



COUNTY OF WELLINGTON

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GUELPH, ONTARIO
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January 3, 2024

Honorable Minister Calandra
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M7A 2J3

SENT VIA EMAIL: minister.mah@ontario.ca

Dear Minister,

Happy New Year! And on behalf of Wellington County Council and our member municipalities, I extend sincerest best wishes for a prosperous 2024 to you and the Government.

I provide this letter in the hope that your office can address an outstanding matter of importance to my Council and our community. The attached letters provide the details, but in essence I am respectfully asking your office to approve an Official Plan Amendment that Wellington County Council adopted almost a year ago.

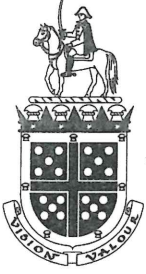
We are all striving to address the urgent need for more housing for Ontario, and approval of this amendment is a significant step in bringing more homes to our community. Your attention to this matter is urgently needed.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Lennox".

Warden Andy Lennox
County of Wellington

cc. Hon. Ted Arnott, MPP
Premier's Office
Matthew Rae, MPP
Scott Wilson, CAO Wellington County



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
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ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

November 29, 2023

Ian Kerr, Regional Director
Western Municipal Services Office (Municipal Affairs and Housing)
2nd Floor, 659 Exeter Rd
London, ON N6E 1L3

VIA EMAIL

Dear Mr. Kerr,

**Re: Status of Official Plan Amendment No. 120
County of Wellington – Official Plan Review**

I am writing to determine the status of our Official Plan Amendment 120 currently with the Ministry and hope we can resolve this outstanding file soon.

Wellington County Council adopted OPA 120 on February 23, 2023. The amendment package was received and deemed complete by the Ministry on March 1, 2023. The Ministry has had OPA 120 for more than 9 months with no decision and no apparent reason for a delay in approval. In my experience, this is not normal for the Ministry.

The amendment implements our population and growth allocation to each of Wellington's seven municipalities in keeping with the results of our MCR work. The amendment was supported by our member municipalities. And based on initial comments from Ministry staff, we understand that there are no outstanding policy or technical issues regarding the amendment.

Approval of OPA 120 is also supported by our home building community. Local developers/home builders sent a letter to the Minister on August 30, 2023 about the urgent need for a decision on OPA 120 as it is causing a delay in the delivery of more than 5,000 homes in the Town of Erin.

We also have a locally adopted Official Plan Amendment which we are unable to approve as it is contingent on the Minister's approval of OPA 120.

And finally, we have a contested OLT hearing scheduled early in the new year which can be avoided if we can demonstrate that OPA 120 will come into effect shortly. Significant legal costs (and OLT and staff resources) can be avoided if action on OPA 120 is taken by the Ministry soon.

On behalf of County Council and the Wellington County community, I am again urging the Ministry to move this matter forward and approve OPA 120.

I look forward to hearing from you.

Respectfully,

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

Aldo L. Salis, MCIP, RPP
Director of Planning and Development



6625 KITIMAT ROAD, UNIT 58 MISSISSAUGA, ONTARIO L5N 6J1

August 30, 2023

Ministry of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay Street,
Toronto, ON
M7A 2J3

Attn: Honourable Steven Clark, Minister

**re: County of Wellington
Official Plan Amendment 120**

We are writing to express our concern for the timely Provincial approval of the subject Official Plan Amendment in the County of Wellington, which seems to be delayed and is having an adverse affect on the delivery of more than 5,000 homes in the Town of Erin (and Hillsburgh).

The below developers have jointly funded key infrastructure to facilitate development in the Town of Erin, at great private expense and in advance of development approvals. Taxpayers at the Provincial and Municipal level have enjoyed great benefit from the construction of a new waste water system, including a sewage treatment plant and trunk sewers, at developer expense.

The development of some 5,000 homes requires the County Official Plan Amendment 120 to be in force and effect in order for subsequent approval of the Local Town of Erin Official Plan Amendment 13 and the various development applications now pending.

We know that you are aware of the need for expeditious approval of shovel-ready residential developments and we trust that Wellington County OPA 120 can be approved without further delay.

Thank you for your consideration and please do not hesitate to reach out to us if you have any questions on this matter.

Erin Hillsburgh Developers Group
Coscorp Inc.



Tom Baskerville
V.P. Development

And for
Mattamy Homes
Jason Sudergaard, Senior V.P.

Solmar Development Corp
Luis Correia, Senior Director Development and Planning

Empire Communities
Matthew Forezli, V.P.

Ballantry Homes
David Hill

Carson Reid Homes
Carson Reid, President

Thomasfield Homes
Tom McLaughlin
Controller

Briarwood Development Group
Fausto Saponara
V.P. Project Development

CC: Michelle Knieriem, Planning Team Leader, MMAH via email
Tyler Schantz, Senior Planner, MMAH via email
Mayor Michael Dehn, Town of Erin
Warden Andy Lenox, Wellington County