



The Corporation of the County of Wellington

Planning Committee

Agenda

April 10, 2014

9:45 am

County Administration Centre

Keith Room

Members: Warden Chris White; Councillors Maieron (Chair), Green, Watters, Whale

	Pages
1. Call to Order	
2. Declaration of Pecuniary Interest	
3. Planning Financial Statements as of March 2014	2 - 3
4. Green Legacy Financial Statements as of March 2014	4 - 4
5. Emergency Management Financial Statements as of March 2014	5 - 6
6. 2014 Provincial Policy Statement	7 - 9
7. Five Year Review – Approval	10 - 30
8. Green Legacy Minutes March 2014	31 - 34
9. Official Plan Amendment - Pike Lake, Town of Minto	35 - 40
10. Official Plan Amendment - Ren's Expansion, Township of Puslinch	41 - 52
11. Correspondence from Ministry of Community Safety and Correctional Services	53 - 54
12. Closed Session	
13. Rise and Report	
14. Adjournment	

Next meeting date May 8, 2014 or at the call of the Chair.



County of Wellington
Planning
Statement of Operations as of
31 Mar 2014

	Annual Budget	March Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Grants and Subsidies	\$0	\$22,500	\$22,500	0%	\$(22,500)
Municipal Recoveries	\$40,000	\$4,798	\$7,028	18%	\$32,972
User Fees & Charges	\$240,000	\$36,100	\$57,530	24%	\$182,470
Internal Recoveries	\$500	\$0	\$0	0%	\$500
Total Revenue	\$280,500	\$63,398	\$87,058	31%	\$193,442
Expenditures					
Salaries, Wages and Benefits	\$1,527,900	\$114,330	\$348,817	23%	\$1,179,083
Supplies, Material & Equipment	\$53,700	\$1,047	\$5,009	9%	\$48,691
Purchased Services	\$284,400	\$5,375	\$23,536	8%	\$260,865
Transfer Payments	\$590,000	\$0	\$(19,078)	(3%)	\$609,078
Internal Charges	\$6,100	\$347	\$1,282	21%	\$4,818
Total Expenditures	\$2,462,100	\$121,100	\$359,565	15%	\$2,102,535
NET OPERATING COST / (REVENUE)	\$2,181,600	\$57,702	\$272,507	12%	\$1,909,093
Transfers					
Transfer to Reserves	\$150,000	\$0	\$0	0%	\$150,000
Total Transfers	\$150,000	\$0	\$0	0%	\$150,000
NET COST (REVENUE)	\$2,331,600	\$57,702	\$272,507	12%	\$2,059,093



County of Wellington

Planning

Capital Work-in-Progress Expenditures by Department

All Open Projects For The Period Ending March 31, 2014

		LIFE-TO-DATE ACTUALS					
	Approved Budget	March Actual	Current Year	Previous Years	Total	% of Budget	Remaining Budget
Trans Canada Trail	\$225,000	\$0	\$0	\$0	\$0	0%	\$225,000
Official Plan Update	\$40,000	\$898	\$898	\$0	\$898	2%	\$39,102
Total Capital	\$265,000	\$898	\$898	\$0	\$898	0%	264,102



County of Wellington
Green Legacy
Statement of Operations as of
31 Mar 2014

	Annual Budget	March Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Revenue					
Grants and Subsidies	\$0	\$6,017	\$6,017	0%	\$(6,017)
Sales Revenue	\$2,000	\$30	\$30	2%	\$1,970
Total Revenue	\$2,000	\$6,047	\$6,047	302%	\$(4,047)
Expenditures					
Salaries, Wages and Benefits	\$457,400	\$37,792	\$100,562	22%	\$356,838
Supplies, Material & Equipment	\$101,100	\$6,142	\$8,518	8%	\$92,582
Purchased Services	\$79,500	\$2,302	\$4,242	5%	\$75,258
Insurance & Financial	\$9,500	\$0	\$8,586	90%	\$914
Internal Charges	\$5,000	\$20	\$20	0%	\$4,980
Total Expenditures	\$652,500	\$46,256	\$121,928	19%	\$530,572
NET OPERATING COST / (REVENUE)	\$650,500	\$40,210	\$115,881	18%	\$534,619
NET COST (REVENUE)	\$650,500	\$40,210	\$115,881	18%	\$534,619



County of Wellington
Emergency Management
Statement of Operations as of
31 Mar 2014

	Annual Budget	March Actual \$	YTD Actual \$	YTD Actual %	Remaining Budget
Expenditures					
Salaries, Wages and Benefits	\$272,400	\$21,786	\$64,780	24%	\$207,620
Supplies, Material & Equipment	\$19,900	\$2,291	\$3,639	18%	\$16,261
Purchased Services	\$156,600	\$6,345	\$82,484	53%	\$74,116
Transfer Payments	\$141,000	\$0	\$0	0%	\$141,000
Insurance & Financial	\$700	\$0	\$1,055	151%	\$(355)
Total Expenditures	\$590,600	\$30,423	\$151,959	26%	\$438,641
NET OPERATING COST / (REVENUE)	\$590,600	\$30,423	\$151,959	26%	\$438,641
Transfers					
Transfers from Reserves	\$(68,000)	\$(12,907)	\$(12,907)	19%	\$(55,093)
Total Transfers	\$(68,000)	\$(12,907)	\$(12,907)	19%	\$(55,093)
NET COST (REVENUE)	\$522,600	\$17,515	\$139,051	27%	\$383,549



County of Wellington

Emergency Management

Capital Work-in-Progress Expenditures by Department

All Open Projects For The Period Ending March 31, 2014

	Approved Budget	March Actual	LIFE-TO-DATE ACTUALS			% of Budget	Remaining Budget
			Current Year	Previous Years	Total		
Emergency Management Vehicle	\$35,000	\$0	\$0	\$31,455	\$31,455	90%	\$3,545
Communication Tower	\$400,000	\$17,805	\$17,805	\$30,892	\$48,697	12%	\$351,303
Total Capital	\$435,000	\$17,805	\$17,805	\$62,347	\$80,152	18%	354,848



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Paoli, Manager of Policy Planning
Date: Thursday, April 11, 2013
Subject: **2014 Provincial Policy Statement**

1. Background:

The current Provincial Policy Statement (2005 PPS) came into effect on March 1, 2005. The *Planning Act* requires the province to review the Provincial Policy Statement every five years to determine if changes are needed. The province has completed its review and the 2014 Provincial Policy Statement will take effect on April 30, 2014.

The 2014 Provincial Policy Statement will apply to all decisions on a planning matter made on or after April 30. Council decisions, as well as comments, submissions, or advice on a planning matter shall be consistent with the 2014 Provincial Policy Statement. This will apply to development applications even if they were submitted before April 30.

2. Summary of Key Changes:

In the 2014 Provincial Policy Statement, the province addresses a number of policy areas not specifically covered by the 2005 Provincial Policy Statement, or revises existing policy areas with expanded detail and/or new terminology. The following sections are focused on changes that are likely to affect planning applications, planning policies, or require further research to better understand their implications.

2.1 Changes most likely to affect planning applications include:

- Greater flexibility on permitted uses in Prime Agricultural Areas:
 - Agriculture-related uses are no longer defined as 'small scale' and can include uses that provide direct products and/or services to farm operations as a primary activity.
 - On-farm diversified uses extend beyond home industries and home occupations to include agri-tourism. Uses that produce value-added products are no longer limited to products from the farm operation on the property.
 - Determining appropriate scale and compatibility rests with the municipality.
- New policy on surplus farm dwelling lot size
 - A surplus farm dwelling lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. This is similar to current County Official Plan policy.

- Expanded policies on mineral aggregate rehabilitation, conservation and identification:
 - Rehabilitation is not only to accommodate subsequent land uses and promote land use compatibility, but shall also be required to mitigate negative impacts to the extent possible.
 - In Prime Agricultural Areas, the site is to be rehabilitated back to an 'agricultural condition'. Agricultural condition is defined as 'a condition in which substantially the same areas and same average soil capability for agriculture are restored'. The 2005 PPS had similar policy but referred to soil 'quality' as opposed to 'capability', which is stronger from an agricultural standpoint.
 - Mineral aggregate resource conservation now includes accessory aggregate recycling facilities within mineral aggregate operations, wherever feasible.
 - Official Plans will be required to identify 'deposits of mineral aggregate resources' which includes surficial (sand and gravel) and bedrock resources.
- Planning for stormwater management is required to maximize the extent and function of vegetative and pervious surfaces.

2.2 Changes most likely to involve additional policy development for the Official Plan:

- Official Plans will be required to identify Natural Heritage Systems on a map Schedule. The system can be shown as an overlay over existing land use designations, and the approach can vary between rural and urban settings.
- The current policy limiting hamlet expansions to 5-lots or units will need to be reconsidered as it was added to reflect a specific 2005 PPS policy that was removed in the 2014 PPS.
- There are several added references to active transportation, which include promoting the planning of public streets, spaces and facilities to facilitate active transportation and community connectivity. A pending future Official Plan Amendment on Active Transportation will need to be reviewed to ensure it is consistent with the new active transportation policies.
- Settlement expansion comprehensive review is expanded while flexibility is also provided:
 - There is a new requirement to demonstrate that the infrastructure and public service facilities planned or available are financially viable over their life cycle.
 - The level of detail of a comprehensive review should correspond with the complexity and scale of the settlement boundary or development proposal. This was not the case in the 2005 PPS.

2.3 Areas in which further research is needed include:

- Additional measures that may be needed to coordinate emergency management with other planning considerations.
- How to address policies that require consideration of climate change and green infrastructure, particularly climate change impacts that may increase the risk associated with natural hazards.
- Development of natural heritage systems mapping and review of policy options.
- The implications of the new policy encouraging comprehensive rehabilitation in areas with high concentrations of mineral aggregate operations.
- The implications of a new policy that permits 'resource-based recreational dwellings' in rural areas, in the context of Wellington County.

3. Recommendation:

That the Report "2014 Provincial Policy Statement" be received for information.

Respectfully submitted,



Mark Paoli
Manager of Policy Planning



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Paoli, Manager of Policy Planning
Date: Thursday, April 10, 2014
Subject: **5-Year Review – Approval (PD2014-07)**

Background:

The Five Year Review of the County Official Plan (OPA 81) was adopted by Council on September 26, 2013 and forwarded to the Ministry of Municipal Affairs (the Ministry) for approval. The Ministry completed its review and drafted a number of Modifications which it intends to include when it approves OPA 81 (see Attachment 'A'). This report follows the Ministry's practice of ensuring that Council is aware of the Modifications in advance of the approval. They are not asking for Council endorsement of the changes.

