Regional Municipality of Waterloo
Planning and Works Public Input

Agenda

Wednesday, February 19, 2020
4:00 p.m.
Regional Council Chamber
150 Frederick Street, Kitchener, Ontario

1. Declarations of Pecuniary Interest under the “Municipal Conflict of Interest Act”

2. Opening Remarks

3. Presentations

3.1 David Welwood, Principal Planner re: PDL-CPL-20-04, Statutory Public Meeting – Proposed Amendment to the Regional Official Plan to Rationalize the Boundary of the Countryside Line, the Urban Area, and the Township Urban Area in Elmira, St. Jacobs and Breslau, Township of Woolwich (Information) (Staff presentation)

4. Delegations

5. Call for Delegations

6. Other Business

7. Adjourn
Region of Waterloo
Planning, Development and Legislative Services
Community Planning

To: Chair Tom Galloway and Members of the Planning and Works Committee

Date: February 19, 2020

File Code: D16-40

Subject: Statutory Public Meeting – Proposed Amendment to the Regional Official Plan to Rationalize the Boundary of the Countryside Line, the Urban Area, and the Township Urban Area in Elmira, St. Jacobs and Breslau, Township of Woolwich

Recommendation:
For information.

Summary:
The purpose of this public meeting is to receive comments on a proposed amendment to the Regional Official Plan (ROP). The proposed amendment relates to the lands located within and immediately surrounding the Elmira and St. Jacobs Township Urban Areas and the Breslau Urban Area (see Attachment 1 for general location). This report explains the purpose and effect of the proposed amendment, and outlines the next steps in the ROP amendment process.

In 2019, the Township of Woolwich completed detailed planning exercises to finalize/rationalize the boundaries of the Countryside Line, the Urban Area, and the Township Urban Areas.

OPA 30 was adopted on March 6, 2018 by By-law 16-2018, amending the Township Urban Area and the Countryside Line for Elmira and St. Jacobs. The process for this amendment involved an extensive public consultation process including public meetings on June 12, 2012, February 9, 2016, June 28, 2016 and the required statutory public meeting on June 20, 2017.

OPA 34 was adopted on September 10, 2019 by By-law 67-2019. The process for this
amendment also involved an extensive public process including public meetings held on June 12, 2012, February 9, 2016, June 28, 2016 and the required statutory public meeting on June 19, 2018.

Both OPAs are intended to direct growth to areas that can be more efficiently and cost-effectively developed on full municipal services. If approved, the proposed ROP amendment would implement the boundary rationalization proposed in OPA 30 and OPA 34. A copy of the proposed ROP amendment is contained in Attachment 2.

Under the Planning Act, at least one public meeting is required before Regional Council can consider a proposed amendment to the ROP. This meeting is intended to keep the public informed and give individuals an opportunity to provide feedback on the proposed amendment. Delegations will be heard, but no decisions will be made.

Regional staff will prepare a follow-up report to the Planning and Works Committee later this spring, summarizing the results of today’s public meeting, comments received through the circulation process and to provide a recommendation regarding the proposed ROP amendment.

Report:

Background

In 2019, Regional Council authorized staff (Report PDL-CPL-19-40) to schedule today’s public meeting to receive comments from the public on this proposed amendment to the Regional Official Plan (ROP). The amendment relates to lands located within and immediately surrounding the Elmira and St. Jacobs Township Urban Areas and the Breslau Urban Area in the Township of Woolwich (see Attachment 1 for general location).

Purpose and Effect of the Amendment

The purpose of the amendment is to rationalize the boundaries of the Urban Area in Breslau and the Elmira and St. Jacobs Township Urban Areas, and to rationalize the Countryside Line associated with the Elmira and St. Jacobs Township Urban Areas, in accordance with the policies of the ROP.

Breslau is identified as part of the Urban Area on Map 3a of the ROP and, Elmira and St. Jacobs are identified as Township Urban Areas on Map 3b of the ROP. The proposed amendment would rationalize the boundary the Township Urban Area, the Urban Area and the Countryside Line to redirect growth to locations that can be developed more efficiently and cost-effectively on full municipal services.

The Countryside Line is delineated on Map 7 of the ROP. This line represents the long-term boundary between the existing Township Urban Areas and the countryside. The
proposed amendment would rationalize the boundary of the Countryside Line to focus the Township’s long-term growth of the Elmira and St. Jacobs Township Urban Areas. A change to the Countryside Line in the vicinity of Breslau is not required in order to appropriately focus long-term growth of Breslau.

**Basis for the Amendment**

When Regional Council adopted the new ROP in 2009, it established a policy framework for the four townships to review the boundaries of their respective Township Urban Areas and the Countryside Line delineated in the new ROP. A similar policy was established to permit the review of the Breslau Urban Area. This review, referred to as a rationalization exercise, is intended to give each township an opportunity to more closely evaluate and if necessary realign these boundaries to redirect growth to areas where servicing is more readily available and that could more efficiently accommodate growth.

