



**Minutes : Township of Wellington North Growth Management Action Plan
Project Advisory Committee Meeting # 2
Tuesday February 20th, 2024 @ 7:00pm**

Location: Virtual via Zoom link

Advisory Committee Attendees:

Mayor Andy Lennox	Jim Coffey	Trina Reid
Councilor Lisa Hern	Brent Hurd	Erin Kiers
Councilor Steve McCabe	David Medeiros	James McCabe
Councilor Penny Renken	Alan Rawlins	Marty Young
Wellington County, Sarah Wilhelm (representing Aldo Salis)	Scott Hartle	

Advisory Committee Absent:

Councilor Sherry Burke	Timothy McIntosh	Colleen Fleet
Jeanean Mousseau	Aldo Salis	

Consultant & Staff Support:

Dale Small Co-team lead & Economic Dev. Officer	Tammy Pringle WN Development Clerk
Brooke Lambert WN Chief Administrative Officer	Curtis Marshall Wellington County Planning
Mandy Jones WN Manager Community & Economic Dev.	Brad Post Watson & Associates
Jamie Cook Watson & Associates	

Consultant & Staff Support Absent:

Darren Jones Co-team lead & Chief Building Official	Matt Alexander WSP
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MINUTES

Topic
<p>Welcome and Objective of Meeting</p> <ul style="list-style-type: none"> Dale Small, Co-team lead & Economic Dev. Officer, opened the meeting at 7:00pm and provided an overview of the agenda & meeting objectives. The primary objective of this meeting was to review key highlights of the Growth Management Action Plan Background Report. As noted by Dale this represents the completion of Phase 1 of the Growth Management Action Plan. A copy of the recently completed draft Growth Management Action Plan Background Report prepared by the Consultant Team (Watson and WSP), as well as a slide deck presentation had been included in the agenda package in advance of the meeting. Given the amount of content in the Background Report, members were asked to focus on the Executive Summary.

Growth Management Action Plan Background Report Presentation (Watson & Associates)

- At the conclusion of Dale's welcome Jamie Cook and Brad Post from **Watson & Associates** provided the committee with a presentation that provided highlights of the Background Report. The purpose of this Background Report, as noted by Jamie, is to provide a foundation piece for the Growth Management Action Plan. Jamie started the presentation with a recap of the purpose of the Growth Management Action Plan and provided an update of the timeline of the study.
- Provided below are topics discussed in the presentation:
 - The role of the County and Province in growth management – policy context
 - The Growth Plan and Provincial Policy Statement (PPS) are two main provincial policy documents for growth management. County's Official Plan is a key document for the County which is undergoing a review.
 - How growth is allocated – Township's growth structure components:
 - The Township has an urban system and rural system and within these two systems are other components. Each component of the growth structure has different growth objectives and a role within the Township.
 - An overview of changing conditions and key disruptors that impact growth management:
 - Briefly touched on the many facets that are impacting and shaping growth.
 - Strong immigration set by the federal government is resulting in outward growth pressures from the Greater Toronto Hamilton Area which has a ripple effect across Ontario. The importance of migration from other areas of the province to the Township as a major source of growth.
 - A summary of local employment, population, and housing trends at the Township-wide level as well as the local urban centre level:
 - Identified strong growth within the Township over the past few years compared to previous years.
 - A summary of the changing age structure in the Township by Urban Centre.
 - Highlighted the age difference of Mount Forest, Arthur, and Rural Area. Mount Forest has older age structure compared to the rest of the Township. This has implications on planning for growth.
 - A review of key growth targets
 - Township has to plan for a minimum intensification target within the built-up area of the Urban Centres and a minimum density on greenfield lands in the Urban Centres.
 - Housing supply within the Urban Centres
 - Township will require the re-designation of Future Development lands prior to 2036 to accommodate strong housing growth anticipated in Arthur and Mount Forest.
 - A quick overview of next steps.
 - Preparing for the next Advisory Committee Meeting (in-person) which is on March 19 and is growth visioning session.

Discussion

- Dale opened the discussion by stressing the importance of planning for employment and managing Employment Area lands.
- Questions related to clarification of key concepts were raised by committee members and discussed by project team.
- Other questions and comments related to climate change, community facilities, planning for housing to accommodate employees in agricultural and other sectors, growth opportunities in the smaller settlement areas (e.g., Kenilworth) and intensification opportunities through redevelopment (what opportunities exist to improve streetscape by redeveloping unsightly buildings?).
- Upon conclusion Dale asked the Committee to ensure that any additional comments or questions be provided to Dale and Darren before end of month and that these would then be sent to Jamie & Brad to finalize the Background Report.
- Everyone was also reminded that the next Advisory Committee meeting would be in-person on Tuesday, March 19th @ 7:00pm at the Arthur Community Centre. The purpose of this meeting is to develop a growth vision for the Township and Committee Members should schedule a minimum of two hours for this discussion. An agenda and pre-read materials will be distributed prior to the meeting.

After some discussion the meeting was adjourned by Chair Dale at 8:00pm