Notice of Adoption

Amendment No. 2 to the Regional Official Plan:
Identification of Urban Designated Greenfield Areas in the City of Cambridge and
the Township of Woolwich

Date of Notice: Tuesday, July 10, 2018
Last Date of Appeal: Monday, July 30, 2018

In accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, Council for the Regional Municipality of Waterloo passed By-law No.18-035 adopting Amendment No. 2 to the Regional Official Plan (ROP) at its meeting held on June 27, 2018. A copy of Amendment No. 2 is attached hereto.

This Notice of Adoption sets out the purpose and effect of the amendment, when and how to file an appeal in respect of the amendment, and how to obtain additional information.

Purpose and Effect of the Amendment

The purpose of ROP Amendment No. 2 is to:

1. designate 55 hectares of Urban Designated Greenfield Areas in the southern portion of the Township of Woolwich;
2. designate 100 hectares of Urban Designated Greenfield Areas in the northern part of the City of Cambridge;
3. designate 14.49 hectares of land as Prime Industrial/Strategic Reserve (Serviced) in the northern part of the City of Cambridge;
4. redesignate 14.49 hectares from Prime Industrial/Strategic Reserve (Serviced) to Urban Designated Greenfield Areas in the northern part of the City of Cambridge;
5. modify and maintain policy to identify future Ottawa Street alignment as the southern boundary of the Urban Area in the Township of Woolwich;
6. incorporate policies to deem planning applications for the Urban Designated Greenfield Area in the City of Cambridge premature until the Official Plan Amendment to the City of Cambridge Official Plan for the Secondary Plan is in full force and effect;
7. incorporate policies to require development applications to respect the applicable Subwatershed Studies; and
8. incorporate policy to provide for future consideration of lands through the Municipal Comprehensive Review.
Related Applications

The land proposed to be designated as Urban Area through this proposed amendment in accordance with ROP Policy 2.B.3 (j), will be subject to a subsequent amendment to the City of Cambridge Official Plan to implement the associated Secondary Plan. It is anticipated that privately initiated Official Plan Amendment(s) will be brought forward in association with any lands designated Urban Area in the Township of Woolwich in accordance with ROP Policy 2.B.3 (i).

Written and Oral Submissions

The proposed ROP Amendment was circulated to agencies and public bodies for input and a statutory public meeting was held on May 1, 2018. An explanation of submissions made through the statutory public process which had an effect on the decision made by Regional Council on June 27, 2018, is included below. Detailed responses to all public submissions made through the statutory public process for the ROP Amendment are available online in Appendix A of the Planning Rationale Report by WSP dated June 13, 2018 (https://www.regionofwaterloo.ca/en/doing-business/resources/WSP-Planning-Rationale-Report-with-Appendices-June-13-2018.pdf).

The Township of Woolwich, the Waterloo Catholic District School Board, the City of Kitchener, Canadian National Railway, Energy+ Inc., have responded to the circulation of the proposed ROP Amendment indicating that their respective agencies have no concerns or that they are supportive of the ROP Amendment. Waterloo North Hydro and the Waterloo Region District School Board provided comments related to future applications on the subject lands (i.e. local Official Plan Amendments) but did not identify any concerns with the ROP Amendment.

The Grand River Conservation Authority (GRCA) provided comments supporting the proposed ROP Amendment with a request to modify the proposed language as it relates to subwatershed studies. The ROP Amendment was modified based on this input and new policies 2.D.35 and 2.D.37 now include reference to “applicable subwatershed studies” rather than to the “Randall and Breslau Drain subwatershed study”.

The City of Cambridge requested the inclusion of a policy deeming development applications for the lands to be designated Urban Area within the City of Cambridge premature until the Official Plan Amendment to the Cambridge Official Plan for the Secondary Plan for these lands is in full force and effect. A policy was added in response to this request (New policy 2.D.38).
The City of Cambridge and the landowner of property located at the northeast corner of Fountain Street North and Middle Block Road requested the inclusion approximately three hectares of additional lands as Urban Designated Greenfield Area. The additional lands were requested to generally coincide with the eastern property boundary. The three additional hectares of land were identified in the ROP Amendment to be redesignated as Urban Designated Greenfield Area.

