REGиональный муниципалитет Ватерлоо. Официальный комитет по планированию и работе.

АГЕНДА

Понедельник, 29 мая 2012 года
Заседание закрытого заседания
8:30 утра
Зал WATERLOO COUNTY
9:00 утра
Зал СОВЕТА
2-й этаж, административное здание Регионал
150 Frederick Street, Китченер, Онтарио

1. РЕШЕНИЕ ПО ПАТЕТУ

Данное решение предусмотрено по инициативе Закона о муниципалитете, 2001 года, для рассмотрения следующих предметов:

а) получение конфиденциальной информации, связанной с клиентом в интересах адвоката

б) персональные вопросы, связанные с узнаваемыми индивидами

2. РЕШЕНИЕ О РЕСОЛИВЕ

3. ОБЩЕСТВЕННЫЕ УКАЗЫВАЮЩИЕ

4. ОТЧЕТЫ О ПЛАНИРОВАНИИ, ЖИЛИЩЕ И ОБЩЕСТВЕННЫЕ УСЛУГИ

5. ДЕЛЕГАЦИИ

6. ЗАКЛЮЧЕНИЕ
REGION OF WATERLOO
PLANNING, HOUSING AND COMMUNITY SERVICES
Community Planning

TO: Chair Jim Wideman and Members of the Planning and Works Committee
DATE: May 29, 2012
FILE CODE: D17-40

SUBJECT: STATUTORY PUBLIC MEETING - PROPOSED ROPP AMENDMENT REGARDING THE BRESLAU RURAL SETTLEMENT AREA IN THE TOWNSHIP OF WOOLWICH

RECOMMENDATION:
For information.

SUMMARY:
The purpose of this public meeting is to receive comments from the community regarding an application to amend the 1995 Regional Official Policies Plan (ROPP). This ROPP remains legally in effect until the new Regional Official Plan (ROP) is approved by the Ontario Municipal Board, as described below.

The proposed ROPP amendment, submitted by Thomasfield Homes Ltd., relates to the Breslau Rural Settlement Area in the Township of Woolwich (see Appendix A for location map). Approval of the amendment would: 1) re-designate Breslau from a “Rural Settlement Area” and “Industrial/Commercial Area” to a “Township Urban Area”; 2) delete the existing development cap which limits Breslau to a total of 1,250 dwelling units; and 3) revise other associated policies and mapping accordingly. These changes are consistent with the new ROP adopted by Regional Council in 2009. The new ROP includes Breslau within the primary “Urban Area” designation. This designation requires new development to be serviced on full municipal water and wastewater services, thereby removing the need for the existing develop cap in Breslau.

The proposed ROPP amendment would not designate any new land uses within Breslau, and would not change the existing settlement boundaries. Specific land use proposals for Breslau would be considered through separate development applications submitted by the owner to the Region of Waterloo and the Township of Woolwich in the form of proposed amendments to the Township’s Official Plan and Zoning By-law, and through a proposed plan of subdivision. The Township of Woolwich is currently preparing a Secondary Plan to outline in more detail how Breslau should be developed.

The new ROP was appealed in January 2011 and remains before the Ontario Municipal Board at this time. Given the longer than anticipated approval process for the new ROP, and to avoid further delays, Thomasfield Homes Ltd. is seeking an amendment to the 1995 ROPP to facilitate its proposed plan of subdivision east of Forwell Creek in Breslau. The applicant would not have submitted this application if the new ROP was approved.

Under the Planning Act, at least one public meeting is required before Regional Council can consider any proposed amendments to the ROPP. This requirement is intended to keep the public informed and give any interested individuals a chance to provide their comments. This report provides the background for the May 29, 2012 statutory public meeting to be heard by the Planning and Works Committee. Delegations will be heard, but no decisions will be made.
The Notice of the Public Meeting was advertised in the Woolwich Observer on May 5, 2012, and in the Record on May 8, 2012 in conformity with the Planning Act. The amendment was also posted on the Region’s website.

Regional staff intends to present a follow-up report to the Planning and Works Committee later this year, summarizing the results of the public meeting, comments received through the circulation process, as well as a recommendation regarding the proposed amendment.

REPORT:

At the April 17, 2012 Planning and Works Committee (see Report P-12-045), Regional staff received permission to hold a public meeting to consider a proposed amendment to the 1995 Regional Official Policies Plan (ROPP). This ROPP remains legally in effect until the new Regional Official Plan (ROP) is approved by the Ontario Municipal Board. The new ROP was appealed by various parties in January 2011 and remains before the Board at this time.

Given the longer than anticipated approval process for the new ROP, and to avoid further delays, Thomasfield Homes Ltd. is seeking an amendment to the 1995 ROPP to facilitate its proposed plan of subdivision east of Forwell Creek in Breslau. The subdivision plan proposes a compact, mixed-use development with multi-story office employment uses located near a future GO Transit station. Approval of the proposed ROPP amendment would:

1) re-designate Breslau from a “Rural Settlement Area” and “Industrial/Commercial Area” to a “Township Urban Area”;
2) delete the existing development cap which limits Breslau to a total of 1,250 dwelling units; and
3) revise other associated policies and mapping accordingly.