If the Ministry Decision is issued on or after April 30, it will have to be consistent with the 2014 Provincial Policy Statement. The Ministry is working towards an approval date in late April in order for the Decision to be consistent with the 2005 Provincial Policy Statement, which was the policy framework in place when County Council adopted OPA 81. The approval will then be subject to an appeal period.

Summary of the Modifications:

Overall, the number of Modifications is modest for provincial approval of an amendment of this size and scope (see Attachment 'B'). The changes are mainly in the areas of: Growth Management; Agricultural Compatibility; and Mineral Aggregates; or are of a housekeeping nature. With one exception, the changes are minor.

Growth Management - A few minor changes would revise references to the Growth Plan for the Greater Golden Horseshoe (Places to Grow), and its growth forecasts for Wellington County. The Ministry also added wording from Places to Grow to the 'Rural Employment Areas' designation that would align the policies for establishing new locations with wording in Places to Grow.

Agricultural Compatibility - The Ministry drafted additional policies on protection of agricultural land and operations from incompatible development, and Minimum Distance Separation requirements. These changes reinforce but do not alter our policies.

Mineral Aggregates - The Ministry drafted a modification to remove a specific policy on significant woodlands and mineral aggregate extraction, thereby relying on the more general significant woodlands and Greenlands System development control policies which were expanded and clarified in other parts of the amendment.

Another modification adds Selected Bedrock Resource Areas to the 'Mineral Aggregate Resource Overlay' on the new Schedule 'C'. Staff reviewed the Official Plans of adjacent Regions and Counties (Waterloo, Halton, Peel, Grey, Bruce, Perth) that have been through a 5-Year Review process, and found that bedrock resources were included on their maps or schedules.

Summary

Other than the inclusion of bedrock resources, the proposed modifications do not alter the general intent of the policies adopted by Council.

Recommendation:

THAT the Report '5-Year Review – Approval (PD2014-07)' be received for information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Paoli'.

Mark Paoli
Manager of Policy Planning

ATTACHMENT 'A'

Draft Provincial Decision with Modifications

DECISION

With respect to the Official Plan
of the County of Wellington
Subsection 17(34) of the Planning Act

I hereby modify, and approve as modified, Amendment No. 81 to the Official Plan for the County of Wellington, as adopted by By-law No. 5363-13, as follows:

1. **Details of the Amendment, Section 4.3.3, Policy Direction, Item 14** is modified as follows:

a) Subsection 4.3.3 a) i) is modified by inserting “in consultation with the OMAF” after the word “designation”.

b) Subsection 4.3.3 c) ii) is modified by:

i) Deleting the word “agriculture” and replacing it with “agricultural land and operations” in the first bullet point.

ii) Deleting the third bullet point, “compliance with minimum separation distances established for livestock operations”.

c) Insert new subsection 4.3.3 c) iii) to follow subsection 4.3.3 c) ii) and to read as follows:

“Compliance with minimum separation distances established for livestock operations”.

2. **Details of the Amendment, Section 4.4.3, Residential Intensification, Item 15** is modified as follows:

a) The first paragraph is modified by deleting the words “rural areas and” after the word “in” and before the word “hamlets”.

b) Subsection 4.4.3 h) is modified by deleting the words “rural areas and” after the word “in” and before the word “hamlets”.

3. **Details of the Amendment, Section 4.7.1, Distinct Urban-Rural Boundary** is modified by deleting subsection 4.7.1 b) in its entirety and replacing it with the following:

“b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formula.”.

4. **Details of the Amendment, Section 4.8.2, Urban Centre Expansion Criteria, Item 18** subsection 4.8.2 a) is modified by deleting the words “forecasted growth pursuant to Places to Grow contained in Table 1 of this Plan” and replacing them with the words “the population and employment forecasts for the County of Wellington”.
5. **Details of the Amendment, Section 5.4.2, Habitat of Endangered or Threatened Species and Fish Habitat, Item 31** is modified deleting the words “appropriate authorization under the Endangered Species Act” and replacing them with the words “provincial and federal requirements” after the word “species” in the first sentence of the first paragraph.
6. **Details of the Amendment, Section 5.6.1, Permitted Uses, Item 37** is modified by inserting the words “, except in accordance with provincial and federal requirements” after the word “species” in the first paragraph.
7. **Details of the Amendment, Section 5.6.4, Zoning** is modified by deleting the words “greenland areas” and replacing them with the words “core greenlands” after the word “from” and before the word “in” in the second sentence of the second paragraph.
8. **Details of the Amendment, Section 5.6.5, Agriculture** is modified by deleting the words “Natural heritage” and replacing them with the words “The Greenlands System” before the word “policies”.
9. **Details of the Amendment, Section 5.6.6, Mineral Aggregate Areas, Item 41** is modified by deleting it in its entirety and replacing it with the following:

“Areas of high potential for mineral aggregate area shown on Schedule ‘C’ as an overlay over the Greenland System.

Existing licensed mineral aggregate operations are permitted and will be protected.

In the Greenbelt, mineral aggregate operations are subject to the policies of Section 9.9.10.2.”.
10. **Details of the Amendment, Section 6.6.1, Mineral Aggregate Resource Overlay, Item 51** is modified by inserting the words “and selected bedrock resources” after the word “Significance” in the fourth sentence of the first paragraph.
11. **Details of the Amendment, Section 6.6.5, New Mineral Aggregate Operations, Item 53** is modified by adding the words “Mineral Aggregate Area shown on Schedule A of” after the word “to” and before the word “this” in the first sentence of the first paragraph.

12. **Details of the Amendment, Section 6.8.4, New Locations, Item 58** is modified by inserting new subsection 6.8.4 a) and renumbering subsequent subsections accordingly. Subsection 6.8.4 a) is to read as follows:

“the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;”.

13. **Details of the Amendment, Section 9.9.5, Natural System, Item 74** is modified by adding the words “of 9.9.5 b)” after the word “policies” and before the word “below”.

14. **Details of the Amendment, Section 9.9.8.1, General Non-Agricultural Use, Item 74** is modified by adding new subsection 9.9.8.1 c) following subsection 9.9.8.1 b) and is to read as follows:

“c) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”.

15. **Details of the Amendment, Section 15, Definitions** the definition of **Agricultural Uses** is modified by deleting the existing definition and replacing it with the following:

“means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture, apiaries, agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment”.

16. **Details of the Amendment, Schedule A-29, Schedule A-7 Puslinch, Item 91** is modified as follows:

- a) With respect to lands noted in Attachment A to this decision, Schedule A-29 of Official Plan Amendment No. 81 is modified by re-designating the lands shown from “Core Greenlands” to “Secondary Agricultural” and “Rural Employment Area” as appropriate.

17. **Details of the Amendment, Schedule A-50, Mineral Aggregate Overlay, Item 93** is modified as follows:

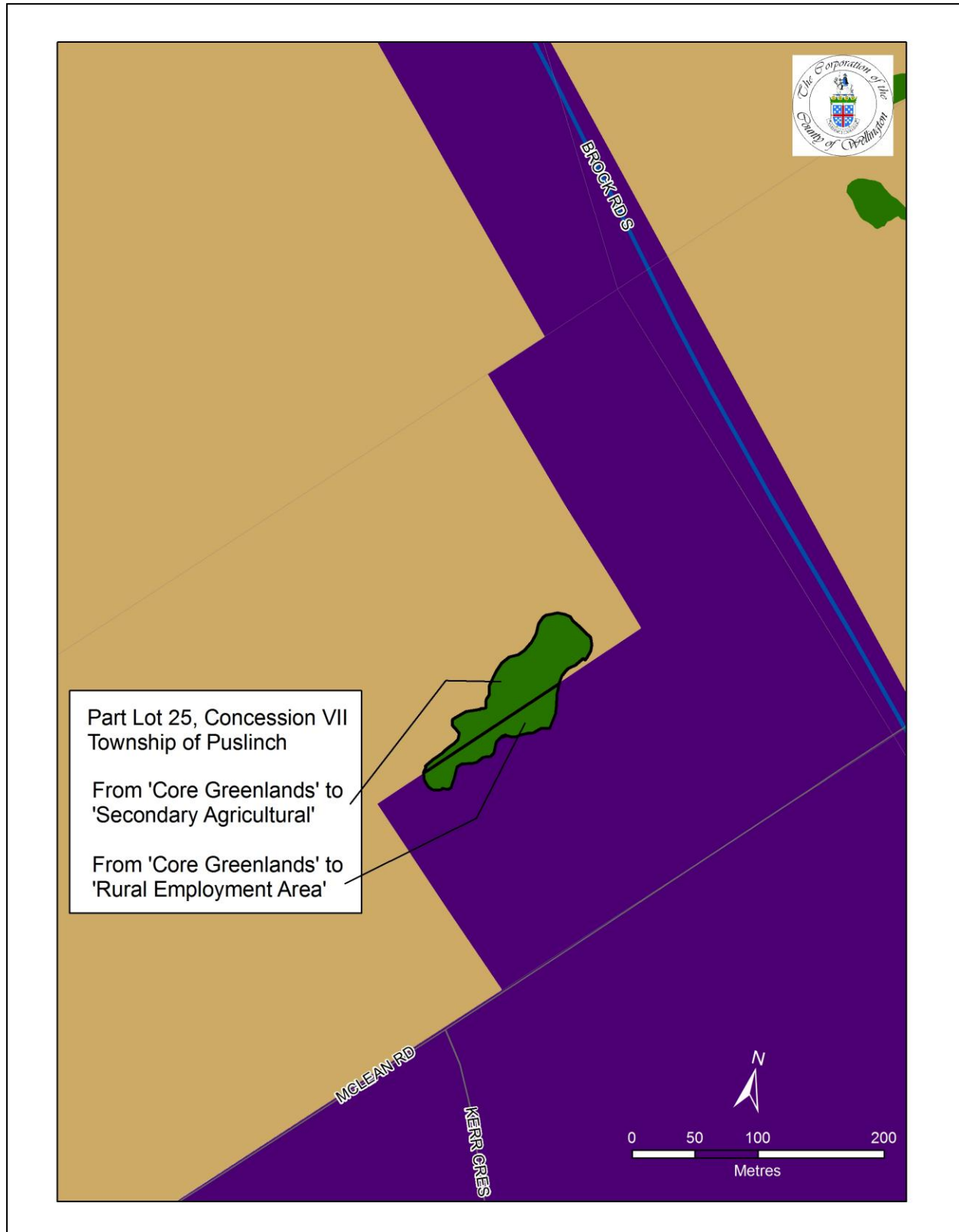
- a) Deleting Schedule A-50 of Official Plan Amendment No. 81 and replacing with Attachment B to this decision.

