

Staff Report



To	Committee of the Whole
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, July 5, 2021
Subject	Dolime Settlement Pathway Update

Recommendation

1. That the proposed boundary adjustment as described in the report titled "Dolime Settlement Pathway Update", dated July 5, 2021 be approved; and
 2. That Council request a Minister's Zoning Order from the Minister of Municipal Affairs and Housing to rezone the Dolime lands to permit residential in principle; and
 3. That this report be forwarded to the Minister of Municipal Affairs and Housing and the Minister of Environment, Conservation and Parks.
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Executive Summary

Purpose of Report

The purpose of this report is to request Council support for the proposed boundary adjustment of the Dolime lands into the City of Guelph, and request of a Minister's Zoning Order from the Minister of Municipal Affairs and Housing to zone the lands to permit the principle of residential.

Key Findings

The Dolime Settlement Pathway was approved by Council in March 2020 to protect Guelph's drinking water. Since 2020, staff have been working with River Valley Developments (RVD), Wellington County, Guelph Eramosa Township and the Province to implement the Pathway.

A proposed boundary adjustment agreement and a request for a Minister's Zoning Order from the Minister of Municipal Affairs and Housing, pending Council's approval, represent next steps to bring the lands into Guelph to protect Guelph's drinking water. The public engagement completed in 2019 and presented to Council in 2020 shows clear support to bring the lands into Guelph and build a mixed-use residential community on the Dolime lands to protect Guelph's drinking water.

Work in support of the Class Environmental Assessment (EA) to develop an on-site solution to secure the City's control over the water is underway.

Financial Implications

With the inclusion of the Dolime lands within the City of Guelph boundaries the City will have taxation revenue from the property for the remainder of 2021 this is

estimated at approximately \$14,600 based on the proposed date. Going forward, the property assessment and valuation will be regularly reviewed by City staff to ensure the equitable amount of taxes are levied.

As the land nears development the City will have significant servicing costs. Development Charges will assist with funding these services and eventually property taxes from the mixed use residential development will assist in growing the overall tax base in the City of Guelph.

Report

Background

[Council approved the Dolime Settlement Pathway](#) on March 23, 2020 with the recommendation:

That the settlement pathway outlined in the report titled “Dolime Community Engagement Results for Proposed Settlement Pathway,” dated March 2, 2020, be approved and staff be directed to take the first steps in implementing the settlement pathway.

The settlement pathway includes bringing the lands into the City of Guelph, gaining control over the quarry’s water and building an on-site water management system, and creating a new, mixed-use residential development.

The report in 2020 outlined the public engagement results which clearly showed that 81 per cent of the [Our Community, Our Water](#) engagement participants were neutral or supportive of the Dolime Settlement Pathway to help protect the City’s drinking water.

Implementing the Settlement Pathway

Following Council’s direction, City staff have been working with RVD, Wellington County and Guelph/Eramosa Township to implement the settlement pathway. This has included confirming the planning tools required to bring the lands into the city of Guelph and allow residential development on the Dolime quarry site. These planning tools need to be requested by Councils to the Province and approved by the Minister of Municipal Affairs and Housing.

1. Bringing the lands into the City of Guelph: the City worked with Wellington County and Guelph/Eramosa Township to propose bringing the lands into the City through a boundary adjustment agreement. The proposed boundary adjustment agreement outlines that the boundary adjustment would take effect on a proposed date of October 1, 2021, pending approval by the Minister of Municipal Affairs and Housing. Attachment 1 shows the new adjusted municipal boundaries.

As part of the process for requesting a municipal boundary adjustment, the City, on behalf of the County of Wellington and Guelph/Eramosa Township, conducted engagement with local Indigenous organizations to share information about the Dolime project, and address questions or concerns. Discussions to date have been very positive, with water quality and protection being noted as an important shared priority for the municipalities and Indigenous treaty partners. A full summary of Indigenous engagement will be submitted to the Ministry of Municipal Affairs and Housing with the request for a boundary adjustment.

2. Gaining control of the quarry's water taking: the City recently starting work in support of the Southwest Guelph Water Supply Class Environmental Assessment which will include: an operating testing program to better understand groundwater interaction in the area of quarry, how best to implement an on-site water management system at the quarry to protect the City's drinking water quality and the amount of water quantity that can be made available for the City's growing needs (from current dewatering activities of the quarry operator).

3. Create a new, mixed-use development: the first step in this process is to establish the principle of residential use on the property through a Minister's Zoning Order. Principle use means that the use of the property would be residential but that further planning processes are needed to determine what that looks like including environmental limits. While there is no formal engagement process for a Minister's Zoning Order, the extensive engagement the City did in 2019 showed solid community support (81 per cent neutral to positive) for the solution that Council directed be implemented, including the residential development.

The Minister's Zoning Order must be approved by the Minister of Municipal Affairs and Housing. City staff have reviewed initial high level draft transportation, servicing and environmental studies which support the accommodation of residential development on the Dolime lands. Further studies and planning to determine what the residential development will look like will go through the City's planning processes and input will be needed from our community and other government agencies as we move ahead. Additional planning will take place through a secondary plan or block plan process, an Official Plan Amendment, and further zoning refinements and plans of Subdivision, all throughout which the local community will have more opportunities to get involved.

Provincial Approvals and Next Steps

The proposed boundary adjustment and the requested Minister's Zoning Order are subject to the discretion and approval of the Minister of Municipal Affairs and Housing. This provincial approval is required to complete the Settlement Pathway. Attachment 2 describes the next steps for the Settlement Pathway.

Implications for the Municipal Comprehensive Review and ongoing master plans

The Municipal Comprehensive Review (Shaping Guelph) must be submitted to the Province by July 2022. Including the Dolime lands in Shaping Guelph prior to the end of 2021 will allow staff the time needed to submit the plan on time.

The boundary adjustment of the Dolime Quarry into the city's boundary will increase the land area available to accommodate population forecasts to 2051. As such, further consideration through Shaping Guelph to conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe will be required. This consideration will include understanding how these lands will contribute to meeting the minimum forecasts and targets and to the achievement of the City's vision for growth.

The City master plans underway reflect the existing city boundaries, which currently do not include the Dolime lands. Given the uncertainty on the timing by which the lands will become a part of Guelph, plans or activities may require amendments, more likely however, once the necessary planning requirements (secondary or block plans) are developed for the Dolime lands, they will be used to inform the next iteration of master plans.

Financial Implications

With the inclusion of the Dolime lands within the City of Guelph boundaries the City will have taxation revenue from the property for the remainder of 2021 this is estimated at approximately \$14,600 based on the proposed date. Going forward, the property assessment and valuation will be regularly reviewed by City staff to ensure the equitable amount of taxes are levied.

As the land nears development the City will have significant servicing costs. Development C charges will assist with funding these services and eventually property taxes from the mixed use residential development will assist in growing the overall tax base in the City of Guelph.

Consultations

Environmental Services consulted with Planning and Building Services, Intergovernmental, Innovation and Strategy, Finance, Communications and Legal to implement the Settlement Pathway.

City also consulted with Wellington County, Guelph Eramosa Township and the Province.

Strategic Plan Alignment

Sustaining our Future alignment with protection of groundwater which supplies the City's drinking water.

Attachments

Attachment-1 Proposed Boundary Adjustment

Attachment-2 Dolime Settlement Pathway Next Steps

Attachment-3 Presentation - Dolime Settlement Pathway Update

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