



**The Corporation of the County of Wellington**  
**Planning Committee**  
**Agenda**

May 12, 2016

9:15 am

County Administration Centre

Keith Room

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

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	Pages
1. Call to Order	
2. Declaration of Pecuniary Interest	
3. Planning Financial Statements as of April 30, 2016	2 - 7
4. OPA 99 Growth Forecast and Second Unit Updates Official Plan Amendment	8 - 17
5. OPA 98 Drinking Water Source Protection Official Plan Amendment	18 - 34
6. Delegation of Planning Authority	35 - 35
7. 2016 Trail Update	36 - 53
8. Closed Session	
9. Rise and Report	
10. Adjournment	

Next meeting date June 9, 2016 or at the call of the Chair.



**County of Wellington**  
**Planning**  
Statement of Operations as of  
30 Apr 2016

	<b>Annual Budget</b>	<b>April Actual \$</b>	<b>YTD Actual \$</b>	<b>YTD Actual %</b>	<b>Remaining Budget</b>
<b>Revenue</b>					
Grants and Subsidies	\$13,000	\$0	\$(11,832)	(91%)	\$24,832
Municipal Recoveries	\$37,000	\$3,465	\$12,320	33%	\$24,680
User Fees & Charges	\$258,000	\$20,850	\$83,273	32%	\$174,728
Internal Recoveries	\$500	\$98	\$107	21%	\$393
<b>Total Revenue</b>	<b>\$308,500</b>	<b>\$24,413</b>	<b>\$83,867</b>	<b>27%</b>	<b>\$224,633</b>
<b>Expenditures</b>					
Salaries, Wages and Benefits	\$1,621,100	\$123,284	\$493,593	30%	\$1,127,507
Supplies, Material & Equipment	\$37,900	\$4,467	\$9,065	24%	\$28,835
Purchased Services	\$310,600	\$14,243	\$60,422	19%	\$250,178
Transfer Payments	\$745,000	\$0	\$7,171	1%	\$737,829
Internal Charges	\$6,100	\$214	\$1,895	31%	\$4,205
<b>Total Expenditures</b>	<b>\$2,720,700</b>	<b>\$142,209</b>	<b>\$572,146</b>	<b>21%</b>	<b>\$2,148,554</b>
<b>NET OPERATING COST / (REVENUE)</b>	<b>\$2,412,200</b>	<b>\$117,796</b>	<b>\$488,279</b>	<b>20%</b>	<b>\$1,923,921</b>
<b>Transfers</b>					
Transfers from Reserves	\$(170,000)	\$0	\$0	0%	\$(170,000)
<b>Total Transfers</b>	<b>\$(170,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>	<b>\$(170,000)</b>
<b>NET COST (REVENUE)</b>	<b>\$2,242,200</b>	<b>\$117,796</b>	<b>\$488,279</b>	<b>22%</b>	<b>\$1,753,921</b>



## County of Wellington

03-May-2016

### Planning

#### Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending April 30, 2016

	LIFE-TO-DATE ACTUALS						Remaining Budget
	Approved Budget	April Actual	Current Year	Previous Years	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
<b>Total Planning</b>	<b>\$435,300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$221,318</b>	<b>\$221,318</b>	<b>51 %</b>	<b>\$213,982</b>



**County of Wellington**  
**Green Legacy**  
Statement of Operations as of  
30 Apr 2016

	<b>Annual Budget</b>	<b>April Actual \$</b>	<b>YTD Actual \$</b>	<b>YTD Actual %</b>	<b>Remaining Budget</b>
<b>Revenue</b>					
Sales Revenue	\$500	\$555	\$555	111%	\$(55)
Other Revenue	\$1,500	\$10	\$10	1%	\$1,490
<b>Total Revenue</b>	<b>\$2,000</b>	<b>\$565</b>	<b>\$565</b>	<b>28%</b>	<b>\$1,435</b>
<b>Expenditures</b>					
Salaries, Wages and Benefits	\$496,800	\$67,757	\$165,236	33%	\$331,564
Supplies, Material & Equipment	\$103,200	\$5,673	\$20,039	19%	\$83,161
Purchased Services	\$85,500	\$4,814	\$16,583	19%	\$68,917
Insurance & Financial	\$9,300	\$0	\$8,786	94%	\$514
Minor Capital Expenses	\$30,000	\$0	\$0	0%	\$30,000
Internal Charges	\$5,000	\$12	\$12	0%	\$4,988
<b>Total Expenditures</b>	<b>\$729,800</b>	<b>\$78,256</b>	<b>\$210,655</b>	<b>29%</b>	<b>\$519,145</b>
<b>NET OPERATING COST / (REVENUE)</b>	<b>\$727,800</b>	<b>\$77,690</b>	<b>\$210,090</b>	<b>29%</b>	<b>\$517,710</b>
<b>Transfers</b>					
Transfers from Reserves	\$(30,000)	\$0	\$0	0%	\$(30,000)
Transfer to Capital	\$50,000	\$0	\$50,000	100%	\$0
<b>Total Transfers</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>250%</b>	<b>\$(30,000)</b>
<b>NET COST (REVENUE)</b>	<b>\$747,800</b>	<b>\$77,690</b>	<b>\$260,090</b>	<b>35%</b>	<b>\$487,710</b>



## County of Wellington

03-May-2016

### Green Legacy

#### Capital Work-in-Progress Expenditures By Departments

All Open Projects For The Period Ending April 30, 2016

	LIFE-TO-DATE ACTUALS						
	Approved Budget	April Actual	Current Year	Previous Years	Total	% of Budget	Remaining Budget
Pick up Truck Replacement	\$50,000	\$45,555	\$45,555	\$0	\$45,555	91 %	\$4,445
Sthrn Nursery Foundation Work	\$50,000	\$0	\$0	\$0	\$0	0 %	\$50,000
<b>Total Green Legacy</b>	<b>\$100,000</b>	<b>\$45,555</b>	<b>\$45,555</b>	<b>\$0</b>	<b>\$45,555</b>	<b>46 %</b>	<b>\$54,445</b>



**County of Wellington**  
**Emergency Management**  
Statement of Operations as of  
30 Apr 2016

	<b>Annual Budget</b>	<b>April Actual \$</b>	<b>YTD Actual \$</b>	<b>YTD Actual %</b>	<b>Remaining Budget</b>
<b>Expenditures</b>					
Salaries, Wages and Benefits	\$272,300	\$21,503	\$86,562	32%	\$185,738
Supplies, Material & Equipment	\$20,800	\$1,068	\$2,048	10%	\$18,752
Purchased Services	\$174,500	\$11,182	\$94,958	54%	\$79,542
Transfer Payments	\$146,000	\$0	\$0	0%	\$146,000
Insurance & Financial	\$2,000	\$0	\$1,896	95%	\$104
<b>Total Expenditures</b>	<b>\$615,600</b>	<b>\$33,754</b>	<b>\$185,464</b>	<b>30%</b>	<b>\$430,136</b>
NET OPERATING COST / (REVENUE)	\$615,600	\$33,754	\$185,464	30%	\$430,136
<b>NET COST (REVENUE)</b>	<b>\$615,600</b>	<b>\$33,754</b>	<b>\$185,464</b>	<b>30%</b>	<b>\$430,136</b>



## County of Wellington

03-May-2016

### Emergency Management Capital Work-in-Progress Expenditures By Departments All Open Projects For The Period Ending April 30, 2016

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



# COUNTY OF WELLINGTON

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## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee  
**From:** Mark Paoli, Manager of Policy Planning  
**Date:** Thursday, May 12, 2016  
**Subject:** **OPA 99 Growth Forecast and Second Unit Updates Official Plan Amendment**  
**- Summary of Comments and Recommended Revisions**

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### 1.0 Background:

In accordance with the *Planning Act*, in March, 2016 the Draft OPA 99 - Growth Forecast and Second Unit Policy Updates Amendment were circulated to prescribed agencies, and individuals who requested Notice, and a Public Meeting was held and lightly attended. No one spoke in opposition to the proposed Amendment at the Public Meeting (the Minutes are included in Attachment 'A').

This report is to summarize the comments that have been submitted, and the main revisions that are proposed by staff. The comments are shown in table form in Attachment 'B', and are available, in full, at the Planning Department. Staff recommendations relative to the comments are also shown in Attachment 'B'.

### 2.0 Purpose of the Amendment:

The province has extended the Places to Grow forecasts to the years 2036 and 2041, and requires the County to allocate the growth to local municipalities. Another recent growth-related change is that the Planning Act requires Official Plans to provide a broader policy basis to authorize second units. The purpose of this Amendment is to bring the County Official Plan into conformity with these requirements, which will also:

- Provide the County and local municipalities with the ability to do long range planning for growth; and
- Provide opportunities to improve housing affordability.

### 3.0 Discussion:

Most comments were supportive of the overall policy direction of OPA 99.

A common theme in the Conservation Authorities' comments was that second units and garden suites should not be allowed in hazardous lands. Hazardous lands are part of the 'Core Greenlands' designation in the County Official Plan and consist mainly of areas subject to flooding hazards and erosion hazards.

For second units, we are in agreement with this point because existing uses are a permitted use in hazardous lands. In the absence of additional policy, a second unit could be established in an existing



dwelling or ancillary building or structure, and this would increase the risks associated with the flooding or erosion hazards. Accordingly, we incorporated the following into the Final Draft of OPA 99, such that:

- A second unit will not be allowed in a dwelling located in hazardous lands; and
- A second unit will not be allowed in an ancillary building or structure located in hazardous lands.

For garden suites, given that the current Official Plan already does not permit a garden suite in hazardous lands, we do not see the need to duplicate the existing policy framework.

### **3.0 Conclusion:**

With the proposed amendment, the County Official Plan will be in conformity with Amendment No. 2 to the Growth Plan for the Greater Golden Horseshoe, and will be current with provincial legislation regarding second units and garden suites. Revisions have been recommended where we are in agreement with comments received. Based on these revisions, staff is satisfied that the Final Draft of OPA 99 is ready to be adopted by County Council for Approval.

The Final Draft of OPA 99 Growth Forecast and Second Unit Policy Updates is posted online at:

<http://www.wellington.ca/en/residentservices/Growth-Forecast-Amendment--OPA-99-.asp>

### **Recommendation:**

That County Council adopt the following resolution:

THAT OPA 99 Growth Forecasts and Second Unit Policy Updates be Adopted.

Respectfully submitted,



Mark Paoli  
Manager of Policy Planning

# **Attachment 'A'**

## **Public Meeting Minutes**

**Public Meeting Minutes  
Growth Forecast & Second Unit Policy Updates OPA 99  
Thursday, April 21, 2016  
8:30 pm  
Wellington County Museum and Archives  
Aboyne Hall**

**COUNTY PLANNING COMMITTEE MEMBERS PRESENT**

Councillor Andy Lennox (Chair)  
Councillor Don McKay  
Councillor Shawn Watters  
Councillor Allan Alls

**ALSO PRESENT**

Jamie Cook, Watson & Associates  
Bernie Hermesen, MHBC Planning  
Catherine Pan, Sorbara Group  
Jeff Solly, Sorbara Group  
Don Fisher, Councillor, Township of Centre Wellington

**COUNTY STAFF PRESENT**

Kim Courts, Deputy Clerk  
Gary Cousins, Director of Planning and Development  
Marl Paoli, Manager of Policy Planning  
Jameson Pickard, Planner  
Aldo Salis, Manager of Development Review

**CALL TO ORDER**

Chair Lennox welcomed everyone and called the meeting to order at 8:30 pm.

**INTRODUCTIONS**

Chair Lennox introduced the Planning Committee members and staff in attendance.

**PURPOSE OF THE MEETING**

Chair Lennox indicated that the County of Wellington is holding this public meeting to present and receive public input regarding a proposed amendment to the Wellington County Official Plan to update the population, household and employment forecasts to extend to 2036 and 2041, and revise related text; and to update policies for second units to comply with changes to the Planning Act.

## **PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT 96**

Chair Lennox invited Mr. Mark Paoli, Manager of Policy Planning and Mr. Jameson Pickard, Planner to come forward to present the proposed County Official Plan, Growth Forecast and Second Unit Policy Update OPA 99. Mr. Paoli explained that the County is responsible for allocating the growth forecast, in consultation with local municipalities.

Mr. Paoli gave an overview of the updated forecasts of the Growth Plan for the Greater Golden Horseshoe that the Province updated in 2013. The forecast anticipates strong growth compared to historical trends and some factors that are expected to contribute to this include:

- Location advantages
- Rising residential and employment land prices in the Greater Toronto Area, Guelph and Waterloo Region
- Land supply for the long term is largely in place in most communities
- Existing and planned servicing capacities
- Attractive Communities

Mr. Pickard explained that the Planning Act changes requires municipalities to have Official Plan Policies that authorize the use of second units in single detached, semi-detached, rowhouse dwellings, and ancillary buildings and structures.

Mr. Pickard advised that a staff report about public input on OPA 98 and any recommended revisions would be prepared for the Planning Committee and County Council for consideration in May or June 2016. Mr. Paoli added that the Second Unit parts of OPA 99 are not subject to appeal to the Ontario Municipal Board.