Dated at Toronto this _____ day of _____,

Elizabeth Harding
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

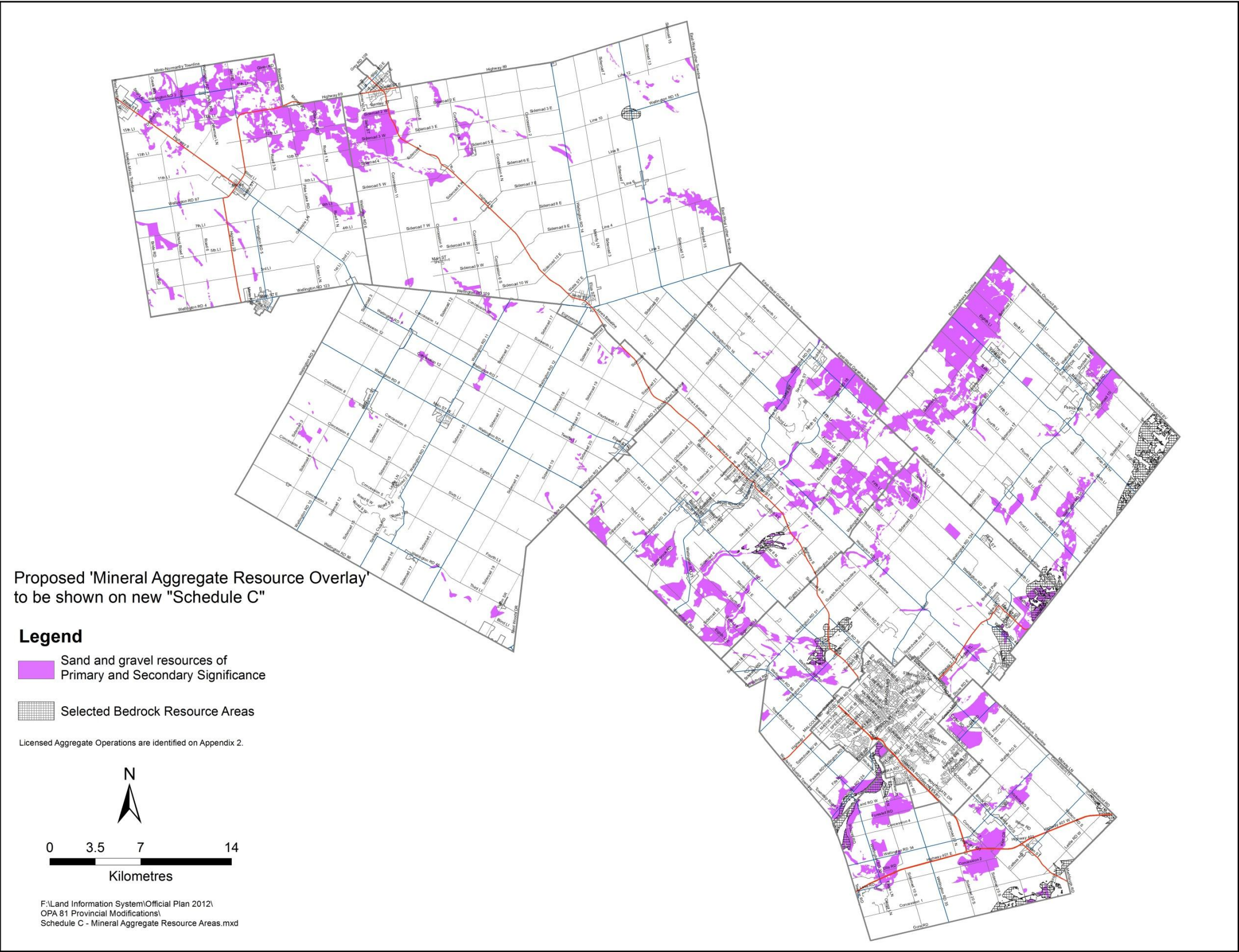
Attachment A

Modifications to Official Plan Amendment No. 81 Schedule A-29, Item 91



Attachment B

Modifications to Official Plan
Amendment No. 81
Schedule A-50, Item 93



Attachment 'B'

Modified 5-Year Review Amendment

This document shows the effect of the draft provincial modifications to OPA 81 in the Official Plan format.

Only sections subject to provincial modification are included.

Plain black text shows how the modified sections of the Official Plan would read if consolidated per OPA 81 as adopted by County Council, while **Red bold text** or black text with ~~strikeout~~ **is a result of provincial modification.**

4.3 FARMLAND PROTECTION

4.3.3 Policy Direction

- a) Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:

- i) municipal scale studies demonstrate that the land would more appropriately be placed in a greenlands or secondary agricultural designation **in consultation with the Ontario Ministry of Agriculture and Food**,

- ii) studies demonstrate that limited non-residential use is appropriate.

- b) Urban Centre or Hamlet expansions are subject to the comprehensive review policies of Section 4.8 Urban Expansion.

- c) Limited non-residential uses, other than aggregate extraction, may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas, and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. In considering need and alternative locations, decision makers will be guided by the following:

i) **Need**

- projected population for the local municipality and county or growth allocated by broader studies
- public health or safety considerations
- existing vacant land already designated for the proposed use
- potential for infilling existing areas
- previous rates of land consumption
- availability and efficiency of servicing
- need for a variety of opportunities to encourage economic development and satisfy housing and business demand

ii) **Alternative Locations**

- impacts on agriculture **agricultural land and operations**
- location requirements of the proposed use
- ~~compliance with minimum separation distances established for livestock operations~~
- degree of land fragmentation in the area
- Canada Land Inventory classification

iii) **Compliance with minimum separation distances established for livestock operations.**

4.4 HOUSING

4.4.3 Residential Intensification

This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in ~~rural areas and~~ hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;
- b) supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;
- c) encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;
- d) encouraging intensification within urban centres along major roadways and arterial roads;
- e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;
- f) conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified;
- g) encouraging intensification which results in new rental accommodation;
- h) encouraging small scale intensification in ~~rural areas and~~ hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions; and i)

- j) ensuring that adequate infrastructure is, or will be, established to serve the anticipated development.

4.7 URBAN AREA PROTECTION

4.7.1 Distinct Urban-Rural Boundary

In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);
- ~~b) prohibits intensive livestock operations adjacent to existing urban boundaries in accordance with the Minimum Distance Separation formula~~
- b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formula.**

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally the expansion of existing developments may be considered if the overall intent of this section is met.

4.8 URBAN EXPANSION

4.8.2 Urban Centre Expansion Criteria

An Urban Centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:

- a) sufficient opportunities to accommodate ~~forecasted growth pursuant to Places to Grow contained in Table 1 of this Plan~~ **the population and employment forecasts for the County of Wellington**, through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;
 - i) within the regional market area; and
 - ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality.
- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in a);
- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets set out in Section 3.3.1 as approved by the Province, and the other policies of this Plan;
- d) where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;
- e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- f) in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- g) impacts on agricultural operations which are adjacent to or close to the urban centre are mitigated to the extent feasible;
- h) in determining the most appropriate direction and location for expansion, the following are addressed:
 - i) the existing development pattern in the community;
 - ii) the potential impacts on people;
 - iii) the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources;
 - iv) the impacts on natural heritage systems and features;
 - v) the impacts on groundwater and surface water;
 - vi) the impacts on the safety and efficiency of existing or planned infrastructure;
 - vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources;
 - viii) logical boundaries based on existing property lines or recognized physical features where possible; and
 - ix) other planning criteria considered appropriate in the circumstances.
- i) the County and local municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet.

5.4 CORE GREENLANDS

5.4.2 Habitat of Endangered or Threatened Species and Fish Habitat

Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with ~~appropriate authorization under the Endangered Species Act~~ **provincial and federal requirements**. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function. Proponents will be directed to the federal or provincial agency that has jurisdiction over the species or habitat to be protected.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

5.6 DEVELOPMENT CONTROL

5.6.1 Permitted Uses

Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands, or in significant habitat of threatened or endangered species **except in accordance with provincial and federal requirements.**

In other Core Greenlands areas and in Greenlands areas, permitted uses and activities may include:

- a) agriculture;
- b) existing uses;
- c) conservation;
- d) forestry;
- e) aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning, licensing and the policies of this Plan;
- f) open space; and
- g) passive recreation.

Other uses permitted in the applicable adjacent or underlying designations may be permitted.

5.6.4 Zoning

Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment. Other greenlands may also be given a restrictive zoning by a municipal council.

Zoning by-laws may also recognize existing land uses in core greenlands and, where appropriate, provide for reasonable expansions or alterations. Zoning by-laws may also establish setbacks from ~~greenland areas~~ **Core Greenlands** in which no buildings or structures shall be permitted.

5.6.5 Agriculture

~~Natural heritage~~ **The Greenlands System** policies will not limit the ability of agricultural uses to continue.

5.6.6 Mineral Aggregate Areas

Areas of high potential for mineral aggregate are shown on Schedule 'C' as an overlay over the Greenland System.

[note: wording reinstated from current Official Plan]

~~In addition to the policies of Section 5.6.1 and 5.6.2, new mineral aggregate operations shall not be permitted within significant woodlands unless the woodland consists of young plantations or early successional woodlands, and the area of woodland removed will be replaced with woodland of equal or greater area and quality.~~

Existing licensed mineral aggregate operations are permitted and will be protected.

In the Greenbelt, mineral aggregate operations are subject to the policies of Section 9.9.10.2.

6.6 MINERAL AGGREGATE AREAS

6.6.1 Mineral Aggregate Resource Overlay

Lands within the Mineral Aggregate Areas Resource Overlay are areas of high potential for mineral aggregate extraction and are shown as an overlay on Schedule “C”. These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper report (ARIP No. 162). Lands in the Mineral Aggregate Resource Overlay generally consist of sand and gravel deposits that the province has identified as being of Primary or Secondary Significance **and Selected Bedrock Resources**. There are also sites in the Mineral Aggregate Resource Overlay where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance or **Selected Bedrock Resources**.

The Mineral Aggregate Resource Overlay only indicates that aggregate deposits are likely to be available. It does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed. The intention is to make as much aggregate resources available as close to markets as is realistically possible. In order to recognize environmental and land use constraints to the establishment of mineral aggregate operations, the following are not included in the Mineral Aggregate Resource Overlay: urban centres and hamlets plus 300 metres beyond their boundaries; provincially significant wetlands; other wetlands; and significant woodlands.

There are no known mineral deposits or petroleum deposits of significance that warrant inclusion in this Plan. Should any deposits be identified, the County will develop policies to govern their protection and development.