The policy basis for this amendment is set out in ROP Policies 2.B.4 and 2.B.7. Policy 2.B.4 states that the Township of Woolwich may propose a rationalization of the Breslau Urban Area designation. Policy 2.B.7 states that the Townships of North Dumfries, Wellesley, Wilmot and Woolwich may propose a rationalization of the boundaries of their Township Urban Areas and/or the Countryside Line. It is important to note that the results of the rationalization exercises are neutral, meaning that the intent of the exercise is to only reconfigure boundaries. Consistent with ROP Policies 2.B.4 and 2.B.7, no additional land is being designated to accommodate growth at this time.

In 2018, the Township of Woolwich completed a rationalization exercise to rationalize the Township Urban Area boundary and Countryside Line for Elmira and St. Jacobs by adopting Official Plan Amendment No. 30 (OPA 30). In 2019, the Township completed a similar exercise to rationalize the Urban Area boundary for Breslau by adopting Official Plan Amendment No. 34 (OPA 34).

Approval of OPA 30 and OPA 34 would amend various maps in the Township’s Official Plan to rationalize the boundaries of the Countryside Line, the Breslau Urban Area and the Elmira and St. Jacobs Township Urban Areas. Since the boundaries of these areas are also identified in the ROP, any proposed revisions in the Township’s Official Plan cannot be approved until the ROP has been amended. The proposed ROP amendment would revise Map 3a, Map 3b and Map 7 of the ROP accordingly to provide for the approval of OPA 30 and OPA 34 as they relate to the proposed boundaries of the Countryside Line and the Elmira and St. Jacobs Township Urban Areas, and the proposed Breslau Urban Area in the Township of Woolwich.

**Provincial Plans and Policies**

The proposed ROP amendment conforms to or does not conflict with the A Place to
Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The amendment is also consistent with the Provincial Policy Statement, 2014 issued under Section 3(1) of the Planning Act.

Specifically, the proposed amendment is subject to Policy 2.2.8.4 of the 2019 Growth Plan which permits municipalities to adjust settlement area boundaries outside of a municipal comprehensive review provided that:

a) there would be no net increase in land within settlement areas;
b) the adjustment would support the municipality’s ability to meet the intensification and density targets established pursuant to the Growth Plan;
c) the location of any lands added will satisfy the applicable requirements of Growth Plan Policy 2.2.8.3 (i.e., settlement area expansion criteria);
d) the affected settlement areas are not rural settlements or in the Greenbelt Area; and
e) the settlement area to which lands would be added is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands.

Related Applications under the Planning Act

The proposed ROP amendment relates to and is intended to facilitate the approval and implementation of OPA 30 and OPA 34. These amendments have been submitted to the Region and are currently under review.

Public Feedback

Under the Planning Act, a public meeting is required before Regional Council can consider any proposed amendments to the ROP. This meeting is intended to keep the public informed and give any interested individuals a chance to provide their comments.

The Notice of the Public Meeting was advertised in the Record on January 28, 2020, in accordance with the requirements of the Planning Act. The proposed amendment has also been published in the Woolwich Observer on January 30, 2020 and posted on the Region’s website.

Proposed Next Steps

The proposed ROP amendment has been circulated to interested stakeholders and agencies for review and comment in accordance with the Planning Act. Regional staff will prepare a follow-up report to the Planning and Works Committee later this spring, summarizing the results of today’s public meeting, comments received through the circulation process, and to provide a formal recommendation on the proposed ROP amendment.
Corporate Strategic Plan:

If approved, the proposed ROP amendment would support the Region’s focus area on Environment and Sustainable Growth.

Financial Implications:

Nil

Other Department Consultations/Concurrence:

Nil

Attachments

Attachment 1 – General Location Map (Elmira and St. Jacobs)
And General Location Map (Breslau)
Attachment 2 - Draft Regional Official Plan Amendment No. X

Prepared By:  David Welwood, Principal Planner

Approved By:  Rod Regier, Commissioner of Planning, Development and Legislative Services
Attachment 1 - General Location Map (Elmira and St. Jacobs)
Attachment 2 – General Location Map (Breslau)
REGIONAL OFFICIAL PLAN 2031

Draft Amendment No X

Rationalization of the boundaries of the Countryside Line, the Breslau Urban Area and the Elmira and St. Jacobs Township Urban Areas

Township of Woolwich

Region of Waterloo
AMENDMENT NO. X TO THE REGIONAL OFFICIAL PLAN

RATIONALIZATION OF THE BOUNDARIES OF THE COUNTRYSIDE LINE, BRESLAU URBAN AREA BOUNDARY AND AND THE ELMIRA AND ST. JACOBS TOWNSHIP URBAN AREAS TOWNSHIP OF WOOLWICH

PART I - PURPOSE AND EFFECT OF THE AMENDMENT

The purpose of this amendment is to rationalize the boundaries of the Countryside Line, the Urban Area, and the Township Urban Areas, in accordance Policies 2.B.4 and 2.B.7 of the Regional Official Plan (ROP).