## **PUBLIC QUESTIONS AND COMMENTS**

Mr. Bernie Hermesen of MHBC commented that he and the Sorbara Group were in support of the population projections and allocations across the urban centres in the County.


## **CLOSING**


Chair Lennox thanked everyone for attending and noted that those who have signed-in and have included their full mailing address will receive a notice of decision. He then declared the public meeting adjourned at 8:42 pm.

# **Attachment 'B'**

## **Summary of Comments and Recommendations**

Agency/Date	Main Comment(s)	Recommendation(s)
<b>LOCAL MUNICIPALITIES</b>		
Town of Minto April 1, 2016	Resolution: THAT Council of the Town of Minto receives the Source Water & Building Assistants report on the proposed Official Plan Amendment OP-2016-02: Amendments #98 and #99 for information, and advised that they had no further comments on the proposed amendments.	No changes requested.
Township of Guelph/Eramosa April 21, 2016	<ul style="list-style-type: none"> <li>The Township is supportive of updating the Wellington County Official Plan to comply with the Growth Plan and Provincial Policies.</li> <li>The Township is supportive of updating the Wellington County Official Plan to comply with the Planning Act second unit policies.</li> <li>The Township is supportive of the proposed forecasts for population, households and employment to 2041.</li> <li>The Township requests to continue to be involved in discussions as forecasts are further refined in the future.</li> </ul>	No changes requested.
<b>LANDOWNERS</b>		
Cuesta Planning Consultants March 21, 2016	<p><b>Re: Future phases of the Clark- Heinmiller subdivision (Growth Forecast)</b>            ...retained by Ann Clark and Barry Heinmiller to process a plan of subdivision on land in the Palmerston Settlement area. A draft plan has been submitted by our office for phase one of the development. Allowances have been made in the submitted draft for further phases. Expansion of the settlement area to include further phases was put on hold as the result of the Ministry of Municipal Affairs' concerns. We want to be assured that the population projections will facilitate further phases of the Clark-Heinmiller subdivision.</p> <p><b>Re: Second units</b>            I am of the opinion that second units should only be considered on full municipal services. Farm help residences would be an exception. Also, you may want to delete "alternative" from Section 4.4.6. Secondary Units, as the word is redundant. Alternative is also singular. Second units have some merit but should definitely be on full municipal services in order to minimize over development on septic tanks and the beds</p>	<p>No changes requested. Population forecast would support some future expansion of the Palmerston Urban Centre.</p> <p>No change recommended. The current Official Plan permits accessory units in the rural area. Intent is to provide greater flexibility for the establishment of second units.</p>
Bernie Hermesen, MHBC Planning April 21, 2016 Public Meeting	On behalf of Sorbara Group, in support of the population projections and allocations across the urban centres in the County.	No changes requested.

Agency/Date	Main Comment(s)	Recommendation(s)
<b>CONSERVATION AUTHORITIES</b>		
Saugeen Valley Conservation Authority April 15, 2016	<p>“SVCA staff do not have any comments relating to the Growth Forecast portion of the proposed amendment.</p> <p>SVCA staff have concerns with the proposed changes relating to second units. While it may not be the intent, the proposed amendment could allow for a second unit within a building or structure located within The Greenlands System. SVCA staff are of the opinion that allowing for a second unit within The Greenlands System may not be appropriate in all instances, as existing hazards could be aggravated. In order to ensure the proposed amendment is in conformity with the Provincial Policy Statement (PPS 2014), SVCA staff recommend that wording be included in the proposed amendment that would prevent second units within The Greenlands System.”</p>	 <p>See Report Discussion</p>
Grand River Conservation Authority April 15, 2016	<p>“We have reviewed the circulated material and can advise that the GRCA has no objection to the proposed Growth Forecast and Second Unit Policy Updates.</p> <p>We suggest that the second unit policy updates prohibit second dwelling units where the dwelling or accessory structure is located within a one zone floodplain. We note that the definition of development under the County OP or Township Zoning By-laws may not capture situations where second units are added without any modifications to an existing structure. GRCA’s policies for administering Ontario Regulation 150/06 prohibit additional residential units in existing dwellings located in a one zone floodplain due to the additional risk to life.</p>	
Conservation Halton April 15, 2016	<p>Section 4.4.6.1 <i>Second Units Within a Main Residence</i>, it lists the provisions that must be addressed in order to have a second unit within a main residence. Subsection f) specifies with what codes and regulation the second unit must comply. As the Conservation Authorities Act is applicable law, Staff recommends listing the applicable Conservation Authority regulations in this section. Conservation Halton’s Regulation is Ontario Regulation 162/06.</p> <p>Under section 4.4.7 Garden suites, staff recommend rewording subsection e) to read:  “ the provision of a satisfactory site plan and/or [report] which illustrates how items a) to d) above, and any other matters deemed necessary by the municipality and appropriate conservation authority, have been addressed;”. Including the conservation authorities as a relevant regulating body to be addressed within the COPA insures that anyone doing due diligence prior to applying for a second unit or garden suite will know to contact their local conservation authority.</p>	

Agency/Date	Main Comment(s)	Recommendation(s)
CONSERVATION AUTHORITIES...continued		
Maitland Valley Conservation Authority April 15, 2016	<p><b>Re: Growth Forecast – No concerns</b></p> <p><b>Re: Second Units</b> It is MVCA’s opinion that permitting Second units within areas of natural Hazards could aggravate the existing hazard and/or potentially pose additional risk to public health or safety or of property damage if permitted without regard to section 5.4.3 of the official plan. As such, MVCA recommends the addition of the following text to item 4 of OPA #99.</p> <p><b>4.4.6.1 Second Units Within a Main Residence</b> One second unit may be allowed in a single detached, semi-detached or rowhouse dwelling on a property, provided that a second unit does not already exist on the property. Local Municipalities may enact zoning provisions to address the following matters: <i>i) that the second unit shall only be permitted in accordance with Section 5.4.3 Hazardous Lands</i></p> <p><b>4.4.7 Garden Suites</b> Subject to Section 13.4 of this Plan a garden suite may be allowed provided it is established near the farm building and/or main residence on a property and adequate water supply and sewage disposal systems are available.</p> <p>In the case of garden suites, Local Municipalities may enact zoning provisions to address the following matters: <i>e) The garden suite shall only be permitted in accordance with Section 5.4.3 Hazardous Lands</i> e)f) the provision of a satisfactory site plan and/or other plans or technical studies as required by the municipality, which illustrates how items a) to d)e) above, and any other matters deemed necessary by the municipality, have been addressed; and, f)g)</p>	 <p>See report discussion.</p>



Agency/Date	Main Comment(s)	Recommendation(s)
<b>ADJACENT MUNICIPALITIES</b>		
<p>Region of Halton April 1, 2016</p>	<p>...note that the projections are in keeping with the forecasts as set out in Amendment 2 (2013) to the Growth Plan for the Greater Golden Horseshoe, 2006. We are also in accord with the methodology for the updated growth forecasts as detailed in the consultant's report.</p> <p>We have no specific comments concerning the update to the second unit policies at this time. Please note however, that Planning policy staff of Halton Region is supportive of the policy directions the County of Wellington is taking to strengthen its second unit and garden suite provisions to increase affordable housing opportunities for its residents.</p>	<p>No changes requested.</p>
<p>City of Guelph April 15, 2016</p>	<p>Rockwood is served by the City of Guelph's Sewage treatment Plant and the city has committed sewage treatment to meet the existing 2031 growth forecast for Rockwood, While treatment capacity has been committed, the City does not have sufficient information at this time to confirm that the sanitary sewer collection systems (pipes) has sufficient capacity to accommodate the projected growth.</p> <p>At this time, our concern is that the proposed city wide water and waste water infrastructure upgrades have been recommended based on the population and growth projections consistent with the 2014 Development Charges Background Study. The City has analyzed its future infrastructure requirements based on the Rockwood community having a population of roughly 4,511 people. These projections were applied during the original City of Guelph Water and Wastewater Master Plan completed in 2008. The information from 2008 Master Plan was carried forward during 2014 DC Background Study as this was the data available to the City at that time, Proposed changes to population projections in the Rockwood community and the associated Downstream impacts on the City if Guelph's sanitary sewer infrastructure will need to be analyzed in order to determine if there are any constraints or recommended improvements.</p> <p>Prior to OPA#99 being considered for approval, we request that the analysis of the sanitary sewer collection system to accommodate the projected growth for Rockwood be undertaken and, if necessary further discussion regarding potential constraints or recommended improvements occur.</p>	<p>No change recommended. The servicing of Rockwood is governed by an agreement between the Township of Guelph/Eramosa and the City of Guelph. The City's concerns have been forwarded to the Township for consideration.</p>



# COUNTY OF WELLINGTON

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## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee  
**From:** Mark Paoli, Manager of Policy Planning  
**Date:** Thursday, May 12, 2016  
**Subject:** **OPA 98 Drinking Water Source Protection Official Plan Amendment**  
**- Summary of Comments and Recommended Revisions**

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### 1.0 Background:

In accordance with the *Planning Act*, in March 2016, the Draft OPA 98 Drinking Water Source Protection Amendment was circulated to prescribed agencies, and individuals who requested Notice, and a Public Meeting was held. No one spoke in opposition to the proposed Amendment at the Public Meeting (the Minutes are included in Attachment 'A').

This report is to summarize the comments that have been submitted, and the main revisions that are proposed by staff. The comments are shown in table form in Attachment 'B', and are available, in full, at the Planning Department. Staff recommendations relative to the comments where applicable are also shown in Attachment 'B'.

### 2.0 Purpose of the Amendment:

Five Source Protection Plans have been approved in Wellington County. The overall goal of the Source Protection Plans is to protect drinking water sources. The purpose of this Amendment is to bring the County Official Plan into conformity with the significant threat policies in the Source Protection Plans. This mainly involves:

- New mapping that shows the areas in which the relevant source protection policies apply;
- Adding specific policies where they apply from each of the Source Protection Plans; and
- Setting out the role of the Risk Management Official in the planning process.

### 3.0 Discussion:

The majority of comments received, including an extensive set of comments from the province, provided useful suggestions for revisions that would clarify the policies, and were incorporated into the Final Draft of the Amendment (see Attachment 'B').

There are a few areas where we are not recommending changes.

- The Ministries of Municipal Affairs and Housing and Environment and Climate Change noted that the Provincial Policy Statement requires highly vulnerable areas and sensitive groundwater recharge areas to be shown on Official Plan Schedules. These are not included in OPA 98 because there are no applicable significant threat policies in the Source Protection Plans. The inclusion of highly vulnerable areas and sensitive groundwater recharge areas and the related policy framework will be reviewed as part of an upcoming broader amendment to address the 2014 Provincial Policy Statement.
- The Ministries of Municipal Affairs and Housing and Environment and Climate Change recommended that Table 9 be revised by removing the references to vulnerability scores. Our view is that the vulnerability scores are useful to understanding the policies and should be retained. We have recommended corrections to typographical errors on the vulnerability scores, and adding a description of what the vulnerability scores mean.

### **3.0 Conclusion:**

With this proposed amendment, the County Official Plan will conform with the Source Protection Plan significant threat policies that apply within Wellington County. Recommended revisions to the amendment are in broad agreement with almost all of the comments received. Based on these revisions, staff are satisfied that the Final Draft of OPA 98 is ready to be Adopted by County Council.

The Final Draft of OPA 98 is posted online at:

<http://www.wellington.ca/en/business/Drinking-Water-Source-Protection-OPA-98.asp>

### **Recommendation:**

That County Council adopt the following resolution:

THAT OPA 98 Drinking Water Source Protection be Adopted.

Respectfully submitted,



Mark Paoli  
Manager of Policy Planning

**ATTACHMENT 'A'**  
**PUBLIC MEETING MINUTES**

**Public Meeting Minutes**  
**Source Water Protection OPA 98**  
**Thursday, April 21, 2016**  
**7:00 pm**  
**Wellington County Museum and Archives**  
**Aboyne Hall**

**COUNTY PLANNING COMMITTEE MEMBERS PRESENT**

Councillor Andy Lennox (Chair)  
Councillor Don McKay  
Councillor Shawn Watters  
Councillor Allan Alls

**ALSO PRESENT**

Kelly Linton, Mayor, Township of Centre Wellington  
Don Fisher, Councillor, Township of Centre Wellington  
Pierre Chauvin, MHBC  
Bernie Hermesen, MHBC  
Christine Furlong, Triton Engineering

**COUNTY STAFF PRESENT**

Kim Courts, Deputy Clerk  
Gary Cousins, Director of Planning and Development  
Kyle Davis, Risk Management Official  
Marl Paoli, Manager of Policy Planning  
Jameson Pickard, Planner  
Aldo Salis, Manager of Development Review

**CALL TO ORDER**

Chair Lennox welcomed everyone and called the meeting to order at 7:00 pm.

**INTRODUCTIONS**

Chair Lennox introduced the Planning Committee Members and staff in attendance.

## **PURPOSE OF THE MEETING**

Chair Lennox indicated that the County of Wellington is holding this public meeting to present and receive public input regarding a proposed amendment to bring the Wellington County Official Plan into conformity with the relevant policies and map schedules of approved Source Protection Plans.