6.6.5 New Mineral Aggregate Operations

New or expanded mineral aggregate operations shall only be established through amendment to **Mineral Aggregate Area shown on Schedule ‘A’** of this Plan.

New or expanded mineral aggregate operations also require appropriate rezoning and licensing. Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:

- a) the impact on adjacent land uses and residents and public health and safety;
- b) the impact on the physical (including natural) environment;
- c) the capabilities for agriculture and other land uses;
- d) the impact on the transportation system;
- e) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan.
- f) the possible effect on the water table or surface drainage patterns;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) the effect on cultural heritage resources and other matters deemed relevant by Council.

It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.

6.8 RURAL EMPLOYMENT AREAS

6.8.4 New Locations

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

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

9.9 GREENBELT POLICIES (Erin and Puslinch)

9.9.5 Natural System

The Natural System of the Greenbelt Protected Countryside is made up of a Natural Heritage System and a Water Resource System. The Natural System policies protect areas of natural heritage, hydrologic and/or landform features which are often functionally inter-related and which collectively support biodiversity and overall ecological integrity.

Natural Heritage System

The Natural Heritage System includes areas with the highest concentration of the most sensitive and/or significant natural features and functions, and is shown on Schedules A2-1 and A7-3.

The Natural Heritage System contains a substantial portion of the Core Greenlands and Greenlands designations, as well as areas that are adjacent to, or located between, Core Greenlands and Greenlands that are designated Prime Agricultural, Secondary Agricultural, Country Residential and Recreational on Schedules A2 and A7.

For lands within the Natural Heritage System of the Protected Countryside the following policies shall apply:

- a) The full range of existing and new agricultural, agriculture-related, and secondary uses and normal farm practices are permitted subject to the policies of 9.9.5 b) below;
- b) New buildings or structures for agriculture, agricultural-related and secondary uses are not subject to the Natural Heritage System policies below, but are subject to the policies on key natural heritage features and key hydrologic features as identified in the natural features policies of section 9.9.6.
- c) New development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that:

- i. There will be no negative effects on key natural heritage features or key hydrologic features or their functions;
- ii. Connectivity between key natural heritage features and key hydrologic features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;
- iii. The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and
- iv. The disturbed area of any site does not exceed 25 percent, and the impervious surface does not exceed 10 percent, of the total developable area, except for uses described in and governed by sections 9.9.8 and 9.9.10. With respect to golf courses, the disturbed area shall not exceed 40 percent of the site.

9.9.8.1 General Non-Agricultural Use

For non-agricultural uses, the following policies apply:

- a) With the exception of those uses permitted under Sections 9.9.9 through 9.9.11, and subject to the Natural System policies in section 9.9.5, non-agricultural uses are not permitted in prime agricultural areas.
- b) Proposals for non-agricultural uses must demonstrate that:
 - i. The use is appropriate for location in a rural area;
 - ii. The type of water and sewer servicing proposed is appropriate for the type of use;
 - iii. There are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and
 - iv. There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.
- c) **New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.**

PART 15

DEFINITIONS

Agricultural uses:

means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aqua-culture; **apiaries**; agro-forestry; maple syrup production; and associated on-farm buildings and structures, **including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.**

Connectivity:

Means the degree to which key natural heritage and key hydrologic features are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer, and energy flow through food webs.

Existing uses – Greenbelt

Means uses legally established prior to the date that the Greenbelt Plan came into force. Existing agricultural accessory buildings and structures including farm dwellings can expand on the same lot subject to the provisions of the municipal zoning by-law.

Hazard distance:

Means the distance established as the hazard distance applicable to the propane operation referenced in a risk and safety management plan required under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act*.

Natural Heritage System

means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

Natural self-sustaining vegetation:

Means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

Prime Agricultural Areas:

means areas where prime agricultural lands predominate. This includes:

- areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and
- additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Propane operation:

Means an operation in respect of which a person is required to prepare a risk and safety management plan under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act*.

Propane operator:

Means a person who is required to prepare a risk and safety management plan under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act*.



THE GREEN LEGACY MINUTES



**March 3, 2014 at 9:00 a.m.
Guthrie Room, Administration Centre**

Attendance: John Brennan, Larry Halyk, Rob Johnson, Tracey Ryan, John Scott, Mark Van Patter

Absent: Warden White, Scott Wilson, Gary Cousins, Mayor Maieron, Brad Whitcombe, Andrea Ravensdale, Paul Day, Rob Moore, Terry Schwan, Walt Visser

1. Review of November 25 Minutes:

The minutes were approved.

2. Nursery Manager's Overview:

Snow and cold have created some issues this year – accessibility around nursery, frozen tree blocks, etc. Staff has been able to work around the problems.

Most of the trees have been ordered; there are only about 5,000 of the 160,000 left and available. There about 150 orders. Trees that are going to Conservation Authorities are up this year. We have 30,000 going to the Grand River. Credit Valley continues to be a strong partner.

Approximately 50,000 of the trees are 3 year olds, with the rest being 2 year olds. The aim is to have all of the trees as 3 year olds next year. There will also be a greater number of seedlings held back and saved to become potted stock for windbreaks in the future.

About 3,000 trees per week are being packaged, and this is on schedule for this spring.

3. Guelph Schools - Spring Tree Plant Outs:

With the opening of the north nursery, a number of new schools from north Wellington are now participating in spring tree plantings. Previously, we were working with about 1,200 Grades 7 and 8 students on tree planting projects. Now we are up to approximately 2,200 students. Mr. Johnson leads most of the out plantings and he is looking to reduce some of the demand. He is having discussions with Trees for Guelph and GRCA to see if they are able to lead plantings for some Guelph schools. Another option for Guelph schools is to offer tree planting once to a student, rather than provide it both in Grades 7 and 8. Mr. Johnson will report back on this at the next committee meeting.

4. Municipal Tree Days:

The municipal tree days dates have been determined – see attached schedule. Ms. Ravensdale will be putting the schedule in the Advertiser on the County Page on April 11 and 18.

The tree species local municipalities will be getting are as follows:

Green Legacy Tree Distribution Days Species List

Species Name	Quantity
Deciduous	
Birch, White	100
Cherry, Black	100
Elm, American	90
Hoptree	70
Kentucky Coffeetree	80
Maple, Silver	170
Oak, Bur	350
Oak, Red	170
Redbud	100
Coniferious	
Cedar, Eastern White	1100
Larch, European	150
Pine, Eastern White	800
Pine, Red	120
Spruce, Norway	600
Spruce, White	1000
TOTAL	5000

Mr. Brennan requested in future years that at least 150 trees of a species be provided.

Mr. Van Patter is booking mobile signs for the local municipalities. They are to arrive one week before each tree day. Mr. Scott will look after organizing the sign in Guelph/Eramosa. He will also determine how the 5,000 trees are being split up between the Rockwood and Marden distribution points.

5. Green Legacy 10th Anniversary Plans:

The Committee determined that the 10th anniversary for the Green Legacy should take place in September. This will be less busy than in the spring. It will also allow for the potted stock to grow larger over the summer. Mr. Johnson will ensure the appropriate trees get aside for local municipalities if they want to have a ceremonial tree planting. The County has purchased metal plaques for each local municipality. Mr. Van Patter will write each municipality to let them know about the plaques and trees, and to assist with event planning. We will offer to have a representative from the Green Legacy staff or Committee to attend any ceremony.

6. Living Snow Fences

Ms. Ryan indicated that we were getting a good uptake by the public for the Living Snow Fence Programme. The GRCA will provide a brief update for the Committee at our next meeting. She also noted that a number of the other Regions and Counties in the area were also setting up similar programmes. She clarified that the programme will pay for protective fencing around living snow fences in pasture situations.

7. Retiring From Committee

Both Larry Halyk and Terry Schwan are retiring from the Ministry of Natural Resources this winter and are also retiring from the Green Legacy Committee. The County thanks them for their valuable input over the decade.

8. Communications:

Articles on the following topics are planned for this spring in the Wellington Advertiser: are planned spring:

- March 7 – Tree Pruning
- March 21 – Tree By-law
- April 11- Site Prep. & Municipal Tree Days
- April 18 – Municipal Tree Days
- June – Green Legacy Wrap up for Spring 2014.

We are also planning on exhibiting at:

- Drayton Farm Show [partnering with GRCA and Trees for Mapleton] on April 2 and 3
- Federation Canadian Municipalities on May 29 to 31.

9. Next Meeting: Monday, May 26 – 9:00 am.

2014 LOCAL GREEN LEGACY TREE DISTRIBUTION DAYS

Trees will be available at the following local municipalities and times. Arrive early to get your choice.

Township	Date	Contact	Location	Time
Guelph/Eramosa	Saturday, May 3	John Scott john4u@me.com	Rockwood Fire Hall, 5141 Wellington Rd. 27, Rockwood AND Marden Municipal Garage, 7366 Wellington Rd 30, Marden	9:00-12:00pm Donations of cash and/or canned goods can be made to the East Wellington Community Service Food Bank. [Note: Personal tree orders will all go to Rockwood Fire Hall.]
Centre Wellington	Saturday, May 10	Colin Baker cbaker@centrewellington.ca	Centre Wellington Public Works Office, 7444 County Rd. 21, Elora	8:00 -10:00 am Food bank donation gratefully accepted.
Mapleton	Saturday, April 26	Patty Sinnamon psinnamon@town.mapleton.ca	Maryborough Shop, 3 Hilwood Drive, Moorefield	8:00 -10:00 am Food bank donation gratefully accepted.
Wellington North	Saturday, May 3	Cathy Conrad cconrad@wellington-north.com	Kenilworth Works Yard 7490 SdRd. 7 West, Kenilworth	9:00 -11:00 am Donations to the Arthur Horticultural Society or the Mount Forest Horticultural Society gratefully accepted.
Minto	Saturday, May 3	Mike McIsaac mike@town.minto.on.ca	Town of Minto Municipal Office Garage, 5941 Hwy 89, Harriston	8:00 -10:00 am Food bank donation gratefully accepted.
Puslinch	Saturday, April 26	Donna Tremblay admin@puslinch.ca	Green Shed at the Puslinch Community Centre, 23 Brock Rd S, Aberfoyle	8:30 -11:00 am Food bank donation gratefully accepted.
Erin	Saturday, April 26	John Brennan john.brennan@erin.ca	Municipal Work Yard, 5684 Trafalgar Rd., Erin	9:00 –11:00 am Food bank donation gratefully accepted.

