,259	99.86%	100.00%
Wellington North	48,916	48,948	48,948	100.06%	100.00%
Puslinch	20,658	20,607	20,607	99.75%	100.00%
TOTAL	245,338	244,481	244,481	99.65%	100.00%

Notes:

1. Agricultural land is taken from the Wellington County Official Plan and includes Prime Agricultural Area Secondary Agricultural Area and Greenland Areas.

2. Calculation of % Preserved:

$\frac{\text{Designated Agricultural Land End of Period}}{\text{Designated Agricultural Land Start of Period}} \times 100$

Designated Agricultural Land Start of Period

WELLINGTON COUNTY PERFORMANCE MEASURES – YEAR 2014
SETTLEMENT AREA

MUNICIPALITY	LINE 8167 Settlement Area as of Dec 31, 2015 (ha)	Line 8168 Change in Settlement Area since Jan 1, 2015 (ha)
Centre Wellington	2,511	0
Erin	1,389	0
Guelph/Eramosa	871	0
Mapleton	1,123	0
Minto	1,118	0
Wellington North	1,492	0
Puslinch	639	0
WELLINGTON COUNTY PERFORMANCE MEASURES – YEAR 2015	9,143	0