## **PRESENTATION OF PROPOSED OFFICIAL PLAN AMENDMENT 98**

Chair Lennox invited Mr. Mark Paoli, Manager of Policy Planning to come forward to present the proposed County Official Plan, Drinking Water Source Protection, OPA 98. Mr. Paoli explained that the purpose of the proposed Official Plan Amendment is to ensure that the County Official Plan conforms with the applicable significant threats and land use policies.

Mr. Paoli advised that there would be greater overall protection of municipal drinking water supplies and the Official Plan changes would have the following effects for:

### **Farmers**

- The vast majority of farmland is outside of the Wellhead Protection Areas and Issue Contributing Areas.
- Within these areas, most threat activities can be addressed through risk management.
- Based on desktop analysis, there are about 20 properties in the red area where some activities are likely to be prohibited.

### **Home Owners**

- Residential uses exempt for the most part with exception of home industries.

### **New Businesses**

- Majority of greenfield employment areas are outside of Wellhead Protection Areas and Issue Contributing Areas.
- Threat activities can usually be addressed through risk management plans.

Mr. Paoli advised that a staff report about public input on OPA 98 and any recommended revisions could be prepared for the Planning Committee and County Council for consideration in May or June 2016.

**PUBLIC QUESTIONS AND COMMENTS**

Councillor Don McKay asked if the owners of the 20 farm properties in the red area had been notified. Kyle Davis, Risk Management Official, advised that a number have been notified through previous contact with local municipality or Source Protection Area staff. The remainder will be contacted through the communications plan that has been developed for agriculture.

**CLOSING**


Chair Lennox thanked everyone for attending and noted that those who have signed-in and have included their full mailing address will receive a Notice of Decision. He then declared the public meeting adjourned at 7:22 pm.

## **ATTACHMENT 'B'**


### **SUMMARY OF COMMENTS AND RECOMMENDATIONS**




Agency/Date	Main Comment(s)	Recommendation(s)
<b>LOCAL MUNICIPALITIES</b>		
Town of Minto April 1, 2016	Resolution: THAT Council of the Town of Minto receives the Source Water & Building Assistants report on the proposed Official Plan Amendment OP-2016-02: Amendments #98 and #99 for information, and advised that they had no further comments on the proposed amendments.	No changes requested.
Township of Puslinch April 14, 2016	<p>Council requested that consideration be given to the following:</p> <ul style="list-style-type: none"> <li>It is proposed that a Salt Management Plan will be required as part of a complete application for developments that includes new roads and Parking areas for developments in specific WHPA's. If "required" as part of the planning process it suggests that they will be monitored by someone post approval. Who will be responsible for monitoring whether or not a salt management Plan is followed? And, if the Salt management Plan is not followed what action can be taken?</li> <li>Section 4.9.5.9 – Mineral Aggregate Resources states that "use and storage of recyclable and imported materials may be permitted subject to establishing, to the satisfaction of the County and local municipality, that these uses and materials do not pose a risk to groundwater quality" and "outdoor bulk storage of road salt is prohibited within all WHPA's". The wording of this section should be clarified to reflect the role and authority of the County and Local municipality.</li> <li>Consider inclusion of all communal wells in this policy framework.</li> <li>Rewording the third paragraph under section 4.9.5.12 to require "water systems operators" instead of "local municipality" to implement a program to establish a system of monitoring wells within the municipal well WHPAs.</li> </ul>	<p>This policy only applies within Erin. Salt management plan is typically part of a development agreement implemented at the discretion of the local municipality. No change recommended.</p> <p>These policies help to guide the development of aggregate site plans and should be retained. No change recommended.</p> <p>Technical basis on which to include does not exist at this time.</p> <p>Recommend change as suggested.</p>
Township of Guelph/Eramosa April 21, 2016	<ul style="list-style-type: none"> <li>The Township is supportive of the proposed policies and schedules related to Source Water Protection.</li> <li>The Township requests to continue to be involved in discussions in the future.</li> </ul>	No changes requested.

Agency/Date	Main Comment(s)	Recommendation(s)
<p>Risk Management Official April 15, 2016</p>	<ul style="list-style-type: none"> <li>• Section 4.9.5.1 and Table 9. A definition of WHPA D in the text, I believe would be helpful and provide complete context for the reader. Additionally, creation of transport pathways are required to be screened in WHPA D as well as the other well head protection areas and therefore, WHPA D are shown on the County Explore Wellington mapping system.</li> <li>• Section 4.9.5.1 Definition of Well Head Protection Areas is different than the definition at the OPA definition sections. The definitions should be the same or the definition in Section 4.9.5.1 (a plain language definition) should be followed by the official Clean Water Act definition.</li> <li>• Table 9 – typo for aquifer vulnerability score for WHPA B, WHPA C and WHPA E. WHPA B vulnerabilities range from 6 to 10. WHPA C vulnerabilities range from 2 to 8. WHPA E vulnerabilities range from 7 to 9</li> <li>• Section 4.9.5.2, consider adding the wording (i.e. referencing the Table of Drinking Water Threats) used in Section 4.9.5.13 to the definition of prescribed threats.</li> <li>• Support Section 4.9.5.4 ...One minor addition, suggest adding spill response /prevention plans to the list of proposed management programs. This addition should also be carried forward in Section 4.5.9.13 (Communal Well Policy Areas).</li> <li>• Some minor wording differences between the Source Protection Plan policies as written in OPA 98 Section 4.9.5.5 and in the Source Protection Plan documents. Prior to finalizing the amendment, we should confirm the wording is exact.</li> <li>• 4.9.5.12, consider adding in consultation with the Risk Management Official to the bullet regarding education and outreach.</li> <li>• In Section 4.9.5.3 b), suggest we revisit wording to ensure this section clearly explains the land use based exemptions in some Source Protection Plans, the ability for local councils to pass by-laws under Section 55 of the Clean Water Act to exempt some land uses and the written direction policy in the Grand River Source Protection Plan.</li> <li>• Section 4.9.5.13 c), add wording that would direct the Risk Management Official to work in consultation with local municipalities and their Town or Township consulting engineers or hydrogeologists...</li> </ul>	 <p>Recommend changes as suggested</p> <p>Recommend wording be revised to clarify</p>

Agency/Date	Main Comment(s)	Recommendation(s)
<b>SOURCE PROTECTION/CONSERVATION AUTHORITIES</b>		
Credit Valley Conservation Authority April 4, 2016	Upon review of the proposed OPA, CVC finds it encompasses the intent of the CTC Source Protection policies, 2015 and has no further comment.	No changes requested.
Lake Erie Source Protection Region April 14, 2016	<p>Table 9, page 7:</p> <ul style="list-style-type: none"> <li>• missing space between “2 to 10” Aquifer Vulnerability for WHPA-B</li> <li>• “The area” instead of “There area” for Time of Travel (TOT) description for WHPA-C</li> <li>• Duplication of words in description of WHPA-Q1: description should read: “The combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect that area (Technical Rule 53.(1))</li> </ul> <p>Page 19, 4<sup>th</sup> paragraph: Outdoor bulk storage of road salt is (not in) prohibited ...</p> <p>Pages 24 and 25, definition of IPZ and WHPA: add “River” to Source description, i.e., (Source: Grand River SPP)</p>	Recommend changes as suggested
Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Region April 14, 2016	On page 11 of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Area, the following wording should be added under item b): ... new lots created through severance or subdivision “under the <i>Planning Act</i> ” shall only be permitted “by the planning approval authority” where the lots will be serviced by a municipal sewage system.	Recommend change as suggested

Agency/Date	Main Comment(s)	Recommendation(s)
SOURCE PROTECTION/CONSERVATION AUTHORITIES...continued		
Halton- Hamilton Source Protection Region April 14, 2016	<ul style="list-style-type: none"> <li>Pg. 6, item 4.9.5 – Source Water Protection instead of Sourcewater Protection</li> <li>Pg. 6, item 4.9.5.1 –Wellhead Protection Areas instead of Well Head Protection Areas (Well head and Wellhead are both used within the document).</li> <li>Pg. 6, Item 4.9.5.1 – Issue Contributing Areas instead of Issues Contributing Areas</li> <li>Pg. 5- bullet #4- the suggested policy text includes the words “overlying vulnerable aquifers”. It is suggested that this should read “underlying vulnerable aquifers”.</li> <li>Pg. 6- item 4.9.5 the Clean Water Act states its purpose as “ The purpose of the <i>Clean Water Act</i> is to protect existing and future sources of drinking water. 2006, c.22 s. 1.” There is no mention of “municipal” drinking water supplies...Please consider the removal of the word “municipal”.</li> <li>Pg. 7 – 1<sup>st</sup> Paragraph – the description of a wellhead protection area should state... the potential to affect the quality <u>or</u> quantity of water...</li> <li>Pg. 17- item 4.9.5.5 &amp; Pg.18 item 4.9.5.7 – The names of the areas within our region include “Region” in the regulation, therefore, the header and text should be changed to “Halton Region and Hamilton Region Source Protection plan Areas”</li> <li>Pg.20 – item 4.9.5.10a), 2<sup>nd</sup> paragraph- we would like to see changes to the schedules as soon as possible should a WHPA be redelineated to ensure users of the Official Plan are aware of the areas to which the policies apply. Also, not all changes to policies in source protection plans that municipalities are responsible to implement will require an amendment to the Official plan. For example education and outreach. Thus, a text change to “may” require an amendment rather than “will” require should be considered.</li> <li>Pg.24 item 23 – It may be prudent to add definitions of vulnerability and vulnerability score as used on pg.7 in the Background Report to provide clarity to the reader of the policies that are specific to areas within certain vulnerability scores.</li> <li>Pg. 18 item 4.9.5.7- The proposed text requires enhanced sewage treatment in Halton Region and Hamilton Region Source Protection Areas. This is just to clarify that there are no WHPA’s with a vulnerability score of 10 in our area of the County and the Halton- Hamilton Plan policies do not require enhanced treatment.</li> </ul>	<div data-bbox="1518 289 1980 1036">  Recommend changes as suggested </div> <div data-bbox="1518 1133 1980 1198"> Add explanation of vulnerability score to 4.9.5.1 Vulnerable Areas </div> <div data-bbox="1518 1279 1980 1312"> Remove reference to Halton-Hamilton </div>

Agency/Date	Main Comment(s)	Recommendation(s)
PROVINCIAL MINISTRIES		
Ministries of Municipal Affairs and Housing; and Environment and Climate Change April 14, 2016	<p><b>RE: Official Plan Policies:</b> The following MOECC staff comments include recommended text changes, additions (shown in red), and recommended deletions (shown as strikeouts) to the proposed policies in OPA 98.</p> <ul style="list-style-type: none"> <li> <b>RE: Table 9, Policy 4.9.5.1</b>  Table 9, policy 4.9.5.1 summarizes different types of WHPAs, listing the time of travel and vulnerability scores. MOECC staff recommend that Table 9 be revised as follows: <ul style="list-style-type: none"> <li>Delete “and Vulnerability Scores” from the title of Table 9.</li> <li>Delete the column titled “Aquifer Vulnerability”. The information on vulnerability scores is very technical in nature and some of the numbers in this column are not correct. The complete and accurate description of the vulnerability scores is found in the applicable Source Protection Plan and Assessment Report. If someone wants to know the basis for the vulnerability scores, they should refer to the Source Protection Plan and Assessment Report.</li> <li>The sentence preceding the title of Table 9 should be revised to read “Table 9 summarizes the time of travel factors that represents each WHPA.”</li> <li>Correct the title of the WHPA-Q section to read “Water Quantity” rather than “Water Quality”</li> <li>Revise the Time of Travel description for WHPA-Q1 as follows: “The combined area that is the cone of influence of the well, the whole of the cones of influence of the well, and the whole of the cones of influence of all other wells that intersect that area.”</li> </ul> </li> </ul>	<div> <div>No changes recommended. Vulnerability to be retained as it is necessary to understand the basis of the policies</div> <div>Recommend changes as suggested</div> </div>

Agency/Date	Main Comment(s)	Recommendation(s)
PROVINCIAL MINISTRIES...continued		
<p>Ministries of Municipal Affairs and Housing; and Environment and Climate Change April 14, 2016</p>	<p><b>Policy 4.9.5.3</b> MOECC staff recommend the following revisions:</p> <p>“Significant drinking water threats within vulnerable areas are either prohibited or regulated in accordance with Sections 57 and 58 of the <i>Clean Water Act, 2006</i> and the applicable <b>by</b> Source Protection Plan <b>policies</b>. The significance of a prescribed drinking water threat depends on the characteristics of the activity and where the activity is occurring within a vulnerable area. <del>The policies of the applicable Source Protection Plan set out whether a significant drinking water threat is to be prohibited or regulated within vulnerable areas.</del> Appendix 4 to this Plan identifies where Source Protection Plans apply within the County of Wellington.”</p> <p><b>RE: Policy 4.9.5.3 b)</b> Policy 4.9.5.3 b) states that a development application within a vulnerable area that involves a significant drinking water threat shall only be deemed complete if the Risk Management Official has issued a Section 59 Notice. MOECC staff recommend that policy 4.9.5.3 b) be revised to more accurately reflect the requirements under <i>the Clean Water Act</i>:</p> <p>“An application for development, redevelopment, or site alteration within a <b>Wellhead Protection Area, Intake Protection Zone, or Issue Contributing Area</b> <del>vulnerable area that involves a significant</del> <b>where a</b> drinking water threat <b>could be significant</b> shall only be deemed complete under the <i>Planning Act</i> if <b>submitted with</b> <del>the Risk Management Official has issued a</del> Section 59 Notice <b>issued by the Risk Management Official</b>, in accordance with the <i>Clean Water Act, 2006</i>, where applicable.”</p> <p>It appears that the County proposes to apply policy 4.9.5.3 b) to all land uses, whereas the GR Source Protection Plan excludes this requirement for residential uses and the SGSNBP Source Protection Plan applies this requirement to residential uses only where certain activates are involved.</p>	 <p>Recommend wording be revised to clarify</p>