**Additional Information**

The staff report (PDL-CPL-18-21), agenda, minutes and a webcast from the statutory public meeting held by the Planning and Works Committee meeting on May 1, 2018 associated with this decision are available on the Region’s website through the following link: [https://calendar.regionofwaterloo.ca/Council/Detail/2018-05-01-0900-Planning-and-Works-Committee-Public-Input-re-Propo](https://calendar.regionofwaterloo.ca/Council/Detail/2018-05-01-0900-Planning-and-Works-Committee-Public-Input-re-Propo)

The staff report, agenda, minutes and webcast from the Planning and Works Committee meeting which considered the recommendation to approve this ROP Amendment on June 19, 2018 are available on the Region’s website through the following link: [https://calendar.regionofwaterloo.ca/Council/Detail/2018-06-19-0900-Planning-and-Works-Committee](https://calendar.regionofwaterloo.ca/Council/Detail/2018-06-19-0900-Planning-and-Works-Committee)

The staff report, agenda and webcast from the Council Meeting which approved this ROP Amendment and adopted the by-law to enact the ROP Amendment are available on Region’s website through the following link: [https://calendar.regionofwaterloo.ca/Council/Detail/2018-06-27-1900-Council](https://calendar.regionofwaterloo.ca/Council/Detail/2018-06-27-1900-Council)

Additional information is available for public inspection Monday to Friday between 9:00 a.m. and 4:00 p.m. at:

Regional Municipality of Waterloo
Planning, Development and Legislative Services
8th Floor, 150 Frederick Street,
Kitchener, Ontario

If you have any questions or require further information please direct your queries to:

Jane Gurney, AICP, MCIP, RPP
Principal Planner
Community Planning
Planning, Development and Legislative Services
Phone: 519-575-4500 Ext. 3454
Email: JGurney@regionofwaterloo.ca
When and How to File an Appeal

Any appeals to the Local Planning Appeal Tribunal must be filed no later than 4:30 pm on **Monday, July 30, 2018**. The written notice of appeal must:

i) be filed with the Regional Clerk at the Region of Waterloo (contact information below);

ii) set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies; and

iii) be accompanied by the fee required by the Local Planning Appeal Tribunal fee in the amount of $300, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please send the Notice of Appeal to the attention of the Regional Clerk at the following address:

Kris Fletcher  
Regional Clerk / Director of Council & Administrative Services  
Planning, Development and Legislative Services  
Regional Municipality of Waterloo  
150 Frederick Street, 2nd Floor  
Kitchener, ON N2G 4J3

The proposed ROP Amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of Council for the Regional Municipality of Waterloo is final if a Notice of Appeal is not received on or before **July 30, 2018**.

Who Can File an Appeal?

Only individuals, corporations or public bodies may appeal a decision of the Region of Waterloo to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the proposed official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Region of Waterloo or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body.

[Signature]
Acting Deputy Regional Clerk
AMENDMENT NO. 2 TO THE REGIONAL OFFICIAL PLAN

IDENTIFICATION OF URBAN DESIGNATED GREENFIELD AREAS IN THE CITY OF CAMBRIDGE AND THE TOWNSHIP OF WOOLWICH

1. The “Notes” to Table 1 are modified to add the following:

4. In accordance with the Ontario Municipal Board decision relating to the final approval of this Plan, 170 hectares of Urban Area Designated Greenfield Area has been brought into to this Plan through Amendment No. 2 in conformity with the revised 2031 population forecast contained the Provincial Growth Plan. Inclusion of the population associated with the 2031 forecasted population in Table 1 will be addressed through the next Municipal Comprehensive Review of the Regional Official Plan.