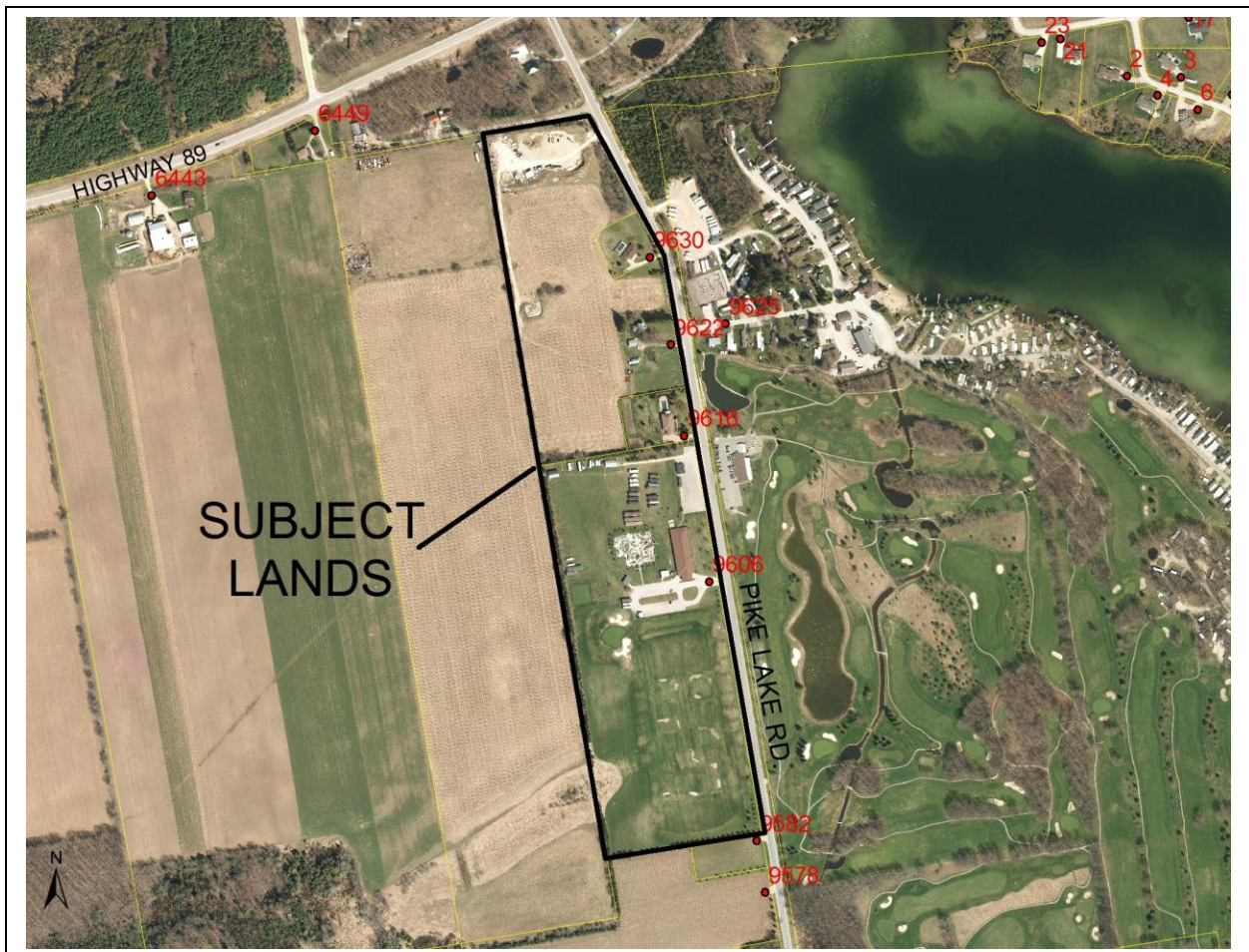


COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Van Patter, Manager of Planning and Environment
Date: Thursday, March 27, 2014
Subject: PD2014-08 Pike Lake Golf Centre Ltd. – Expansion of Recreation Policy Area
Official Plan Amendment No. 89 – Application OP-2013-05
Geographic Township of Minto, Town of Minto

1. Purpose:

The purpose of the proposed Official Plan Amendment No. 89 is to redesignate the subject lands from Secondary Agricultural and Highway Commercial to Recreational, and to include this same land within the Policy Area PA5-1 Pike Lake Recreational Area. PA5-1 policies permit a variety of recreational related uses – golf course, club house, driving range, hotel, seasonal recreational trailers, year-round mobile homes, camping sites, tennis courts, pool, etc. The intent is to add the land for possible seasonal recreational trailers. Other uses permitted under Policy PA5-1 may also be needed.



The effect of the amendment will be to recognize the southern portion of the subject lands, which already have a developed motel and driving range. The amendment will also permit development of the northern portion of the subject lands for those uses specified in PA5-1. However, prior to further development, a zoning by-law amendment will be required, and supporting studies may be necessary. The official plan amendment will revise the Town of Minto - Schedule A5.

2. Location and Subject Lands:

Official Plan Amendment No. 89 is located on Part Lot 11, Concession 14, Geographic Township of Minto, in the Town of Minto. Four properties are involved:

- 16.86 acres - Agricultural - 9622 Pike Lake Road
 - 1.00 acre - Residential Severance - 9630 Pike Lake Road
 - 1.40 acres - Residential Severance - 9616 Pike Lake Road
 - 25.29 acres - Hotel & Driving Range - 9606 Pike Lake Road
- 44.55 acres

3. 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.

4. Wellington County Official Plan

Most of the subject lands are currently designated Secondary Agricultural, with a small Core Greenlands in the southwest and northeast corners. These were identified by the SVCA.

There is also a small area designated Highway Commercial where the motel is located. This is somewhat redundant as the PA5-1 policy in the Official Plan, includes a 36 unit hotel complex (west of Pike Lake Road) as a permitted use.

Section 4.2.5, Rural Opportunities, states that *“the Rural System may also contribute employment opportunities through the development of tourism and recreation opportunities.”* Pike Lake is one of the largest recreational complexes in Wellington County and provides significant employment.

Section 9.6.3 of the Wellington County Official Plan has local policies within the Town of Minto. Policy Area PA5-1 Pike Lake Recreational Area, in subsection (e) allows consideration of expansions of the existing policy area through the Official Plan Amendment process, and may provide for the same or similar uses as set out in subsection (a).

5. Town of Minto Zoning By-law

The northern most 16.86 acre parcel is zoned Agricultural Exception (A-4), which permits an agricultural use on a lot of 16 acres. The two residential severances are zoned Agricultural (A). The southern 25.29 acres have two zones. The northernmost 7.5 acres (approximately) are zoned Highway Commercial Exception (C2-43) for the existing motel and accessory uses. The southernmost 17.79 acres (approximately) are zoned Open Space Exception (OS-47) for the existing driving range, miniature golf, pool, tennis court and other related uses.

6. Public Meeting

The Town of Minto held the statutory public meeting on March 18, 2014. There were no concerns expressed by Council or the public.

7. Public and Agency Comments Received

The County has received the following comments:

Ministry Municipal Affairs	Does not appear to be any matters of provincial interest (December 12)
Saugeen Valley Conservation Authority	Information indicates multiple element occurrences of endangered or threatened species on or adjacent to the subject lands. Prior to development, supporting studies may be necessary. The element occurrences should be investigated by proponent. Development or site alteration within 120 metres of the provincially significant wetland will require a permit from the SVCA (March 12)
Ministry of Natural Resources	MNR staff can confirm that there are no known species at risk for the property. Adjacent to the property (Pike Lake) there is a record of Snapping Turtle. Snapping Turtle is listed as special concern on the Species at Risk in Ontario List. If there is suitable habitat on the property however, there may also be Eastern Meadowlark (threatened), Bobolink (threatened), Barn Swallow (threatened), and Butternut (endangered). All four species are known for the area, and if suitable habitat is present, one or more could be found on the property. Surveys would be required to determine presence/absence of the above noted species (March 20)
Upper Grand School Bd.	No objection but will collect development charges if developed for year round mobile homes (December 20)
Canada Post	There is already postal delivery. Any new customers will be assumed into the existing equipment (January 10)

8. Staff Comments

a) Expansion of Pike Lake Recreation Area

The Official Plan has provisions for the expansion of Pike Lake and encourages recreational economic development in rural areas that are not designated Prime Agricultural. Most of the property owned by Pike Lake Golf Centre Ltd., east of Pike Lake Road, is already developed. The proponent's agent, Mr. Bruce Fulcher, in his application letter of October 14, 2013 indicates that *"The owners are currently considering more seasonal trailers; however, other uses under PA5-1 may be needed."*

The two severed lots with dwellings included in the area to be redesignated are not permitted uses under PA5-1. They need to be recognized in the Official Plan amendment.

Redesignation of the lands on the west side of Pike Lake Road, would seem logical to recognize existing development and allow for future expansion.

b) Neighbouring Uses

The subject lands have the following neighbouring land uses:

- Woodland and wetland to the north
- Farmland to the west
- Farmland and wetland to the south
- Pike Lake recreation area to the east (club house, golf course)

There have been no concerns indicated by neighbours. The two severed residential lots within the proposed expansion area are both owned by members of the Cowan family, who own the Pike Lake development.

c) Endangered and Threatened Species

I suggested to Mr. Marriott (MNR) that we proceed with the OPA amendment, as long as the applicant understands that review of species at risk will be required at the rezoning stage. I suspect that only a preliminary study by a qualified professional may be required at the time (i.e. nothing will be found). If something is found, then a more in-depth investigation, as per the Endangered Species Act, will be required. The applicant is free to have the preliminary study undertaken earlier if they wish. Mr. Marriott indicated that he had no concerns with the above approach.

d) Future Rezoning

The southern portion of the subject lands is already zoned for a motel and open space uses. The northern, undeveloped, area is zoned Agricultural. Development of this area will require a rezoning and depending on the use, will require supporting studies pursuant to subsection (d) of PA5-1 of the Official Plan. The nature of the supporting studies will depend on the type of development proposed. A study will be required to address the species at risk potential.

Development or site alteration within 120 metres of the Provincially Significant Wetland will require a permit from the Saugeen Valley Conservation Authority.

9. Related Applications

Currently, there are no other planning applications pending.

10. Recommendation

THAT a by-law be approved, adopting Official Plan Amendment No. 89 to the County of Wellington Official Plan.

Respectfully submitted,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is written in a cursive, flowing style.

Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

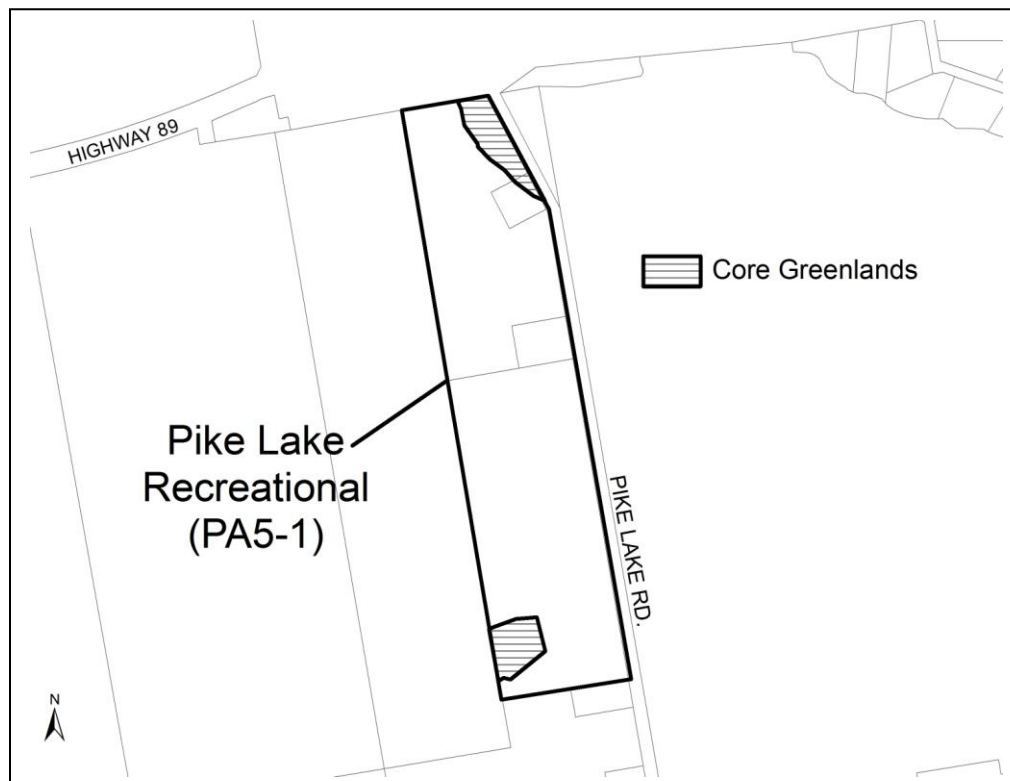
----- Excerpt From the Draft Official Plan Amendment No. 89-----

DETAILS OF THE AMENDMENT

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

- THAT Schedule A5 (Minto) is amended by changing the land use designations on land described as Part Lot 11, Concession 14, Geographic Township of Minto, in the Town of Minto, as shown on Schedule “A” attached to and forming part of this amendment, from Secondary Agricultural and Highway Commercial to Recreational and include this same land in an expanded Policy Area - PA5-1 Pike Lake Recreation Area. The existing Core Greenlands designated areas are to remain unchanged.
- THAT Section 9.6.3, PA5-1 Pike Lake Recreation Area, is amended by adding the following permitted use under subsection (a):
 - 2 existing single detached dwellings on severed lots (west of Pike Lake Road)

SCHEDULE “A” OF OFFICIAL PLAN AMENDMENT NO. 89





COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Aldo Salis, Manager of Development Planning
Date: Thursday, April 10, 2014
Subject: PD2014-09 Ren's Expansion, Aberfoyle Site, Puslinch Township
Official Plan Amendment No. 90 – Application OP-2012-05
Township of Puslinch

1. Introduction

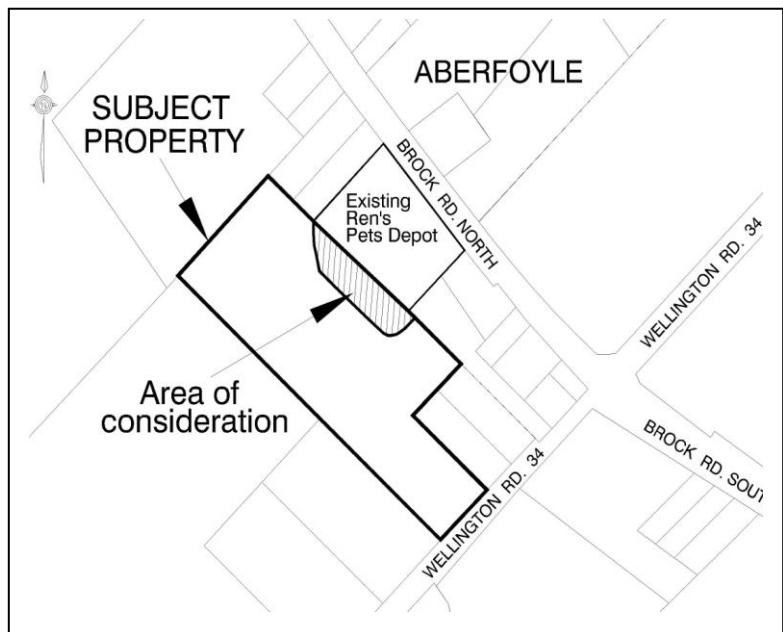
The application currently before the County of Wellington is a proposed Official Plan amendment to allow for the expansion of an existing commercial use located in the community of Aberfoyle in Puslinch Township. A related application to amend the local Zoning By-law is currently before the Township of Puslinch. A Site Plan Application was filed with the Township in 2013 (currently under review) and a consent application for a proposed lot line adjustment has recently been submitted to the County of Wellington Land Division Committee for consideration.

These applications are subject to the legislation and planning policies in effect at that time (i.e. Provincial Policy Statement 2005, Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2006, and the Wellington County Official Plan, 1999, as amended. The subject land is not within the Greenbelt planning area and therefore is not subject to the policies of the Province's Greenbelt Plan.

2. Location

The property subject to the planning applications is described as Part of Lot 20, Concession 7, Puslinch Township. The property is located in the community of Aberfoyle, west of Brock Road and north of Wellington Road 34 (see Location Map). The property is approximately 5.1 hectares (12.8 acres) in area. The "area of consideration" to be amended is approximately 0.6 ha (1.5 ac) in area and located immediately adjacent to the existing Ren's Pets Depot property at 20 Brock Road North (see Location Map).

LOCATION MAP



3. Purpose of the Official Plan Amendment

The Official Plan Amendment proposes to designate a portion of the subject lands from Residential to Highway Commercial. The balance of the subject land will remain under the Residential and Core Greenlands designations. An excerpt of the proposed amendment to the County Official Plan is attached to this report.

The subject property is zoned Agricultural (A) Zone and Natural Environment (NE) Zone in the Township of Puslinch Zoning By-law 19/85. The Zoning By-law Amendment proposes to rezone a portion of the subject land ('area of consideration') from the Agricultural (A) Zone to a specialized Highway Commercial Zone. The balance of the property would remain under Agricultural and Natural Environment zoning. Special provisions are to be included in the amending by-law to limit the extent of the proposed development.

4. Physical Characteristics of the Subject Property

The subject 12 acre property has frontage and access to Wellington Road 34. The property was planted with coniferous trees and used as a tree nursery by a previous owner. Over time, many of the trees have been relocated from the property. The land is currently vacant and not used for farming but two large tree clusters remain toward the centre and rear of the property.

The property contains a small watercourse (a tributary of Mill Creek) and its associated floodplain. The majority of the west half of the property is zoned Natural Environment (NE) which represents the extent of the floodplain. There are no other natural heritage features on the property. The land proposed for expansion is outside of floodplain area and contains no natural features.

5. Surrounding Land Uses

The land uses and features that surround the subject property include commercial, residential uses, institutional facilities/public uses, and large natural areas. More specifically: to the north are large natural areas; to the west are open fields part of the Township and County public works yards; south of the 'area of consideration' is an open meadow with some scattered trees; further south are residential uses on large lots. The existing Ren's Pets Depot commercial use is immediately adjacent on the east side at 20 Brock Road North. Further east are natural areas and some residential uses (see Area Features Map).

AREA FEATURES MAP



6. Development Concept

According to the applicant, the Ren's Pets Depot business is growing and requires additional warehouse and distribution space. The existing Aberfoyle site is constrained and the most optimal arrangement is to extend the existing warehouse building towards the west onto the adjacent property. The proposal is to expand the existing warehouse building by approximately 2322 m² (25,000 sq. ft.). The building expansion will require a severance and lot addition of approximately 0.6 hectares (1.5 acres) of land to the adjacent Ren's property.

Truck delivery and customer access to the proposed expanded Ren's site would continue to be provided from Brock Road (Wellington 46). No new commercial access is proposed from Wellington Road 34. According to the applicant, the proposed warehouse expansion would not generate increases in truck traffic. The volume of merchandise/products to be brought to the site would increase, but according to the proponent that is achieved by delivery efficiencies and not through an increase in truck traffic.

In terms of the remaining property (retained parcel), the land will continue within the Aberfoyle Urban Centre (Residential category) and zoned Agricultural and Natural Environment (i.e. no changes are proposed).

7. Technical Reports

To address the policies of the Provincial Policy Statement, the Growth Plan, the County Official Plan, and review agency requirements, the following studies and reports were submitted by the proponent:

- Planning Report (May 2012) prepared by MHBC Planning
- Functional Servicing Report (April 2012), prepared by MTE Consultants Inc.
- Hydrogeological Investigation (May 2013) prepared by MTE Consultants Inc.
- Geotechnical Investigation (January 2013) prepared by CMT Engineering Inc.

Additional technical information and revised concept plans were provided by the proponent's consultants throughout the review process in response to comments by the Township's peer review consultants, public agencies, the public and other stakeholders.

8. Public Meeting

The statutory public meeting for the subject planning applications was conducted in accordance with the requirements of the Planning Act. The meeting was held on October 23, 2013 at the Township of Puslinch. Public comments expressed at the meeting included: concerns regarding natural environment (flooding, impacts on wildlife, wetlands), access from Wellington Road 34, site design and building aesthetics, noise, traffic, and other land use compatibility concerns.

Technical and land use questions were addressed by the applicant's consulting planners (MHBC) and engineers (MTE). The proponent agreed to have their consultants follow-up with the Township on matters that they were not able to immediately address or that required further investigation. In a

letter dated January 15, 2014 to the Township, MHBC provided a detailed response to questions and concerns raised at the public meeting. Additional responses to the comments raised by the public are provided later in this report.

9. Written Submissions

Area residents have provided written comments regarding the proposal and many have expressed similar concerns as those raised at the public meeting. Correspondence from public review agencies, Township staff and peer review consultants, was also provided regarding this development application. Supplementary comments from the applicant's consulting team were submitted to the Township and shared with public, review agencies and others.