Agency/Date	Main Comment(s)	Recommendation(s)
PROVINCIAL MINISTRIES...continued		
<p>Ministries of Municipal Affairs and Housing; and Environment and Climate Change April 14, 2016</p>	<p><b>RE: Policy 4.9.5.4</b> MOECC staff recommend that:</p> <ul style="list-style-type: none"> <li>• Policy 4.9.5.4 should specify it only applies to WHPAs, IPZs and ICAs and not HVAs or SGRAs.</li> <li>• the term “disclosure report” should be revised to <b>“Drinking Water Threat Disclosure Report”</b> so that it is more descriptive of what type of a disclosure report is required.</li> <li>• Policy 13.15.5 should be revised by including <b>“Drinking Water Threat Disclosure Report”</b> as a study that may be required for a complete application.</li> </ul> <p><b>RE: Policy 4.9.5.9</b> The 4th paragraph of policy 4.9.5.9 Mineral Aggregate Resources should be revised as follows: “Outdoor bulk storage of road salt is prohibited within all WHPAs.”</p> <p><b>RE: Policy 4.9.5.5 – Maitland Valley</b> The policy includes a description of ‘existing’ as set out in the Source Protection Plan. MOECC staff suggest that the phrase “at the day this plan takes effect” be revised to <b>“on the day the Source Protection Plan takes effect”</b> to differentiate it from municipal plans.</p> <p><b>RE: Policy 4.9.5.5 – Saugeen Valley, Grey Sauble, Northern Bruce Peninsula</b></p> <ul style="list-style-type: none"> <li>• Policy a) refers to “waste disposal activities”. MOECC staff recommend that this be changed to <b>“waste disposal facilities”</b>.</li> <li>• The policy includes a description of ‘existing’ as set out in the Source Protection Plan. MOECC staff suggest that the phrase “stated in the policy text” be revised to <b>“stated in the Source Protection Plan policy text”</b> to differentiate it from municipal plan policy text.</li> </ul> <ul style="list-style-type: none"> <li>• List A in the SGSNBP Plan includes three policies that appear to have not been incorporated into the policies proposed in OPA 98. MOECC staff recommend that the County consider whether these policies should be included in the OPA <ul style="list-style-type: none"> <li>i. 02-11 dealing with evaluating existing stormwater management facilities to improve their functioning with respect to water quality;</li> <li>ii. 02-12 dealing with establishing or continuing programs for the separation of combined sewers to alleviate the amount of wastewater transported to wastewater treatment plants; and</li> <li>iii. 02-13 dealing with establishing or continuing programs for the reduction of infiltration of waste water into groundwater aquifers.</li> </ul> </li> </ul>	<div data-bbox="1533 316 1648 1039" style="position: relative; height: 445px;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-left: 1px solid black; border-right: 1px solid black;"></div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-left: 1px solid black; border-right: 1px solid black;"></div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> </div> </div> <p>Recommend changes as suggested.</p> <p>These were not included as they do not exist or will not be established within the applicable areas.</p> <p>Recommend adding policy.</p>

Agency/Date	Main Comment(s)	Recommendation(s)
PROVINCIAL MINISTRIES...continued		
<p>Ministries of Municipal Affairs and Housing; and Environment and Climate Change April 14, 2016</p>	<p><b>RE: Policy 4.9.5.5 – Credit Valley, Toronto and Region, Central Lake Ontario</b></p> <ul style="list-style-type: none"> <li>• Policy a) refers to “use of land for waste disposal”. We recommend that this be revised to “<b>waste disposal facility</b>” or “<b>waste disposal site</b>”.</li> <li>• Policy g) appears to be intended to conform to CTC Source Protection Plan policy SWG-14... MOECC staff recommend that policy g) be revised to include WHPA-E areas.</li> <li>• Policy m) prohibits new parking lots greater than 2,000 square metres in surface area in specified vulnerable areas. Policy SAL-3 also includes a further prohibition that has not been incorporated into the OPA policy: the prohibition of new parking lots greater than 200 square metres in WHPA-A in an Issue Contributing Area for sodium or chloride where the application of road salt to roads and parking lots would be a significant drinking water threat. MOECC staff recommend that OPA policy m) be revised to conform to CTC policy SAL-3.</li> <li>• Policy o) requires a salt management plan in specified vulnerable areas where the application of road salt would be a moderate or low drinking water threat. SAL-10 applies to WHPA-B, C, D, E, HVA and SGRA areas. It is noted that policy o) does not apply this requirement to WHPA-D, HVA and SGRA areas. MOECC staff recommend that the County consider whether policy o) should be revised to also apply to WHPA-D, HVA, and SGRA vulnerable areas.</li> <li>• Policy q) i. addresses the protection of groundwater recharge in WHPA-Q2 areas. This policy appears to be intended to conform to CTC Source Protection Plan policy REC-1, which requires that new development for lands zoned low density residential (excluding subdivisions) or zoned agricultural implement best management practices with the goal to maintain predevelopment recharge. It is noted that policy q) i. only applies this requirement to agricultural lands. We recommend that policy q) i. be revised to include “<b>low density residential lands, excluding subdivisions</b>”.</li> </ul>	<p>Recommend changes as suggested.</p> <p>No change recommended. There are no Chloride ICAs in Erin.</p> <p>Recommend removing this policy as low and moderate threat policies are not required.</p> <p>Recommend change as suggested.</p>



Agency/Date	Main Comment(s)	Recommendation(s)
PROVINCIAL MINISTRIES...continued		
<p>Ministries of Municipal Affairs and Housing; and Environment and Climate Change April 14, 2016</p> <p>...continued</p>	<p><b>RE: Policy 4.9.5.5 – Credit Valley, Toronto and Region, Central Lake Ontario...continued</b></p> <ul style="list-style-type: none"> <li>• Policy q) ii. applies to new commercial, industrial and institutional uses. It is noted that CTC Source Protection Plan policy REC-1, to which it appears this policy is intended to conform with, applies to new residential (excluding a detached dwelling), commercial, industrial, and institutional uses. MOECC staff recommend that policy q) ii. be revised to include new residential uses (excluding a detached dwelling).</li> <li>• CTC Source Protection Plan policy REC-1 sets out that settlement area expansions may only be approved as part of a municipal comprehensive review where it has been demonstrated that recharge functions will be maintained on lands designated significant groundwater recharge areas within WHPA-Q2. This policy has not been included in policy q), and therefore MOECC staff recommend that policy q) be revised to conform with this policy REC-1.</li> </ul> <p><b>RE: Policy 4.9.5.5 – Halton-Hamilton Source Protection Plan Area</b></p> <ul style="list-style-type: none"> <li>• The Halton-Hamilton Source Protection Plan includes policy T-9-C, which requires that, where possible, stormwater retention ponds are to be located outside of the vulnerable area where it would be a significant drinking water threat. This policy has not been included in the OPA and MOECC staff recommend it be revised to conform with policy T-9-C.</li> <li>• The Halton-Hamilton Source Protection Plan includes policy T-10-C, which requires that, where possible, septic systems that require environmental compliance approvals are to be located outside of the vulnerable area to ensure they will not be significant drinking water threats. This policy has not been included in the OPA and MOECC staff recommends that it be revised to conform with policy T-10-C.</li> </ul>	<p>No change recommended. Only detached dwellings are permitted in this part of Erin.</p> <p>Recommend change as suggested.</p> <p>No change recommended. No facilities of this type within the Halton-Hamilton WHPAs in Puslinch.</p>

Agency/Date	Main Comment(s)	Recommendation(s)
<b>PROVINCIAL MINISTRIES...continued</b>		
Ministries of Municipal Affairs and Housing; and Environment and Climate Change April 14, 2016  ...continued	<b>RE: Official Plan Schedules:</b> To improve consistency with PPS policy 2.2.1(e), all designated vulnerable areas within the County of Wellington should be shown on Official Plan schedules. Schedules B1 to B7, as proposed to be amended by OPA 98, identify WHPA-A, B, and Cs, IPZs, and ICAs. However, these schedules do not identify HVAs and SGRAs. HVAs and SGRAs are vulnerable areas as per the PPS, 2014, and should be identified as such in the Official Plan. Provincial staff recommends that these areas be shown on the appropriate schedules, and that Official Plan policy 4.9.5.1 be revised to indicate HVAs and SGRAs as vulnerable areas.	See Report Discussion

Agency/Date	Main Comment(s)	Recommendation(s)
<b>ADJACENT MUNICIPALITIES</b>		
Halton Region April 15, 2016	Regional Staff do not have any concerns with the proposed amendment.	No changes requested.
Town of Milton April 4, 2016	Town of Milton Staff has reviewed the above referenced circulation and has no outstanding concerns with the County official Plan amendment #98	No changes requested.
Town Halton Hills March 23, 2016	Requests notice of decision.	No changes requested.



# COUNTY OF WELLINGTON

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## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee  
**From:** Donna Bryce, County Clerk  
**Date:** Thursday, May 12, 2016  
**Subject:** **Delegation of Planning Authority**

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### Background:

Under the authority of the Municipal Act, the Planning Act and the Municipal Statute Law Amendment Act (Bill 130), County Council has delegated, by by-law, routine operational decisions regarding various planning approvals to the Director of Planning and Development. This allows for Council's decision making forums and processes to be more streamlined and efficient.

In the absence of the Director of Planning and Development, staff is recommending that authority be delegated to one of the three Planning Managers in order to continue the planning approvals processes in a timely manner.

### Recommendation:

That staff prepare the necessary by-law to provide the Director of Planning and Development the authority to designate, in writing, a Planning Manager to serve as Acting Director; and

That the Acting Director may exercise the delegated planning authority in his absence.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Donna Bryce'.

Donna Bryce  
County Clerk



# COUNTY OF WELLINGTON

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## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee  
**From:** Sarah Wilhelm, Senior Planner  
**Date:** Thursday, May 12, 2016  
**Subject:** 2016 Trail Update (PD2016-16)

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### 1. Purpose

The purpose of this report is to:

- provide a Cottontail Road Trail Opening Event update;
- receive the 2016 trail work plan;
- consider appointments to the Kissing Bridge Trailway Advisory Board; and
- receive the 2015 Kissing Bridge Trailway Annual Report.

### 2. Opening Event



An opening event will be held June 17, 2016 to recognize the completion of the Cottontail Road Trail construction project in Centre Wellington. This 2015 Trans Canada Trail gap construction project was funded by a Trans Canada Trail Ontario (TCTO) Pan Am grant, a Trans Canada Trail (TCT) grant and by the County of Wellington. The Cottontail Road Trail connects the Kissing Bridge and Elora Cataract trails and in doing so, completes the Trans Canada Trail in Wellington County. This event will be funded as part of the Cottontail Road Trail project.

### 3. 2016 Work Plan

This year we intend to use the Planning and Development Department's \$30,000 trail budget on maintenance and trail promotion.

#### Maintenance

PRELIMINARY ESTIMATE: \$26,000

We maintain a combined distance of approximately 12.5 km trails including the Kissing Bridge Trailway, Trestle Bridge Trail and Cottontail Road Trail. In 2016, we plan to increase trail mowing to four times a season, including trimming around benches and barrier gates at road crossings. We also need to control grass growth through the trail surface of the Kissing Bridge and Trestle Bridge Trails. We have set aside \$18,000 in the budget for mowing and spraying. On an as needed basis, we also control noxious weeds, arrange for tree pruning and garbage removal. As a result, we have also allowed for a contingency of \$3,000 within the preliminary estimate should special maintenance needs arise.

Over and above this contingency, we need to repair erosion damage to driveways to the Trestle Bridge trail parking lot in Aboyne and the Kissing Bridge Trailway parking lot in Ariss. We will need to have both areas graded and filled. We have set aside \$5,000.00 in the budget for these improvements.

#### **Trail Promotion**

PRELIMINARY ESTIMATE: \$3,500

We have set aside \$3,500 within the budget for a re-print of the County Trail Guide.

