Regional Municipality of Waterloo

Planning and Works Public Input

Agenda

Wednesday, February 19, 2020

5:00 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-20-05, Statutory Public Meeting – Proposed Amendment to the Regional Official Plan to Rationalize the Boundary of the Countryside Line, and the Wellesley Township Urban Area, Township of Wellesley (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, and the Wellesley Township Urban Area, Township of Wellesley

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 Wellesley Township Urban Area (see Attachment 1 for general location). This report explains the purpose and effect for the proposed amendment, and outlines the next steps in the ROP amendment (ROPA) process.

In 2019, the Township of Wellesley completed a detailed planning exercise to rationalize the boundaries of the Countryside Line, and the Wellesley Township Urban Area. Amendment No. 10 to the Township of Wellesley’s Official Plan (OPA 10) was adopted on July 9, 2019 by By-law 31/2019. The process for this amendment involved an extensive public process with public meetings held on June 20, 2017 and April 3, 2018.

OPA 10 was intended to redirect growth to areas that can be developed more efficiently and cost-effectively on full municipal services. If approved, the proposed ROPA would implement the boundary rationalization proposed by OPA 10. A copy of the proposed
ROPA is contained in Attachment 2.

Under the Planning Act, at least one public meeting is required before Regional Council can consider a proposed ROPA. This meeting is intended to keep the public informed and give individuals an opportunity to provide feedback on the proposed ROPA. 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 ROPA.

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 Wellesley Township Urban Area (see Attachment 1 for general location).

Purpose and Effect of the Amendment

The purpose of the amendment is to rationalize the boundaries of the Countryside Line, and the Wellesley Township Urban Area in accordance with the policies of the ROP.

Wellesley is identified as a Township Urban Area on Map 3d of the ROP. The proposed amendment would rationalize the boundary of the Wellesley Township Urban Area 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 Wellesley Township Urban Area and the countryside. The proposed amendment would rationalize the boundary of the Countryside Line to focus the Township’s long-term growth of the Wellesley Township Urban Area.

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. 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 Policy 2.B.7 which 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 through an amendment to the ROP. It is important to note that the results of the rationalization exercise must be neutral in terms of lands added and removed, meaning that the intent of the exercise is to only reconfigure boundaries. Consistent with ROP Policy 2.B.7, no additional land is being designated to accommodate growth at this time.

In July 2019, the Township of Wellesley completed a rationalization exercise in accordance with the ROP policies noted above. The rationalization exercise culminated in the adoption of OPA 10 on July 9, 2019.

Approval of OPA 10 would amend various maps in the Township’s Official Plan to rationalize the boundaries of the Countryside Line and the Wellesley Township Urban Area. 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 ROPA would revise Map 3d and Map 7 of the ROP accordingly to enable the approval of OPA 10 as it relates to the boundary of the Township Urban Area for Wellesley and the Countryside Line.

**Provincial Plans and Policies**

The proposed ROPA 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 boundary 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 ROPA relates to and is intended to facilitate the approval and implementation of OPA 10. This amendment has been submitted to the Region and is 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 October 30, 2020, and posted on the Region’s website.

**Proposed Next Steps**

The proposed ROPA 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 ROPA.

**Corporate Strategic Plan:**

If approved, the proposed ROPA 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
Attachment 2 - Draft Regional Official Plan Amendment No. X
REGIONAL OFFICIAL PLAN 2031

Draft Amendment No X
Rationalization of the boundaries of the Countryside Line and the Wellesley Township Urban Area
Township of Wellesley

Region of Waterloo

February 2020
PART I - PURPOSE AND EFFECT OF THE AMENDMENT

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

The Wellesley Township Urban Area is identified on Map 3d of the ROP. The proposed amendment would finalize/rationaize 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 shown on Map 7 of the ROP. This line represents the long-term boundary between the existing Wellesley Township Urban Area and the countryside. The proposed amendment would rationalize the boundary of the Countryside Line 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. 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 Policy 2.B.7. The policy is enabling in nature and expressly permits the four townships to propose a rationalization of the boundaries of their respective Township Urban Areas and the Countryside Line. Fundamentally, this policy is intended to redirect growth to locations that can be developed more efficiently and cost-effectively on full municipal services.

In July 2019 the Township of Wellesley completed a rationalization exercise in accordance with the ROP policies noted above. This planning exercise culminated in Amendment No. 10 (OPA 10) to the Township’s Official Plan, which Township Council adopted on July 9, 2019 under By-law No. 31/2019.

Approval of OPA 10 would amend various maps in the Township’s Official Plan to rationalize the boundary of the Wellesley Township Urban Area and the Countryside Line. 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 3d and Map 7 of the ROP accordingly to provide for the approval of OPA 10 as it relates to the boundary of the Township Urban Area and the Countryside Line.

Overall, this amendment is intended to finalize the boundary of the Township Urban Area and the Countryside in Wellesley. 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 3d and Map 7 constitute the amendment to the ROP:

1. **Map 3d – Wellesley Township Urban Area**

   Map 3d is amended to:

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

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

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

2. **Map 7 – The Countryside**

   Map No. 7 is amended to:

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

   b) revise the boundary of the “Countryside Line” in accordance with paragraph a) above, and as shown on Schedule B.

PART IV - IMPLEMENTATION

This amendment will be implemented through the Region’s consideration and approval of OPA 10, future amendments to the Township’s Zoning By-law, and through the review and approval of development applications on the affected lands.