2. Policy 2.B.3 (d) is modified to remove the second and third sentences, such that the policy states:

“the expansion provides sufficient lands for a time horizon not exceeding 20 years, using the density targets, reurbanization targets and other policies in this Plan.”

3. Policy 2.B.3 (i) including subsections, is deleted in its entirety.

4. Policy 2.B.3 (j), including subsections, is deleted in its entirety.

5. Policy 2.B.3 (k) is renumbered as 2.B.3 (i)

6. New Policy 2.D.35 is added:

For the 55 hectares of Urban Designated Greenfield Areas generally located west of Fountain Street North and north of the future Ottawa Street extension, added to the Urban Area in the Township of Woolwich through Regional Official Plan Amendment 2, future development will respect the findings and recommendations of the applicable Subwatershed Study.

7. New Policy 2.D.36 is added:

For the 114 hectares of land in the City of Cambridge added to the Urban Area and designated as Urban Designated Greenfield Areas, generally located north of Middle Block Road, east of Riverbank Drive, and fronting onto Fountain Street North:

(i) future development and Secondary Plans for these lands will respect the findings of the applicable Subwatershed Study; and

(ii) development applications for the Urban Designated Greenfield Area
will be considered premature until the City of Cambridge Official Plan amendment for the secondary plan is in full force and effect.

8. New Policy 2.D.37 is added:
   For the lands north of the lands designated PISR north of Fairway Road North, south of the Grand River and west of Fountain Street North, future consideration will be given to including these lands as part of a potential future airport employment reserve through the next Municipal Comprehensive Review.

9. 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”; and
   b) designate the area shown with a dotted pattern on Schedule A as “Prime Industrial/Strategic Reserve (Serviced)”; and
   c) redesignate the area shown with a cross-hatched pattern on Schedule A from “Prime Industrial/Strategic Reserve (Serviced)” to “Urban Designated Greenfield Areas”; and
   d) revise the “Urban Area Boundary” in accordance with the above, as shown on Schedule A.

10. Map 7 – THE COUNTRYSIDE
    Map 7 is amended to:
    a) remove the areas shown with diagonal-hatched pattern and yellow background on Schedule B from the “Prime Agricultural Area” designation; and
    b) remove the area shown with a vertical-hatched pattern and pink background on Schedule B from the “Rural Areas” designation.

PART I - PURPOSE AND EFFECT OF THE AMENDMENT

Purpose and Effect
The ROP provides for the designation of a maximum of 170 hectares of Urban Designated Greenfield Areas. The location and extent of lands to be designated as Urban Designated Greenfield Areas are shown on Map 1.

The purpose of this amendment is to:
   9. designate 55 hectares of Urban Designated Greenfield Areas in the southern portion of the Township of Woolwich;
   10. designate 100 hectares of Urban Designated Greenfield Areas in the northern part of the City of Cambridge;
11. designate 14.49 hectares of land as Prime Industrial/Strategic Reserve (Serviced) in the northern part of the City of Cambridge;
12. redesignate 14.49 hectares from Prime Industrial/Strategic Reserve (Serviced) to Urban Designated Greenfield Areas in the northern part of the City of Cambridge;
13. modify and maintain policy to identify future Ottawa Street alignment as the southern boundary of the Urban Area in the Township of Woolwich;
14. incorporate policies to deem planning applications for the Urban Designated Greenfield Area in the City of Cambridge premature until the Official Plan Amendment to the City of Cambridge Official Plan for the Secondary Plan is in full force and effect;
15. incorporate policies to require development applications to respect the applicable Subwatershed Studies; and
16. incorporate policy to provide for future consideration of lands through the Municipal Comprehensive Review.