### **4. Appointments**

The Regional Municipality of Waterloo and the County of Wellington jointly appoint members to the Kissing Bridge Trailway Advisory Board. The terms of six board members and a non-voting member expired at the end of 2015. The nominees recommended for re-appointment to the Kissing Bridge Trailway Advisory Board for three-year terms ending December 31, 2018 are as follows:

- Mike Curtis, Guelph Hiking Trail Club
- Bill Mungall, Guelph Hiking Trail Club
- Lorne MacKinnon, Guelph Hiking Trail Club – Millbank Section (non-voting member)
- Nick Wetzel, Golden Triangle Snowmobile Association
- Bob Orth, Golden Triangle Snowmobile Association (alternate)
- Derek Kidnie, Linwood and District Lions Club
- Arthur Woods, Lions Club of Elmira (alternate)

The Wellington Federation of Agriculture recently appointed two of their members to attend Board meetings on an alternating basis. Otherwise, there are two vacancies in Wellington County: one non-farm landowner and the County of Wellington appointee. At present, there are no nominees to fill these seats. It is recommended that the Trailway Steward Group nominees be re-appointed. The recommended appointments will ensure that all Trailway Steward Groups are represented and that there is sufficient quorum for the Board to function in 2016.

### **5. Annual Report**

The Kissing Bridge Trailway Advisory Board reports on trail development and operation on a yearly basis. The “Eighteenth Annual Report of the Kissing Bridge Trailway Advisory Board for the Year 2015” is attached.

### **6. Recommendations**

1. That the 2016 work plan be received for information.
2. That the County of Wellington, in concert with the Region of Waterloo re-appoint the following persons to the Kissing Bridge Trailway Advisory Board for three-year terms ending December 31, 2018:

Mike Curtis, Guelph Hiking Trail Club  
Bill Mungall, Guelph Hiking Trail Club  
Lorne MacKinnon, Guelph Hiking Trail Club – Millbank Section (non-voting member)  
Nick Wetzel, Golden Triangle Snowmobile Association  
Bob Orth, Golden Triangle Snowmobile Association (alternate)  
Derek Kidnie, Linwood and District Lions Club  
Arthur Woods, Lions Club of Elmira (alternate)

3. That the 2015 Annual Report of the Kissing Bridge Trailway Advisory Board be received for information.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Sarah Wilhelm', with a stylized flourish at the end.

Sarah Wilhelm, MCIP, RPP  
Senior Planner

Attachments:

Eighteenth Annual Report of the Kissing Bridge Trailway Advisory Board for the Year 2015



**Eighteenth Annual Report  
of the Kissing Bridge Trailway Advisory Board  
for the Year 2015**



Submitted to the Councils of  
  
The County of Wellington  
and  
The Regional Municipality of Waterloo



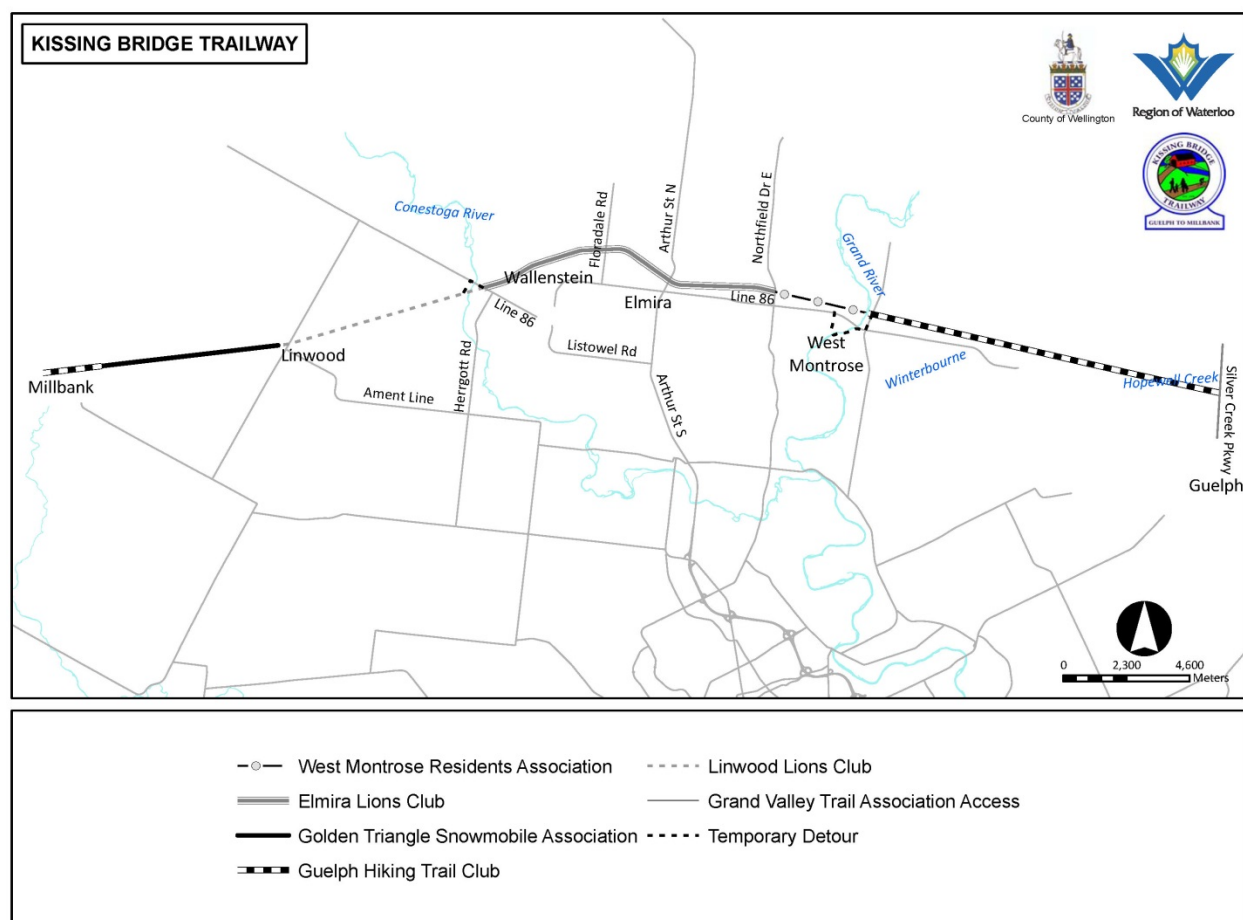
Spring 2016

## Introduction

In September 1997, the County of Wellington and Region of Waterloo jointly leased a 44.5 kilometre stretch of abandoned rail right-of-way from the Province for development as a multi-use recreational trail between the outskirts of the City of Guelph and the Village of Millbank. During the winter and spring of 1998, the County and Region concluded Railway Steward agreements with five community groups to develop and operate sections of the Trailway.

In May 1998, the County and Region jointly approved Terms of Reference for the Trailway Advisory Board, and appointed fifteen persons and four alternate representatives to the Board. Section 1.8 of the Terms of Reference states that the Board "will prepare an annual report to the Councils of the County of Wellington and Regional Municipality of Waterloo on its activities, initiatives, and proposals for the coming year." The eighteenth annual report covers the year 2015.

**Figure 1** Kissing Bridge Trailway



© Regional Municipality of Waterloo, 2015

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The current steward groups and their respective segments are as follows:

**Figure 2** Trail Sections and Respective Steward Groups

SECTION	• TRAILWAY STEWARD GROUP
Grand River to Northfield Drive	• West Montrose Residents' Association Inc.
Northfield Drive to Wallenstein	• Lions Club of Elmira
Wallenstein to Linwood (Ament Line)	• Linwood Lions Club
Linwood to Perth Road 116	• Golden Triangle Snowmobile Association
Perth Road 116 to Perth Road 121	• Guelph Hiking Trail Club
Guelph to Grand River	• Guelph Hiking Trail Club

Detailed maps of each section are appended to this report.

During 2015 the steward groups carried out a range of activities including routine trail maintenance, application of stonedust, tree planting, completion of a gazebo at the connection to Ring Trail, and generally improving the overall appearance of the Trailway. The Spring on the Trail Event was held for the sixth year and has been successful in promoting the Trailway and raising funds for the trail. These activities have had a positive impact on the profile and use of the trail, particularly among local residents.

## Trailway Advisory Board Activities

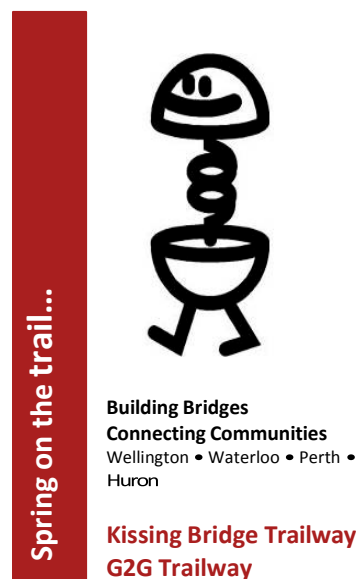
The Trailway Advisory Board met three times in 2015. For the most part, the meetings focused on activities involving development of infrastructure, encroachments, promotion of trail use and maintenance required to ensure that trail users are provided with a safe and enjoyable experience.

Mike Curtis, representative of the Guelph Hiking Trail Club was re-elected Chair of the Advisory Board for 2015 and Derek Kidnie, Linwood and District Lions Club representative, was elected as vice-chair.

## New Steward Group and Section Realignment

During the past few years, the Conestogo-Winterbourne Optimists group was finding it ever more difficult to keep up with the maintenance activities required on their section of the Trailway from the eastern edge of Elmira to the Grand River due to declining numbers of volunteers. At the same time, the West Montrose Residents' Association Inc. known as the BridgeKeepers, expressed an interest in developing a closer working relationship with the Trailway. After lengthy discussions, the Optimist Club decided to terminate their stewardship of the segment. The BridgeKeepers subsequently agreed to take over stewardship activities of the Trailway section from the west bank of the Grand River to Northfield Drive. The remainder of the former section from Northfield Drive to the eastern limits of Elmira was added to the Elmira Lions Club stewardship agreement as a natural extension of the section. In 2015, the Guelph Hiking Trail Club assumed stewardship of the Millbank segment of the Trailway, with maintenance and upgrades to be completed by the Village of Millbank Association.

## Spring on the Trail



In 2010, a proposal was put forward by Doug Cerson, the business community representative, to organize an annual trail event. A subcommittee was formed to explore possibilities for such an event. The resulting event has become known as "Spring on the Trail" and is intended to promote activities along the length of the trail and to help to raise the local profile of the Trailway. The priority for the event is to raise funds for the two major bridges required across the Conestogo River (near Wallenstein) and the Grand River (near West Montrose).

Spring on the Trail gains momentum each year and as a result people are starting to recognize the Kissing Bridge Trailway, but it requires participation by all stakeholders. Money is being raised from the general public and is helping to make improvements to the Trail. There is an

online system for making contributions to the Guelph to Goderich Trail. The Regional Tourism Organization from Zone 4 (RTO4) is providing assistance in this endeavour along with the County of Wellington and the Region of Waterloo. In addition, Spring on the Trail has resulted in participation and interest from other community groups who want to make the event a success in their respective communities. Local steward groups are considering identifying "local heroes" who contribute to the further development of the Trailway in their community or elsewhere. In 2016, there are plans to host a G2G walk with a concert at the end.