Breslau is currently identified as an Urban Area on Map 3a of the ROP. Elmira and St. Jacobs are identified as Township Urban Areas on Map 3b. The proposed amendment would finalize/ rationalize the boundaries of this settlement area to redirect growth to locations that can be developed more efficiently and cost-effectively on full municipal services.

The Countryside Line is currently located on Map 7 of the ROP. This line represents the long-term boundary between the Urban Areas, the Township Urban Areas and the Countryside. The proposed amendment would rationalize the boundary of the Countryside Line adjacent to the Elmira and St. Jacobs settlement areas to reflect the Township’s long-term growth management strategy.

PART II - BASIS OF THE AMENDMENT

When Regional Council adopted the new Regional Official Plan (ROP) in 2009, it established a policy framework for the four townships to review the boundaries of their respective Township Urban Areas and the Countryside Line identified in the new ROP. The ROP also established a policy framework for Woolwich Township to review the Urban Area boundary between Planned Highway 7 and the Region of Waterloo International Airport. This review, referred to as a rationalization exercise, is intended to give the townships an opportunity to more closely evaluate, and if necessary realign these boundaries to redirect growth to areas where servicing is more readily available and that could better accommodate growth.

The policy basis for this amendment is set out in ROP Policies 2.B.4 and 2.B.7. Policy 2.B.4 states that the Township of Woolwich may propose a rationalization of the Urban Area designation between Planned Highway 7 and the Waterloo Region International Airport through a further amendment to the Plan. Policy 2.B.7 states that the Townships of North Dumfries, Wellesley, Wilmot and Woolwich may propose a rationalization of the boundaries of their Township Urban Areas and/or the Countryside Line respectively.

The above policies are enabling in nature and expressly permit the four townships to propose a rationalization of the boundaries of their respective Township Urban Areas and the Countryside Line, and the Breslau Urban Area. Fundamentally, these policies
are intended to redirect growth to locations that can be developed more efficiently and cost-effectively on full municipal services.

In March 2018 the Township of Woolwich completed a rationalization exercise in accordance with ROP Policy 2.B.7 to rationalize the Township Urban Area boundary and the Countryside Line for Elmira and St. Jacobs. This planning exercise culminated in Amendment No. 30 (OPA 30) to the Township’s Official Plan, which Township Council adopted on March 6, 2019 under By-law No. 16-2018. In September, 2019 the Township completed a rationalization of the Urban Area boundary for Breslau in accordance with ROP Policy 2.B.4. This planning exercise culminated in Amendment No.- 34 (OPA 34) to the Township’s Official Plan, which was adopted on September 10, 2019 by By-law 67-2019.

Approval of OPA 30 and OPA 34 would amend various maps in the Township’s Official Plan to rationalize the boundaries of the Countryside Line, the Urban Area, and the Township Urban Areas. However, the boundaries of these areas are also identified in the ROP, therefore, any proposed revisions to them in the Township’s Official Plan cannot be approved until they are first amended in the ROP. The proposed ROP amendment will revise Map 3a, 3b and Map 7 of the ROP accordingly to provide for the approval of OPA 30 and OPA 34 as they relate to the boundary of the Countryside Line, the Urban Area and the Township Urban Area.

Overall, this amendment is intended to finalize the boundary of the Countryside Line, the Urban Area and the Township Urban Area. This amendment conforms to the policies of the ROP, the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and is consistent with the Provincial Policy Statement, 2014.

**PART III - DETAILS OF THE AMENDMENT**

The following changes to Map 3a, 3b and Map 7 constitute the amendment to the ROP:

1. **Map 3a – Urban Area**

   Map 3a is amended to:

   a) designate the areas shown with a diagonal-hatched pattern on Schedule A as “Urban Designated Greenfield Areas”;

   b) remove the areas shown with a cross-hatched pattern on Schedule A from the “Urban Designated Greenfield Areas” designation; and

   c) revise the boundary of the “Urban Area” in accordance with paragraphs b) and c) above, and as shown on Schedule A.

2. **Map 3b – Township Urban Area**

   Map 3b is amended to:

   a) designate the areas shown with a diagonal-hatched pattern on Schedule B as “Township Designated Greenfield Areas”;
b) remove the areas shown with a cross-hatched pattern on Schedule B from the “Township Designated Greenfield Areas” designation; and

c) revise the boundary of the “Township Urban Area” in accordance with paragraphs a) and b) above, and as shown on Schedule B.

3. **Map 7 – The Countryside**

Map No. 7 is amended to:

a) remove the areas shown with diagonal-hatched pattern on Schedule C from the “Prime Agricultural Area” designation;

b) designate the areas shown with cross-hatched pattern on Schedule C as “Prime Agricultural Area”; and

c) revise the boundary of the “Countryside Line” as shown on Schedule C.

**PART IV - IMPLEMENTATION**

This amendment will be implemented through the Region’s consideration and approval of Amendment Nos. 30 and 34 to the Township’s Official Plan, future amendments to the Township’s Zoning By-law, and through the review and approval of development applications on the affected lands.