Detailed comments regarding this proposal were provided by the following review agencies and peer review consultants for the Township: Grand River Conservation Authority, Gamsby and Mannerow Engineers, GWS Ecological Services, Harden Environmental Services, and County Engineering and County Planning staff. Final comments from the public agencies and the Township's peer review consultants indicate no objections or concerns with the proposed land uses changes. Further, the GRCA, Township staff, and the peer review consultants were satisfied that technical matters were addressed or would be addressed as part of the site plan application process.

All technical reports, studies, agency and peer review comments, and related correspondence are available for review.

10. Provincial Planning Policy and County Official Plan

The proposed development application has been assessed based on Provincial and County planning policies applicable to the subject land at the time the applications were submitted. This section reviews the applicable planning policies to determine consistency and conformity:

Provincial Policy Statement, 2005

Section 1.1.1 of the Provincial Policy Statement refers to 'Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns'. This section states: 'Healthy, liveable and safe communities are sustained by: ...accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs...'. The proposed building expansion is to be located within a recognized urban settlement and is essential for the viability of an existing business in the community.

Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. The proposed development is situated within the settlement area of Aberfoyle as identified by the County Official Plan.

Section 1.1.3.2 of the PPS states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and efficiently use the infrastructure and public service facilities which are available. The subject proposal would effectively develop vacant urban designated land and provide opportunity for economic intensification along a

major road (Brock Road). The density of development would be regulated through appropriate zoning provisions and site plan control.

Section 1.7.1 states that long-term economic prosperity should be supported by optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities. The proposal fulfills this policy objective by utilizing the existing urban designated land and existing infrastructure. The proposal would help sustain and foster employment opportunities for an existing business in a commercial node of the municipality.

The development proposal is consistent with the objectives of the Provincial Policy Statement and particular the provisions of sections 1.1.1, 1.1.3, 1.3.1, 1.7, 2.1, 2.2, and 3.0.

Provincial Growth Plan

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was approved in 2006 and is applicable in the review of the subject planning applications. Section 2.2.2(1) of the Growth Plan states that municipalities, in managing growth, will accommodate population and employment by directing growth to the built-up areas of the community and by providing communities with a range and mix of land uses and employment opportunities.

According to the County Official Plan, the subject lands are within the Aberfoyle 'Urban Centre' and are adjacent to land currently designated 'Highway Commercial' and 'Central Business District'. The proposed expansion of the existing commercial use on the subject land provides continued employment opportunities and commercial services within Aberfoyle.

Section 2.2.6 of the Growth Plan states that municipalities will promote economic development and competitiveness by: providing for an appropriate mix of employment uses including industrial, commercial and institutional uses...providing opportunities for a diversified economic base...maintaining a range of economic activities and ancillary uses, and addressing the needs of existing and future businesses.

The proposed expansion of the Ren's business is in keeping with the objectives of the Growth Plan.

Wellington County Official Plan

The subject lands are located within the Urban Area of Aberfoyle as identified on Schedule A7 of the County Official Plan. The Official Plan directs the majority of growth to Urban Centres and these areas are expected to provide a full range of land use opportunities, including commercial development.

The subject lands are designated Residential on Schedule A7-1 (ABERFOYLE) of the Official Plan. It is proposed that a portion of these lands be re-designated 'Highway Commercial' and be added to the adjacent Highway Commercial lands (Ren's Pets Depot).

The Highway Commercial designation is primarily intended for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre. In addition, the Highway Commercial designation is appropriate for those uses that, due to their nature, require large

sites to accommodate their associated buildings, storage and parking requirements which are either not available or suitable within the downtown area of the community. Building supply, wholesale, automotive, and similar large format retail uses are typically found in highway commercial areas along major roads.

Section 8.6.7 of the County Official Plan provides expansion criteria for lands designated 'Highway Commercial'. According to 8.6.7, areas designated Highway Commercial may be expanded or new areas may be identified provided it does not detract from the viability of the Central Business District (CBD). The proposed use is to expand the existing and permitted commercial use in the Aberfoyle Urban Centre and in our view would not detract from the viability of the Central Business District.

In considering an expansion to a Highway Commercial area, the Official Plan requires a review of matters such as scale of development, vehicular access, and site design. These and other land use considerations are addressed in the following sections.

11. Land Use Compatibility and Other Planning Considerations

In response to the applications to allow for an expansion of the Ren's Pets Depot business in Aberfoyle, area residents raised concerns regarding the scale and design of the proposed commercial development and other potential impacts that the development could pose on the natural environment and adjacent properties. The following sections review these concerns and other planning considerations.

Proposed Warehouse Expansion

Public concerns regarding the proposed building expansion were raised in relation to surrounding residential properties. In response, the applicant reduced the overall area of land for the proposed expansion from 0.9 hectares (2.2 acres) to 0.6 ha (1.5 ac.). This would confine the proposed expansion to a smaller land area closest to the existing Ren's building and provided greater separation from the residential properties to the south.

The applicant has confirmed that the layout of the proposed building expansion is to be an L-shaped structure extending north and away from existing residences to the south. Building height would remain below 10 metres which is the maximum height permitted by the Township's Zoning By-law. The expansion would be limited to a maximum building area of 25,000 square feet. Total building coverage of the combined properties will be a maximum of 35% lot coverage. Outdoor storage of products and materials will be prohibited. These provisions and restrictions will be articulated in the amending zoning by-law.

The figure below illustrates the proposed location of the expansion building (area in white) and the proximity of surrounding residential properties. The area in a dashed red line is the land that is proposed to be added to the existing commercial property (by lot line adjustment application). The proposed building expansion is to be situated to the rear of the existing commercial buildings on the property (see photo).

PROPOSED BUILDING EXPANSION



A portion of the building expansion will be visible from the road frontage (Brock Road/Wellington Road 46) and likely visible from some of the nearby properties. The on-site activities (loading/unloading and truck movements) would be shielded or partially screened from most of the surrounding residential properties due to the orientation of the proposed building, distance to the Ren's site, and existing tree cover in the area. No commercial activities are to take place in the southern or western sides of the proposed building expansion. Outdoor lighting at those locations, if any, can be directional. Outdoor storage is not permitted by the zoning by-law.

In summary, we believe that efforts have been made to setback and position the proposed building expansion on the land to minimize potential impacts from commercial activities. Existing tree cover and landscaping on-site and on surrounding properties will also provide buffering and screening. Zoning provisions and site plan control will be used to ensure that land use compatibility is maintained for the proposed expansion.

Potential for Flooding

Area residents expressed concerns related to past flooding of properties and the potential for further flooding due to the proposed development. According to the Grand River Conservation Authority, the floodplain in the northwest area of Mill Creek in Aberfoyle (west of Brock Road and north of Wellington Road 34) covers a large area of the subject property and a majority of a residential property to the southwest. The watercourse at this location is narrow and shallow and in sustained

rain events water levels can overspill the banks and extend throughout the relatively flat and wide floodplain. Because these areas are subject to periodic flooding they are zoned Natural Environment (NE). The temporary storage of water on these NE lands is essential for flood control. The area proposed for the building expansion is not within the floodplain or the NE zone and the Conservation Authority had no objection to the proposed Official Plan and Zoning By-law amendments.

Stormwater Management and Drainage Concerns

The applicant has demonstrated, to the satisfaction of the GRCA and the Township's consulting engineers, that the stormwater management system on the Ren's site (at northwest end of the 20 Brock Road property) can be modified to accommodate storm water runoff for the proposed building expansion. It is expected that post-development runoff will match pre-development levels for all storm events. The GRCA and the Township's engineers will review the final design and construction of the stormwater management modifications as provided for through the site plan review process.

In an effort to address drainage concerns raised by a neighbour, Ren's conducted surface drainage works on the south side of their existing building. The improvements were carried out in August 2013 to ensure that surface runoff from the building's roof is contained on their property. We understand that through these changes, storm water from the roof now collects and outlets to the stormwater management system located on the north side of the property.

Natural Heritage Features and Functions

As noted, a tributary of Mill Creek traverses the subject property. The watercourse has a broad floodplain which covers a large portion of the west side of the subject property and beyond. There are no natural heritage features on the land to be severed and developed. In reviewing the proposal, the Grand River Conservation Authority had no concerns regarding the proximity of the proposed development to the surrounding natural features and functions. The Township's hydrogeologists (Harden Environmental) and ecologists (GWS Ecological Services) were satisfied that the proposed development would not have any adverse impacts on groundwater resources or natural heritage features.

In an effort to improve the stream channel (watercourse) on the subject property, a Landscape and Creek Enhancement Plan has been proposed by the applicant. The Grand River Conservation Authority and Township's environmental consultants (GSW) reviewed the proposal and with some revisions were supportive of the enhancement initiative. The creek enhancement and planting plan proposal will be addressed a part of the site plan review and approval process.

Traffic

Truck traffic concerns were raised by area residents. The proponent has stated that truck traffic to the site will not increase. Based on recent correspondence from County Engineering Services (Roads Division), staff had no concerns regarding the proposed commercial expansion. In their view, there is adequate capacity on Wellington Road 46 (Brock Road) to accommodate traffic movements and any potential traffic increases. Access improvements (a left turn lane) were completed when modifications to 20 Brock Road were completed a few years ago.

As noted, truck traffic from Wellington Road 34 to Ren's site will not be permitted through this application. A specific zoning provision will address this matter.

Township's Design Guidelines

A concern was expressed regarding the design of the existing Ren's Pets Depot buildings and site layout and the proposed building expansion. It should be noted that the construction of the existing Ren's buildings pre-date the approval of the Puslinch Design Guidelines (February 2010). In our view, the overall site design and exterior treatment of the existing Ren's buildings are generally in keeping with the objectives of the Design Guidelines. With respect to the expansion, we anticipate that building design and exterior treatment would be similar to the existing buildings on the property. Staff will work with the Township to implement the Design Guidelines as they apply to the proposed expansion.

12. Peer Review and Public Agency Comments

The Township's consulting engineers (G&M), hydrogeologists (Harden Environmental), and ecologists (GWS) have reviewed the development proposal and associated studies and technical reports. As a result of the initial peer review comments, the applicant modified aspects of the development proposal including a reduced building envelope and a modified storm water management approach, among others. Upon review of the changes and updated technical reports, the Township's peer review consultants are satisfied with proposed development. The final design of the proposed storm water management will require further attention at the site plan stage, but staff and the consultants have confirmed that those matters can be appropriately addressed through the site plan review process.

In their letter dated July 8, 2013, the Grand River Conservation Authority confirmed that they had no objection to the proposed planning applications. The Authority also asked to be involved in the review of the final design of the storm water management system.

