



**WELLINGTON NORTH**  
SEMPER PORRO

November 30, 2023

Hon. Paul Calandra  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3  
[MMAHOfficialPlans@Ontario.ca](mailto:MMAHOfficialPlans@Ontario.ca)

**Subject: Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments**

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The Corporation of the Township of Wellington North commends you on your introduction of legislation that, if passed, would reverse the official plan decisions made in November 2022 and April 2023 affecting the cities of Barrie, Belleville, Guelph, Hamilton, Ottawa and Peterborough, the regional municipalities of Halton, Niagara, Peel, Waterloo and York, and Wellington County.

In addition to those changes, on behalf of the Council of the Corporation of the Township of Wellington North, I am requesting you restore Wellington County Official Plan Amendment 119 (OPA 119) to the version adopted by Wellington County Council without the Provincial modifications.

OPA 119 set the stage for considering future growth in Wellington County by implementing the recommended growth structure from the technical work completed as part of Phase 1 of the County's municipal comprehensive review (MCR). The amendment did not include urban expansions or employment conversions as these matters were to be addressed as part of the County's technical work (Phase 2 land needs assessment and Phase 3 urban expansion review) and implemented through future phased Official Plan Amendments.

OPA 119 was adopted by County Council on May 26, 2022 but required approval of the Minister of Municipal Affairs and Housing (MMAH) prior to coming into force and effect. The Provincial review lasted over 10 months and on April 11, 2023 the Minister issued a decision to approve the OPA, with 33 modifications (link to Provincial decision: [ero.ontario.ca/notice/019-5635](http://ero.ontario.ca/notice/019-5635)).

County and Member Municipality staff were not made aware of, or consulted on, several significant modifications primarily dealing with urban boundary expansions, but also dealing with an employment conversion in Wellington North (Arthur). Staff is unaware of any technical evaluations completed by the Province to ensure that the modifications met current Provincial, County and local policy, municipal servicing requirements, etc.

The Provincial approach failed to recognize the decision-making authority and accountability of municipal elected officials in the area of community planning. The Provincial decision was final and could not be appealed.

Since that time, the Province has made it clear that all modifications will be reversed, except where it wouldn't align with legislation or regulations (e.g. the Greenbelt Act) but that they would accept information about "projects that area already underway". The following table provides information about the status of development related to the employment conversion in Arthur.

Provincial Modifications to be Reversed	Status of Development
Employment Conversion in Arthur	<ul style="list-style-type: none"><li>• No planning approvals have been obtained.</li><li>• Official Plan Amendment and Zoning By-law Amendment applications appealed to Ontario Land Tribunal.</li><li>• Employment conversion not supported by MCR Phase 2 Report prepared by Watson &amp; Associates Land Economists Ltd.</li></ul>

As Mayor, I am submitting the response to the modifications affecting the Township of Wellington North. I have consulted with municipal staff at both the County of Wellington and Township levels, and on behalf of Township Council. In response to the Minister of Municipal Affairs and Housing request for local municipal input regarding the proposed reversal of modifications to County of Wellington OPA 119, the Township's position is that the modifications for an Employment Conversion in Arthur should be reversed.

I see this as an opportunity for the Province to reset and implement fair, equitable and transparent processes moving forward.

Sincerely;

DocuSigned by:  


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Andrew Lennox, Mayor  
Township of Wellington North

cc. Council of the Township of Wellington North  
Sarah Wilhelm, Manager of Policy Planning, County of Wellington