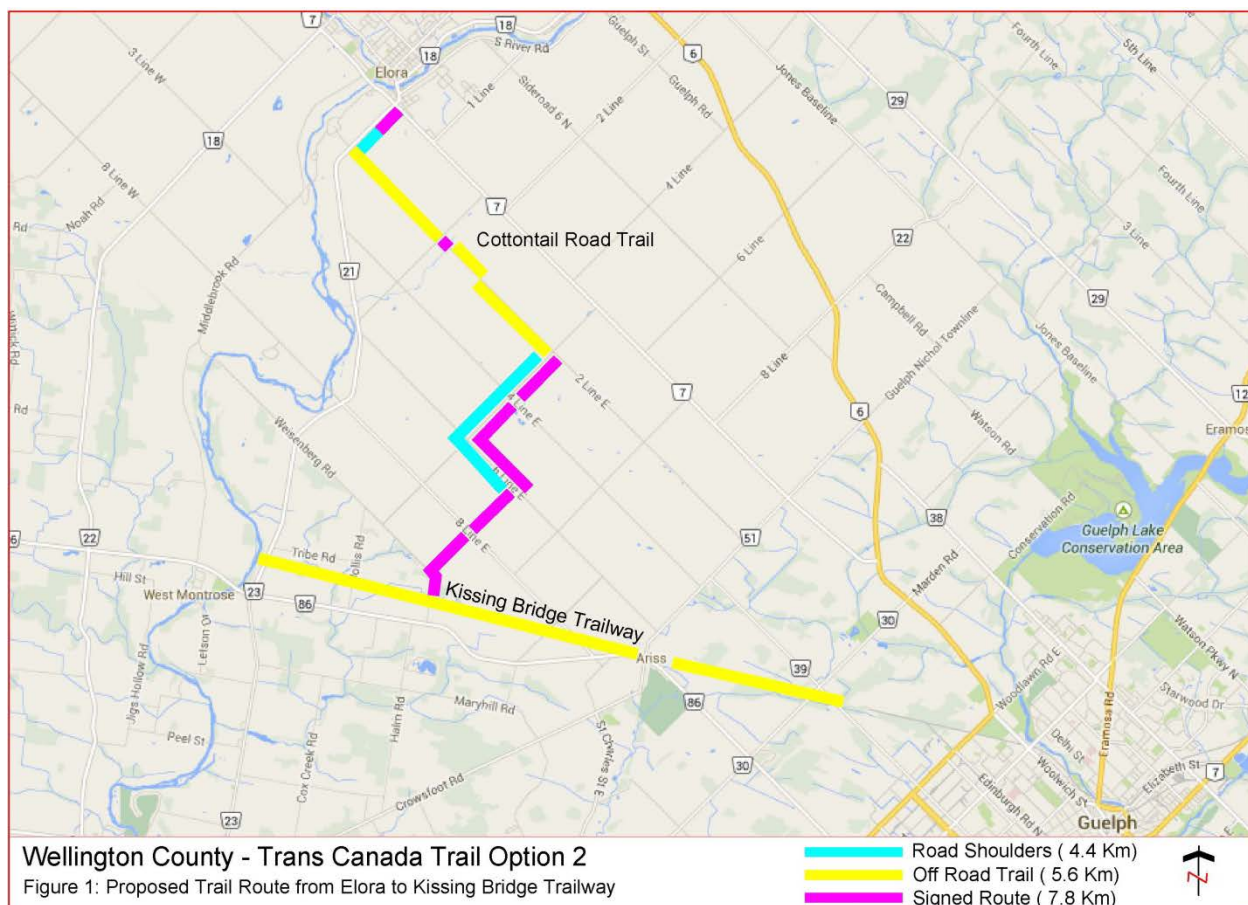
## Trans Canada Trail

A major gap in the Kissing Bridge Trailway continues to be the Grand River near West Montrose in Woolwich Township. The missing bridge results in a significant detour for trail users travelling between Guelph and Elmira and has been identified as a major gap in the Trans Canada Trail in Southern Ontario. Regional Transportation and Environmental Services staff are providing technical advice on potential design solutions which address the configuration of the century-old abutments and piers which remain from the original bridge.

In 2015, the Region allocated \$40,000 to be matched by Regional Tourism Organization 4 (RTO4) to cover an “Engineering and Feasibility Study for the Potential Replacement of the Bridges over the Grand and Conestogo Rivers”. The Province will have final approval on the design of the bridges.

The County of Wellington has completed construction of the Cottontail Road Trail which links the Kissing Bridge Trailway northwest of Ariss to the Elora Cataract Trail in Elora. This trail completes the Trans Canada Trail through Wellington County.

**Figure 3** Cottontail Road Trail



## G2G

The Guelph to Goderich (G2G) trail board signed an agreement with the province in July 2015 to establish this additional length of the trail. Steward groups will need to be established through Perth and Huron Counties. There also needs to be some discussion regarding formalization of a relationship between KBT and G2G.

### Trail Maintenance and Enhancement

All steward groups were busy with maintenance along the trail including:

- the application of stonedust
- mowing
- tree and shrub trimming
- gazebo installation
- tree planting
- and other regular maintenance

This ongoing work ensures that trail users can use the Trailway safely and maintains the overall aesthetic appearance of the trail. The Township of Woolwich Environmental Enhancement Committee's (TWEEEC) Trees for Woolwich group also planted approximately 170 trees and shrubs in the section between Katherine Street and the Grand River. Plants and materials were supplied by Trees for Woolwich. Assistance from neighbouring landowner Grant Bauman was gratefully acknowledged.

As part of the maintenance work in the vicinity of the Grand River, the Advisory Board was awarded \$3,000 from the Region's Community Environmental Fund toward a multi-year effort to control the spread of Dog-strangling Vine (*Vincetoxicum rossicum*). Dog strangling vine is listed on Ontario's Noxious Weed List and due to its proximity to agricultural fields, must be controlled. The funding will cover the costs of herbicide and its application for a period of at least three years.

**Figure 4** Dog Strangling Vine (*Vincetoxicum rossicum*) Plant and Invasion Site



## **Trailway Encroachment**

Over the past years there have been a number of encroachments onto the Trailway right-of-way by neighbouring landowners in the Ariss and Elmira areas. Region and County staff continue to work with local land owners. The province would like agreements for encroachments and for crossings. Work is ongoing regarding this matter.

## **Finances and funding**

The cost of developing recreational trails can be high. When the Kissing Bridge Trailway was established, it was intended that most of the cost would be borne by the community groups who are jointly developing the Trailway. To date, the majority of the funds expended on the Trailway have come from the Trailway Steward Groups or private donations. In the past several years, private donations have increased, largely in part due to the Spring on the Trail event.

The Region of Waterloo contributed \$38,000 to the Kissing Bridge Trailway in 1999, and a further \$20,000 in 2000. The Board has developed a formula to allocate this money among Trailway Steward Groups based on infrastructure development costs within Regional boundaries. In addition, Wellington County provided \$10,000 in 2001 to assist the Guelph Hiking Trail Club install barrier gates at intersections along its section. The County provided \$25,000 in each of 2004, 2005 and 2006 to grade and apply stonedust to the Trailway. The County continues to fund ongoing maintenance (mowing and weed control) in Guelph/Eramosa.

Regional and County staff provide assistance in a variety of ways to the steward groups including brochure and signage development, clerical support and technical expertise.

## **Activities Planned for 2016**

During 2016, Trail Condition Reports will be completed by each of the steward groups. Trailway inspections cover all aspects of the Trailway infrastructure including trail surface, bridges, gates, signage, fencing and vegetation. Conducting the inspection and reporting regularly enables the steward groups to take the required actions in a timely fashion in order that all trail users will be able to enjoy themselves safely.

One of the necessary activities of 2016 will be the demarcation of property lines and rights-of-way where farmers are farming or pasturing onto Trailway property. Due to increased pressure by a few neighbours, parts of the Trailway will have to be surveyed and marked clearly in order to reduce encroachment onto Trailway right-of-way. Planting trees and shrubs and possibly some fence installations will help to maintain a



clearly marked property line. Farm crossings (where farm equipment is permitted to cross the right-of-way to gain access to fields separated by the Trailway) need to be clearly marked as a precautionary measure to inform Trailway users of the potential presence of machinery on or near the trail.

During 2016, the Trailway Advisory Board plans to continue its participation in Guelph to Goderich Rail Trail effort by having one or two representatives sit on the G2G advisory group. The representatives will bring the many years of experience in trail steward activity to new steward group representatives in Perth and Huron Counties as the process unfolds. The participation will enable the linkage and cooperative functioning across all sections of what promises to become one of the major off-road trail systems in southwestern Ontario.

## Conclusion

The Trailway Advisory Board anticipates that 2016 will continue as another busy year along the entire length of the Trailway. The Advisory Board is confident that the enthusiasm generated by the activities of the various steward groups will result in increased overall support for the Kissing Bridge Trailway. The Advisory Board also looks forward to the ongoing development of the G2G initiative and the realization of an approximately 124 km, off-road trail connecting a network of communities across a significant portion of the southern Ontario landscape from Goderich to Guelph.

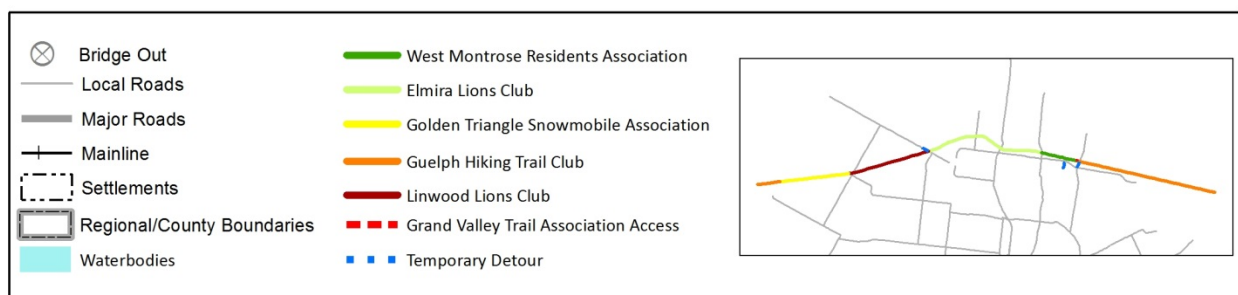
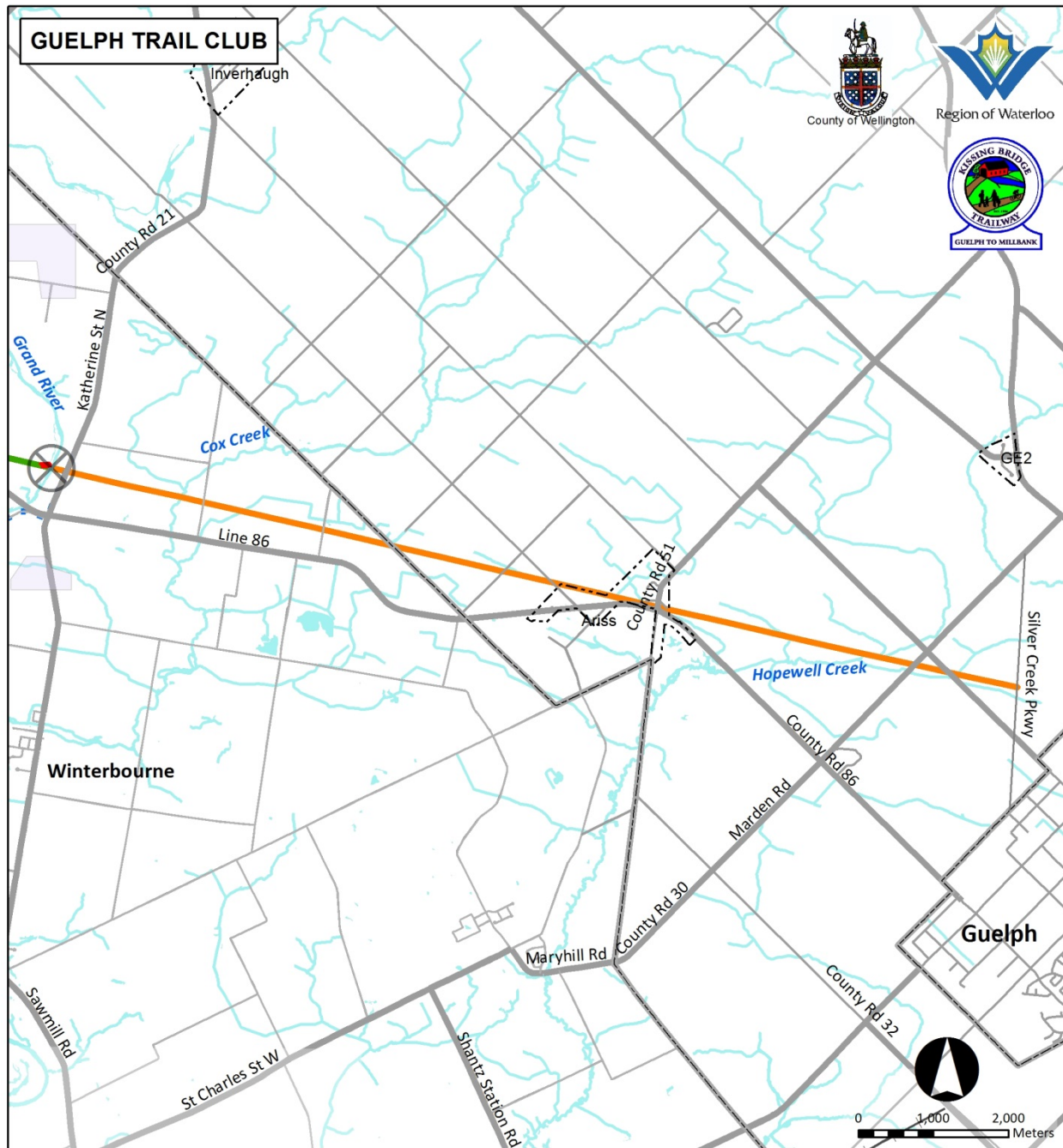
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike Curtis", with a long, sweeping horizontal line extending to the right.