As mentioned, County Engineering Services (Roads) reviewed the development proposal and had no concerns with respect to traffic, access and storm water management. No other public agencies raised concerns or objections to the proposed planning applications.

13. Proposed Zoning By-law Amendment

The subject property is currently zoned Agricultural (A) Zone with the Natural Environment (NE) Zone which reflects the floodplain on the property. The request is to rezone the smaller 'area of consideration' to a site specific highway commercial zone. County Staff has prepared a draft amending by-law for the Township's review and consideration. The amending by-law would address the uses proposed and limit building size and height, restrict truck access to Brock Road (Wellington Road 46), and prohibit outdoor storage on the site. The draft by-law also requires the merger of the proposed severed parcel with 20 Brock Road (Ren's site). Building coverage would also be limited on the site consistent with similar highway commercial properties in the Township. The existing Natural Environment Zone on the property is to remain unchanged and the balance of the land will remain within the Agricultural (A) Zone.

14. Municipal Support

At a special meeting held on April 1, 2014, Puslinch Council confirmed its support for the approval of the Official Plan Amendment No. 90 (file OP-2012-05) by the County of Wellington.

15. Conclusion

The community of Aberfoyle is a designated Urban Centre in the County Official Plan. As directed by Provincial and County planning policy, settlement areas are expected to provide a range of land uses and future development opportunities. Urban Centres are the focus of commercial, residential, industrial, and cultural and recreational land use activities. While land use changes are expected for settlement areas, new development must be appropriately located and serviced, have regard to the protection of the natural environment, and designed to minimize impacts on surrounding land uses.

The purpose of the planning applications is to allow for the expansion of an existing business in the Township of Puslinch. Ren's Pets Depot requires additional storage capacity at their Aberfoyle location and they propose to expand their warehouse building onto the abutting property. Changes to the planning documents and a consent application are required to accomplish this expansion.

It has been demonstrated that the area of expansion does not contain environmental features and that the proposed development would not impact adjacent natural heritage features or their ecological functions. The proposed expansion will not alter or impact the watercourse or its floodplain on the retained lands or on surrounding properties.

Based on agency and peer review input, the proposed site (when merged with the neighbouring property) can be appropriately designed and serviced to accommodate the proposed building expansion. Site design measures and zoning regulations will be implemented to minimize impacts on adjacent properties and ensure land use compatibility.

County Staff will continue to work with municipal staff and its consultants through the site plan review process to ensure the proper and orderly development of the property and that matters such as: building design, site services, lighting, off-street parking and loading areas, storm water management, and landscape enhancement plans, are adequately addressed.

The proposal conforms to the policies of the Provincial Growth Plan and is consistent with the Provincial Policy Statement. The proposal conforms to the applicable policies of the County of Wellington Official Plan, as amended.

In our opinion, the re-designation of the 'area of consideration' from Residential to Highway Commercial to allow for the expansion of the existing commercial warehouse at 20 Brock Road is appropriate and conforms to the applicable policies of the County Official Plan. The zoning by-law amendment provides for the proposed commercial expansion in a manner that will regulate the scale and extent of the development. The amending by-law implements the intent of the Official Plan Amendment which conforms to provincial planning policy.

16. Recommendation

That a by-law adopting County of Wellington Official Plan Amendment No. 90 be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A. Salis', with a long horizontal line extending to the right.

Aldo L. Salis, BES, M.Sc. MCIP, RPP
Manager of Development Planning
Planning & Development Department

Attachment: Appendix 1: Excerpt from Proposed Official Plan Amendment 90

Appendix 1: Excerpt from Proposed Official Plan Amendment 90 (File OP-2012-05)

PART B - THE AMENDMENT

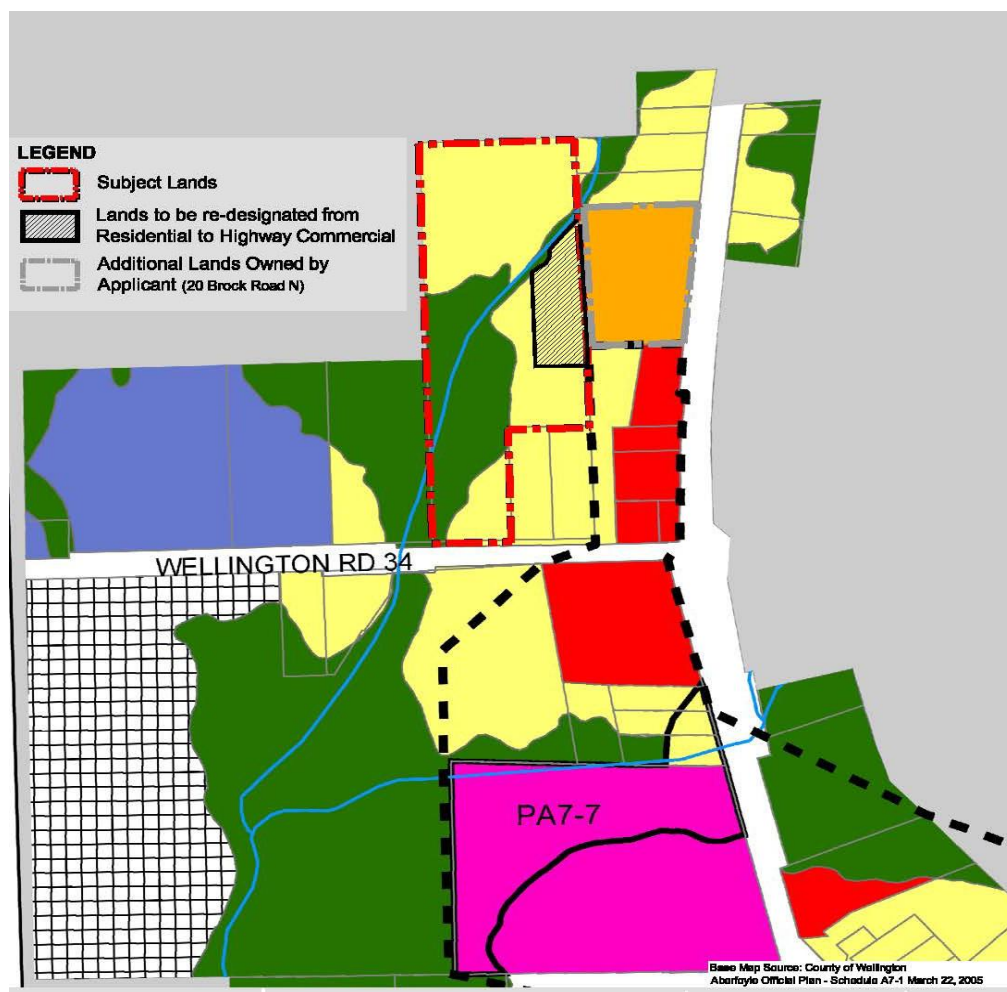
All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No. 90 to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

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

1. THAT Schedule A7-1 ABERFOYLE (Township of Puslinch) is amended by re-designating the lands illustrated on Schedule 'A' of this Amendment from RESIDENTIAL to **HIGHWAY COMMERCIAL**.

SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT NO. 90



**Ministry of
Community Safety and
Correctional Services**

Office of the
Fire Marshal and
Emergency Management

77 Wellesley Street West
Box 222
Toronto ON M7A 1N3
Tel: 416-314-3723
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**Ministère de la
Sécurité communautaire et
des Services correctionnels**

Bureau du
commissaire des incendies et
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February 18, 2014

County of Wellington
Mr. Chris White
Warden
74 Woolwich Street
Guelph ON N1H 3T9

Dear Warden White:

The Office of the Fire Marshal and Emergency Management (OFMEM) has conducted an annual review of your municipal emergency management program and its elements. Municipalities are required, in accordance with the *Emergency Management and Civil Protection Act* (EMCPA) to provide the following:

Municipal emergency management programs

2.1 (1) Every municipality shall develop and implement an emergency management program and the council of the municipality shall by by-law adopt the emergency management program. 2002, c. 14, s. 4.

Same

(2) The emergency management program shall consist of,
(a) an emergency plan as required by section 3;
(b) training programs and exercises for employees of the municipality and other persons with respect to the provision of necessary services and the procedures to be followed in emergency response and recovery activities;
(c) public education on risks to public safety and on public preparedness for emergencies; and
(d) any other element required by the standards for emergency management programs set under section 14. 2002, c. 14, s. 4.

Based on our review of your emergency management program and its elements, your municipality has complied with all of the following requirements of the EMCPA:

Community Emergency Management Coordinator (CEMC) appointed (O.Reg.380/04,s.10(1))	✓
CEMC completed the required training (O.Reg.380/04,s.10(2))	✓
The Municipality Emergency Management Program Committee met once this year (O. Reg. 380/04, s.11 (6))	✓

Current by-law for the municipality's adoption of its emergency management program (EMCPA s. 2.1(1))	✓
Municipal Community Risk Profile reviewed by the Emergency Management Program Committee (EMCPA s. 2.1(3))	✓
Municipality's Emergency Response Plan reviewed and the most current copy submitted to EMO (EMCPA s.3(1), s.3(6) s. 6.2 (1))	✓
Current by-law for the municipality's Emergency Response Plan? (EMCPA s. 3(1))	✓
Municipal Emergency Operations Centre designated (O.Reg.380/04,s.13 (1))	✓
Municipality's EOC communications system deemed to be appropriate (O. Reg. 380/04,s.13 (2))	✓
Municipality's Critical Infrastructure reviewed by the Emergency Management Program Committee (EMCPA s. 2.1 (3))	✓
Four (4) hours of annual municipal training conducted for the Municipal Emergency Control Group, staff and others identified in the ER Plan (EMCPA s.2.1(2), O. Reg. 380/04,s.12 (3))	✓
Municipal annual Exercise for the Municipal Emergency Control Group, staff and others identified in the ER Plan (EMCPA s.2.1(2), O.Reg.380/04 s. 12 (6))	✓
Municipal designated employee appointed to act as Emergency Information Officer (O.Reg.380/04, s. 14 (1))	✓
Public Education Strategy completed (EMCPA s. 2.1 (2c))	✓
Municipality's Emergency Management Program Committee conducted an Annual Review of the Program (O.Reg.380/04,s.11 (6))	✓

OFMEM staff are available to further discuss this review, as well as to provide you with ongoing advice and assistance to enhance the delivery of emergency management programming in your municipality.

Sincerely,



Tadeusz (Ted) Wieclawek
Fire Marshal of Ontario, and
Chief of Emergency Management

- c. Donna Bryce, Municipal Clerk
Linda Dickson Community Emergency Management Coordinator
Drew Maddison Sector Field Officer