PART II - BASIS OF THE AMENDMENT
The ROP was approved, with modifications, by the Ontario Municipal Board (OMB) on June 18, 2015. ROP Policy 2.B.3 (d) identifies the need for a maximum of 170 hectares of Urban Designated Greenfield Areas for residential purposes and to form the beginning of a mixed use community, as set out in policies 2.B. 3 (i) and 2.B.3 (j). The maximum 170 hectares of Urban Designated Greenfield Areas are to be located in the Township of Woolwich and the City of Cambridge:
1. A maximum of 55 hectares of Urban Designated Greenfield Areas located west of Fountain Street North and north of the future Ottawa Street extension in the southern portion of the Township of Woolwich (Policy 2.B.3 (i));
2. A maximum of 115 hectares of Urban Designated Greenfield Areas to be located between Speedsville Road and the Grand River in the northern part of the City of Cambridge (Policy 2.B.3 (j)).

In order to identify the specific location of the 170 hectares additional supporting work was required in accordance with ROP Policies 2.B.3 (g) (the completion of applicable watershed studies) and (h) (the completion of a planning process to determine development densities and the general mix and location of land uses appropriate for the area). The required work, including the Randall and Breslau Drains Subwatershed Study and the planning process, has been completed. Based on this work the areas proposed for Urban Area designation are identified on Map 1.

ROP Policies related to the designation of a maximum of 55 hectares of Urban Designated Greenfield Areas in the Township of Woolwich provide a defined area that could be considered. This defined area, considered in concert with the completion of applicable subwatershed studies and the planning process, provided a scoped option for the location of the lands to be designated Urban Designated Greenfield Areas. The resulting configuration of the 55 hectares of land to be designated as Urban Designated Greenfield Areas in accordance with ROP Policy 2.B.3 (i) is provided in Map 1. ROP Policies pertaining to the designation of a maximum of 115 of Urban Designated Greenfield Areas in the northern part of the City of Cambridge provide for a broader
geographical area, with priority consideration given to the area located between Speedsville Road and the Grand River. The policies allow for the ability reconfigure existing Prime Industrial/Strategic Reserve (Serviced) (PISR) lands in order to redesignate PISR lands as Designated Urban Greenfield Area provided there is no impact to the overall quantity of PISR. The policies also give priority consideration to enhancing the size of the residential area currently comprised of the lands designated rural residential in the City’s Official Plan (north of Middle Block Road, south of Fairway Road North North), with the objective of creating a residential cluster of sufficient size so as to permit its integration with the surrounding employment uses to form the beginning of a mixed use community that will provide future residents the opportunity to live close to where they work. The policy framework was applied and resulted in the proposed land designations depicted on Schedule A. This includes the proposed designation of approximately 100 hectares of Urban Designated Greenfield Areas in the vicinity of Middle Block Road and Fountain Street North, the redesignation of 14.49 hectares of PISR to Designated Greenfield Urban Area and the addition of 14.49 hectares of PISR to locations on the eastern periphery of the existing PISR (5.88 hectares) and an area on the northwest corner of the intersection of Fountain Street North and Fairway Road North (8.24 hectares).

This amendment identifies the location of 169.49 hectares of Urban Designated Greenfield Area, completing the implementation of the Urban Area delineation identified ROP policies 2.B.3 (i) and 2.B.3 (j). In addition, the policies of the ROP enabling the designation of a maximum of 170 hectares of Urban Designated Greenfield Areas are being deleted as they will be redundant. A note will be added to Table 1 to recognize the revised 2031 population forecast. Policies are being added to provide for the incorporation of the findings and recommendations of the applicable Subwatershed Study, to maintain the southern limits of the Urban Area in the Township of Woolwich as the future alignment of the Ottawa Street extension, and to ensure that planning applications are deemed premature until the applicable Official Plan Amendments are in full force and effect (Regional Official Plan or Cambridge Official Plan).

This amendment conforms to the policies of the ROP, the Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement.