Mike Curtis, Chair (2015)  
Trailway Advisory Board  
May, 2016

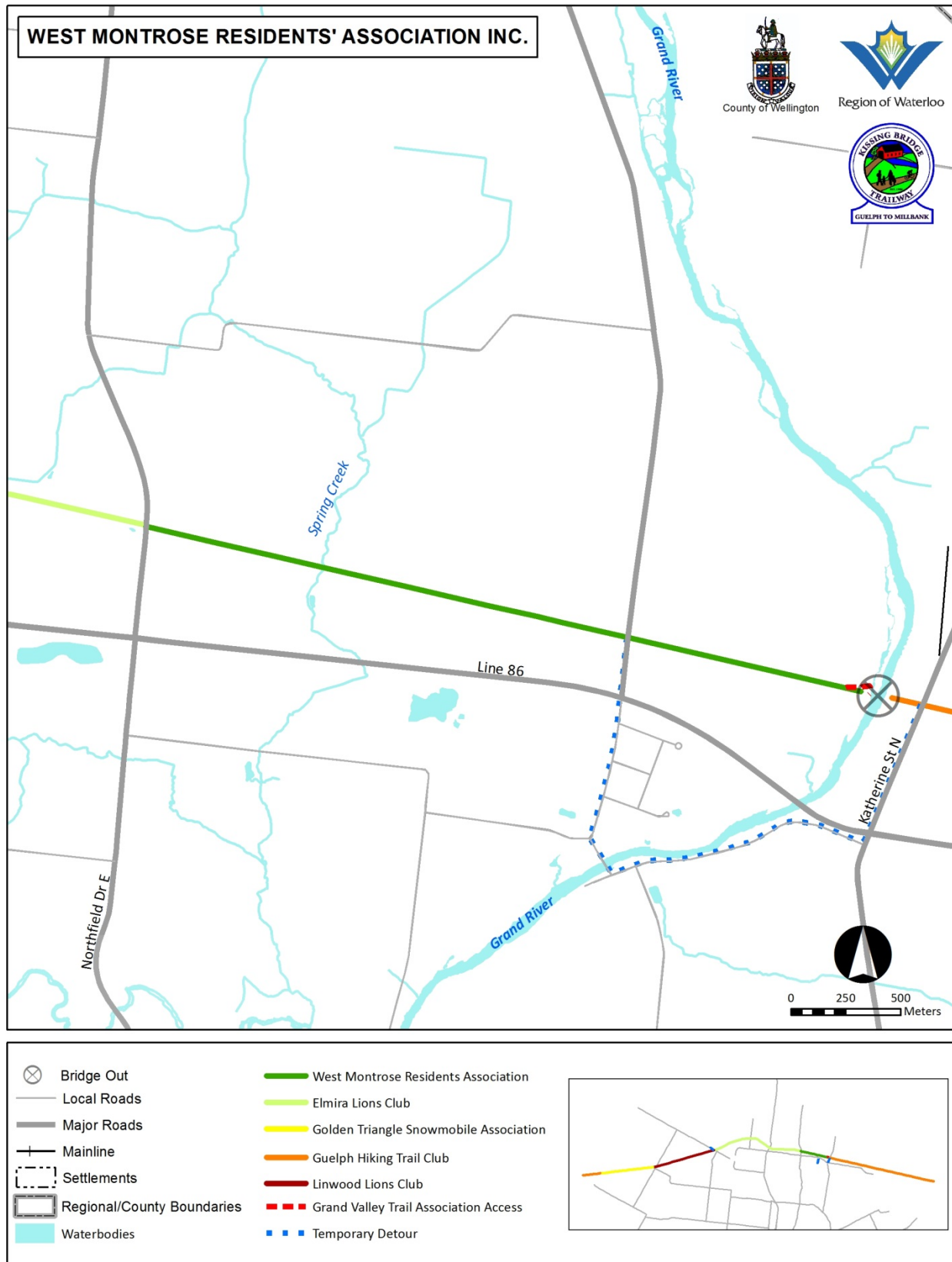
Attachments:

Detail Maps, Trailway Steward Group Sections



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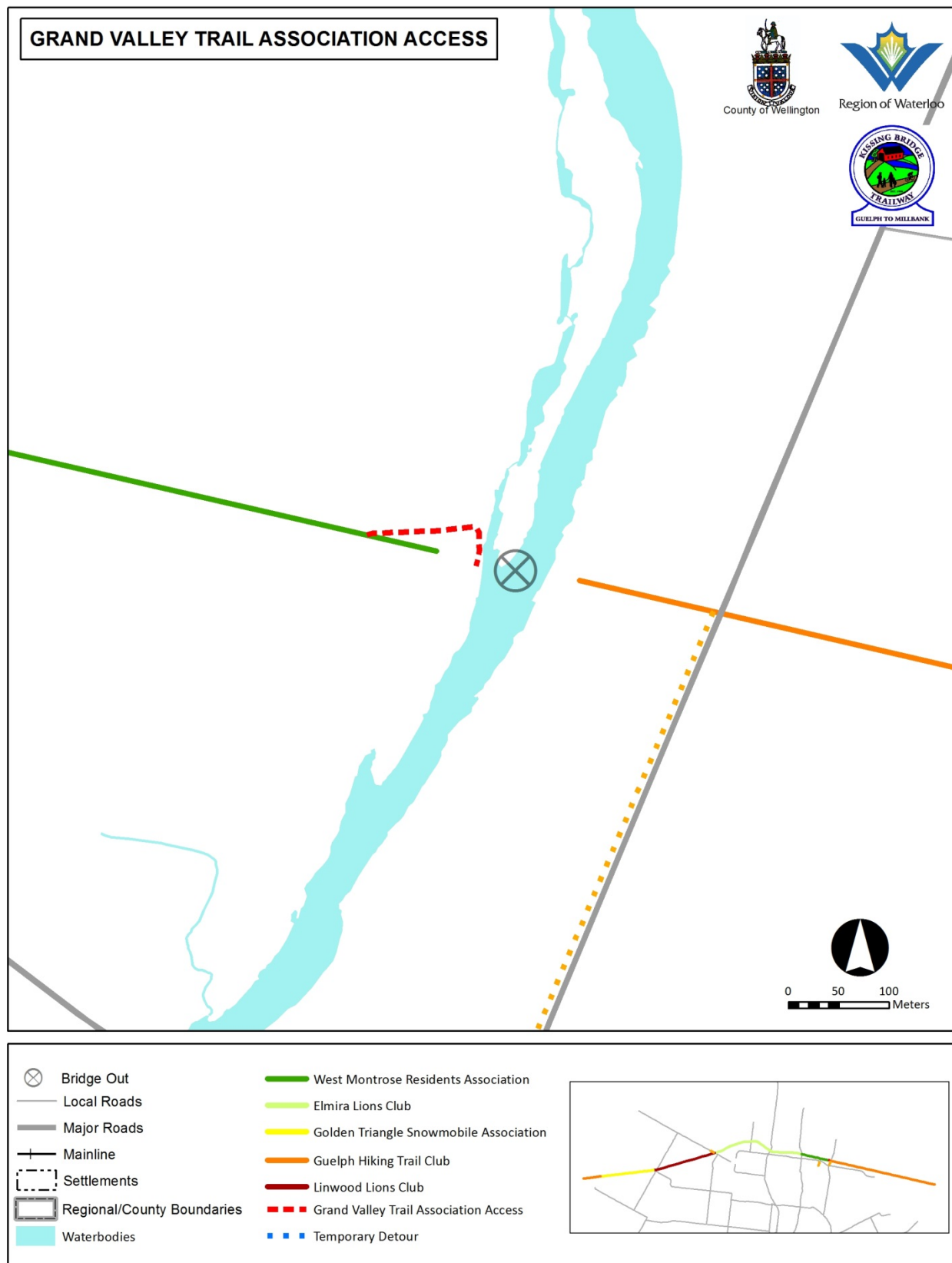
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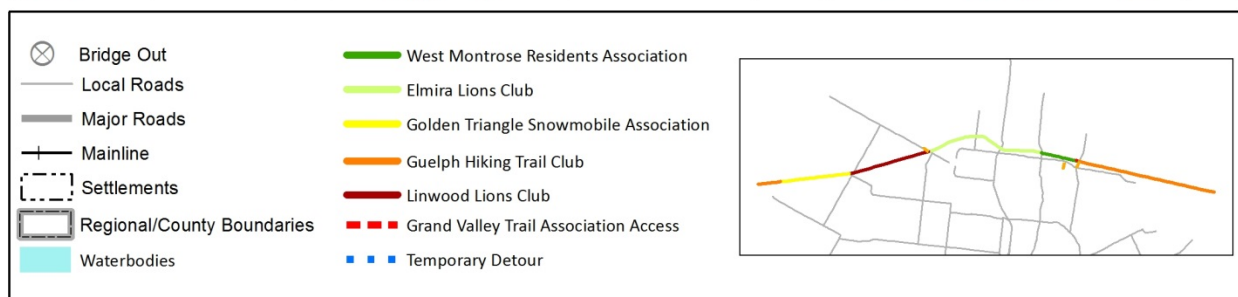
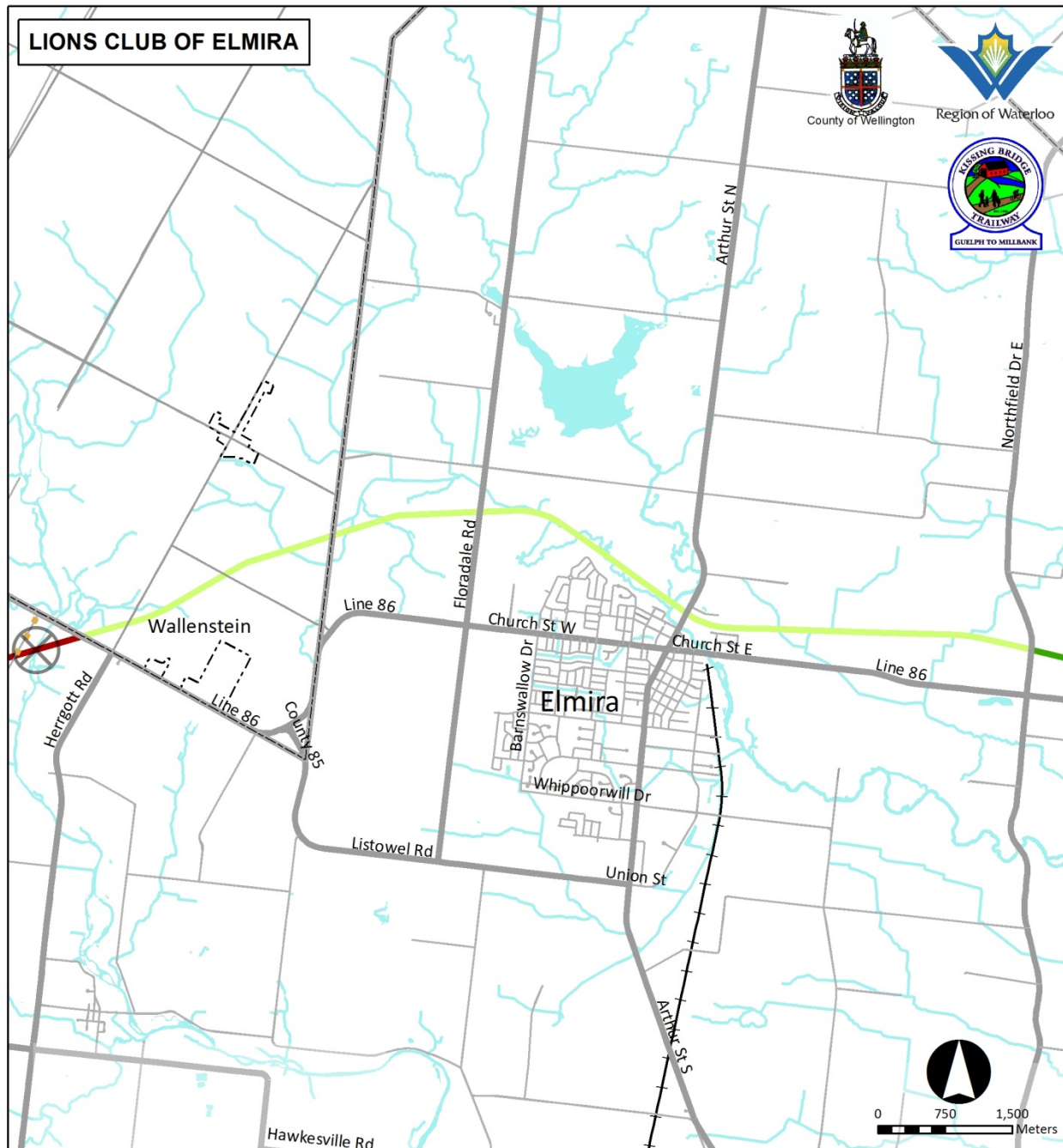
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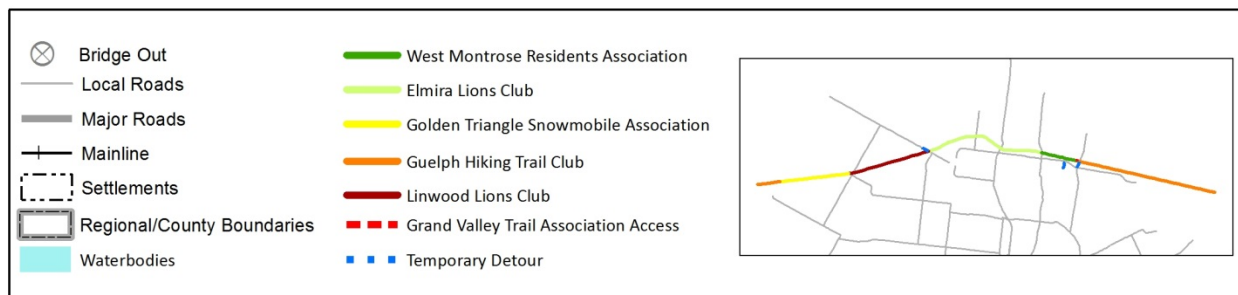
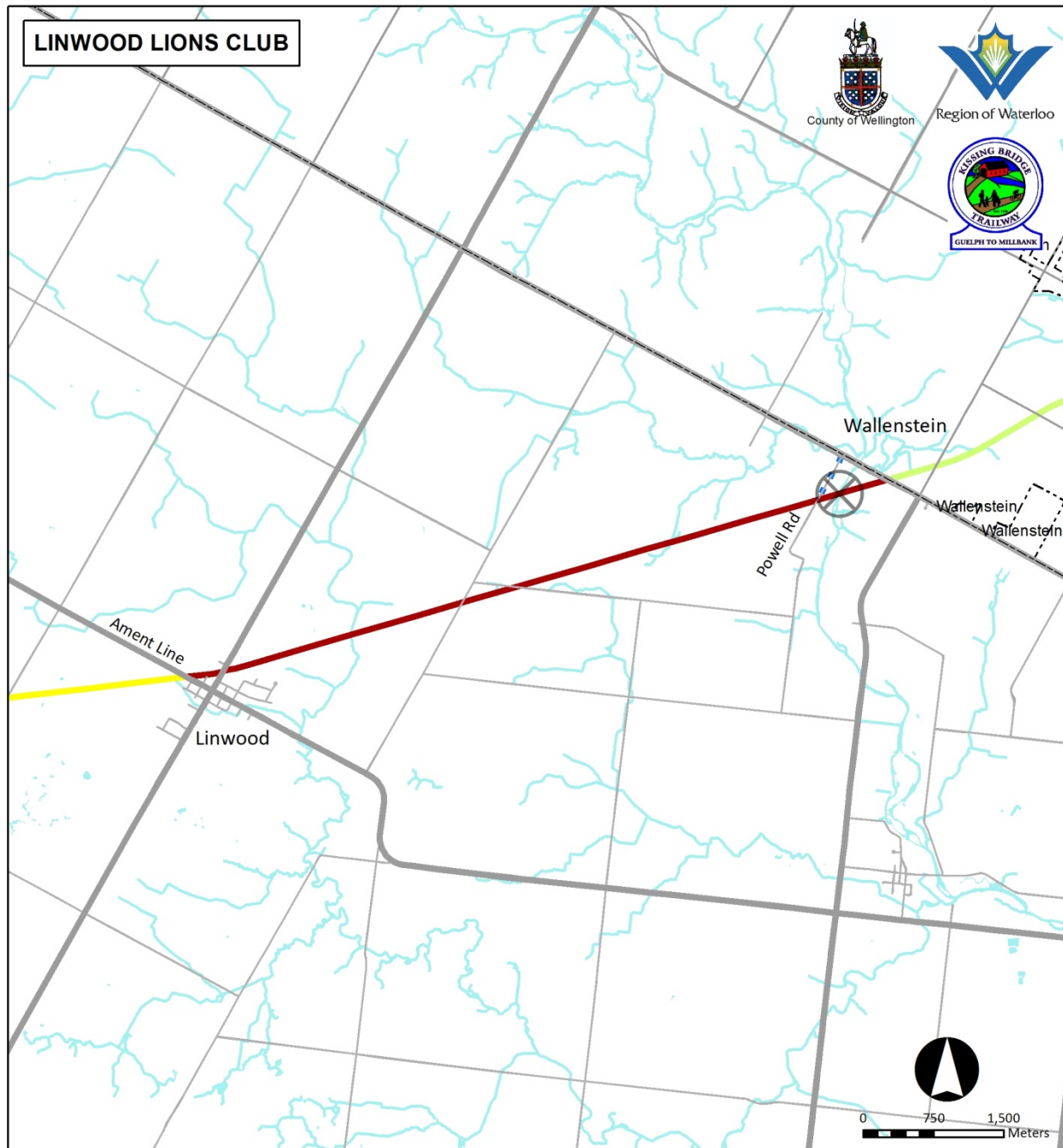
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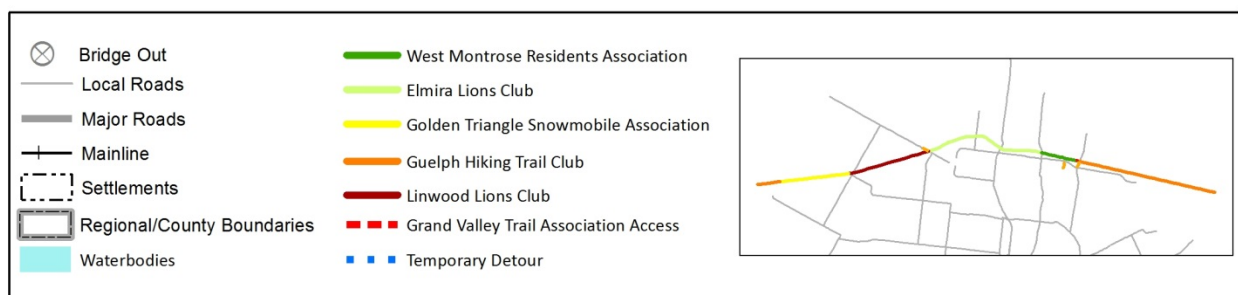
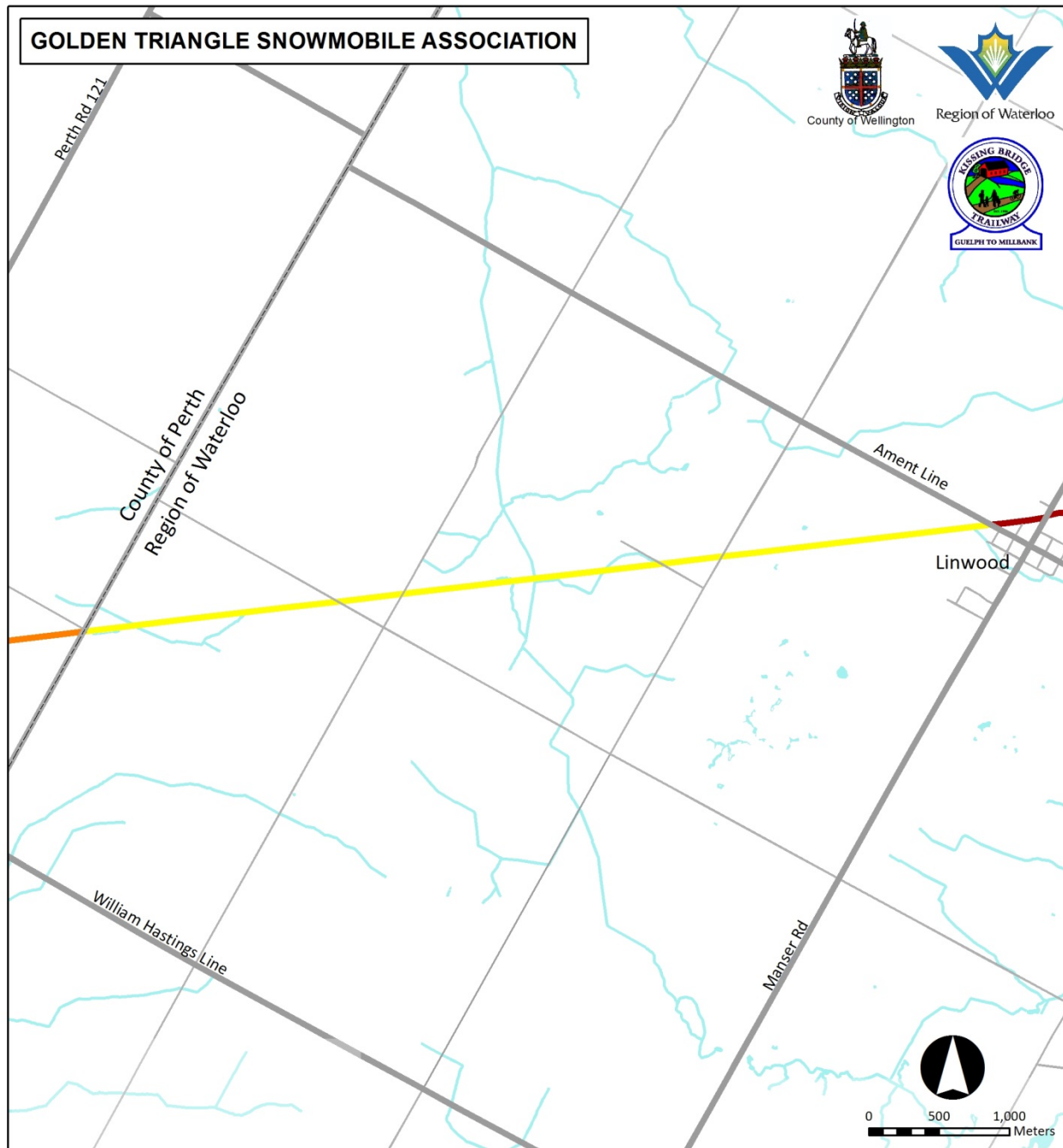
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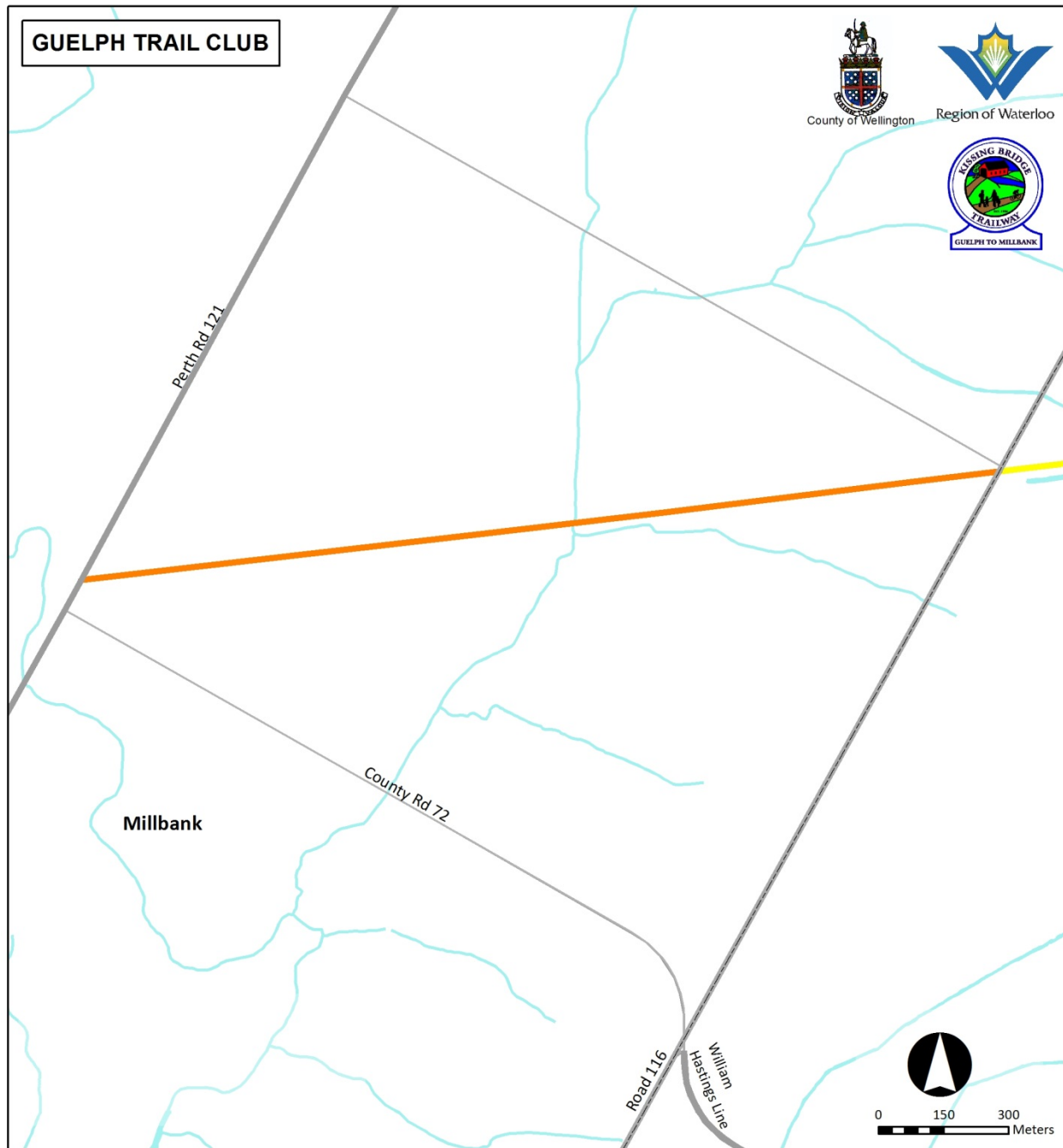
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|------------------------------|--|
| ⊗ Bridge Out                 | — West Montrose Residents Association    |
| — Local Roads                | — Elmira Lions Club                      |
| — Major Roads                | — Golden Triangle Snowmobile Association |
| — Mainline                   | — Guelph Hiking Trail Club               |
| ⊠ Settlements                | — Linwood Lions Club                     |
| ⊠ Regional/County Boundaries | — Grand Valley Trail Association Access  |
| — Waterbodies                | — Temporary Detour                       |



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