PART III - DETAILS OF THE AMENDMENT

The following changes to policies 2.B.3 (i) and 2.B.3 (j) and the changes to Map 3a and Map 7 constitute the amendment to the ROP:

1. The “Notes” to Table 1 are modified to add the following:

4. In accordance with the Ontario Municipal Board decision relating to the final approval of this Plan, 170 hectares of Urban Area Designated Greenfield Area has been brought into to this Plan through Amendment No. 2 in conformity with the revised 2031 population forecast contained the Provincial Growth Plan. Inclusion of the population associated with the 2031 forecasted population in Table 1 will be addressed through the next Municipal Comprehensive Review of the Regional Official Plan.
2. Policy 2.B.3 (d) is modified to remove the second and third sentences, such that the policy states:

“the expansion provides sufficient lands for a time horizon not exceeding 20 years, using the density targets, reurbanization targets and other policies in this Plan.”

3. Policy 2.B.3 (i), including subsections, is deleted in its entirety.

4. Policy 2.B.3 (j), including subsections, is deleted in its entirety.

5. Policy 2.B.3 (k) is renumbered as 2.B.3 (i).

6. New Policy 2.D.35 is added:
   For the 55 hectares of Urban Designated Greenfield Areas generally located west of Fountain Street North and north of the future Ottawa Street extension, added to the Urban Area in the Township of Woolwich through Regional Official Plan Amendment 2, future development will respect the findings and recommendations of the applicable Subwatershed Study.

7. New Policy 2.D.36 is added:
   For the 55 hectares of land designated Urban Designated Greenfield Area located west of Fountain Street North and north of the future Ottawa Street extension, the southern edge of the Urban Area east of Woolwich Street South through to Fountain Street North will be deemed to be the final alignment of Ottawa Street as determined through the applicable environmental assessment process or equivalent study to the satisfaction of the Region of Waterloo without further amendment to this Plan.

8. New Policy 2.D.37 is added:
   For the 114 hectares of land in the City of Cambridge added to the Urban Area and designated as Urban Designated Greenfield Areas, generally located north of Middle Block Road, east of Riverbank Drive, and fronting onto Fountain Street North, future development and Secondary Plans for these lands will respect the findings of the applicable Subwatershed Study.

9. New Policy 2.D.38 is added:
   Development applications for the Urban Designated Greenfield Area will be considered premature until the City of Cambridge Official Plan amendment for the secondary plan is in full force and effect.

10. New Policy 2.D.39 is added:
    For the lands north of the lands designated PISR north of Fairway Road
North, south of the Grand River and west of Fountain Street North, future consideration will be given to including these lands as part of a potential future airport employment reserve through the next Municipal Comprehensive Review.

11. 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”; and

b) designate the area shown with a dotted pattern on Schedule A as “Prime Industrial/Strategic Reserve (Serviced)”; and

c) redesignate the area shown with a cross-hatched pattern on Schedule A from “Prime Industrial/Strategic Reserve (Serviced)” to “Urban Designated Greenfield Areas”; and

d) revise the “Urban Area Boundary” in accordance with the above, as shown on Schedule A.

12. Map 7 – THE COUNTRYSIDE

Map 7 is amended to:

c) remove the areas shown with diagonal-hatched pattern and yellow background on Schedule B from the “Prime Agricultural Area” designation; and

d) remove the area shown with a vertical-hatched pattern and pink background on Schedule B from the “Rural Areas” designation.

PART IV - IMPLEMENTATION

This amendment will be implemented through the Region’s consideration and approval of this Official Plan Amendment, as well as further implemented through future amendments to the Official Plans and Zoning By-laws of the Township of Woolwich and the City of Cambridge, and through the review and approval of development applications on the affected lands.
Map 1. Lands affected by proposed Regional Official Plan Amendment 2.
Schedule B – Modifications to ROP Map 7 – THE COUNTRYSIDE

LEGEND

- Prime Agricultural Area
- Rural Areas
- Countryside Line
- Areas proposed to be removed from Prime Agricultural Area
- Areas proposed to be removed from Rural Areas

0 1,000 2,000

Meters