The proposed ROPP amendment would not change, or affect, any land uses currently permitted in Breslau. The overall effect of this amendment would be to establish a broad policy framework in the ROPP within which the Township of Woolwich may continue to plan for additional population and employment growth within Breslau. This goal is consistent with the new ROP adopted by Regional Council in 2009. The new ROP includes Breslau within the primary “Urban Area” designation, and anticipates Breslau to develop with a greater mix of land uses and development densities to support the creation of a complete community. The Urban Area designation also requires new development to be serviced by full municipal water and wastewater services, thereby removing the need for the existing develop cap in Breslau. The Township of Woolwich is currently preparing a Secondary Plan to outline in more detail how Breslau should be developed.

Ultimately, the proposed ROPP amendment would be superseded by the new ROP once it is approved by the Ontario Municipal Board. In the meantime, the proposed ROPP amendment is intended to provide guidance into the review of the Township’s Official Plan, the Breslau Secondary Plan, and the review of alternative water and wastewater servicing options to accommodate additional development within Breslau.

No changes are being proposed to Breslau’s existing settlement boundary. The lands affected by the proposed amendment coincide with Breslau’s existing “Rural Settlement Area” and “Industrial/Commercial Area” boundaries as shown in the Township of Woolwich’s Official Plan. Appendix B contains the full text and mapping of the proposed amendment as submitted by the applicant.

This public meeting is being held pursuant to Sections 17 and 22 of the Planning Act, as amended, for the purpose of providing information and receiving comments from the public prior to Regional Council’s consideration of the proposed amendment. The Notice of the Public Meeting was
advertised in the Woolwich Observer on May 5, 2012, and in the Record on May 8, 2012. The amendment was also posted on the Region’s website.

The proposed ROPP amendment was circulated to interested stakeholders for review and comment in accordance with the Planning Act. A summary of the results of the public meeting, comments received through the circulation process, as well as a recommendation regarding the proposed amendment is scheduled to be tabled at a future Planning and Works Committee.

Area Municipal Consultation/Coordination

Staff consulted with the Township of Woolwich prior to receiving this application, and will continue to work closely with the Township. In accordance with the Planning Act, staff also circulated this application to the Cities of Cambridge and Kitchener, as the lands to which the proposed amendment would apply are located approximately one kilometre from the two municipalities.

CORPORATE STRATEGIC PLAN:

This public meeting supports the Region’s priorities with respect to Focus Area 2 (Growth Management and Prosperity) and Focus Area 5 (Service Excellence) of the Corporate Strategic Plan.

FINANCIAL IMPLICATIONS:

NIL

OTHER DEPARTMENT CONSULTATIONS/CONCURRENCE:

Legal Services have been consulted on the proposed ROPP amendment. The Water Services division is currently reviewing the water and wastewater servicing options for Breslau as part of Breslau Secondary Planning process.

ATTACHMENTS:

Appendix A - Location Map
Appendix B - Draft Copy of the Proposed ROPP Amendment

PREPARED BY: John Lubczynski, Principal Planner

APPROVED BY: Rob Horne, Commissioner of Planning, Housing and Community Services
PART I – PURPOSE OF THE AMENDMENT

The purpose of the proposed amendment is:

a) To re-designate the Breslau Settlement Area from ‘Rural Settlement Area 35.’ and Industrial/Commercial Area E. Industrial Area – Regional Road 17’ to ‘Township Urban Area’ on Map No. 6 – Settlement Pattern;

b) To amend the relevant policies of Section 7.5 Rural Settlement Areas and Industrial/Commercial Areas including Table 7.3 to delete ‘35. Breslau’ and ‘E. Industrial Area – Regional Road 17’, Section 7.5.1.8 to delete ‘Breslau’, and to delete Section 7.5.1.10 in its entirety;

c) To amend Map No. 2 – Provincially Significant Wetlands to add the Breslau Wetland Complex;

d) To amend Map No. 3 – Agricultural Resource Areas to remove the ‘Prime Agricultural Areas’ designation, replacing with white (Township Urban Areas).

PART II – BASIS OF THE AMENDMENT

On June 16, 2009 Regional Council following a substantive process and based on a comprehensive Growth Strategy adopted a new Regional Official Plan (ROP) for the Regional Municipality of Waterloo.

The new ROP designates the Breslau Settlement Area as part of the ‘Urban Area’ and provides for population, employment and densities to reflect that designation.

On December 22, 2010 the Ministry of Municipal Affairs and Housing issued their Notice of Decision approving with modifications the new Region of Waterloo Official Plan.

Following approval of the ROP several appeals to the Ontario Municipal Board were filed and since then the OMB has had several pre-hearings and motion hearings, however the appeal process is expected to continue, possibly for one or two years. Substantive delay of the approval of the ROP will delay consideration of the approval of municipal Official Plan Amendments, the Breslau Secondary Plan and development applications currently in circulation in the Township of Woolwich.
The existing Regional Official Policies Plan (ROPP) was approved by the Minister of Municipal Affairs and Housing, November 23, 1995, and further approved and amended to September 30, 2006. This amendment is required pursuant to Section 7.5.1.7 of the ROPP.

“7.5.1.7 An amendment to this Plan will be required to redesignate a Rural Settlement Area to Township Urban Area if the proposed expansion of the Rural Settlement Area would result in characteristics such as population, land uses, densities, and infrastructure, that are similar to existing Township Urban Areas.”

Section 7.5.1.3 of the ROPP provides for Area Municipalities to designate Rural Settlement Areas and Industrial/Commercial Areas in their Official Plans. The Township of Woolwich has designated the ‘Breslau Settlement Area’ in their Official Plan. The proposed amendment incorporates this designated settlement area and the Industrial/Commercial Area E. Industrial Area – Regional Road 17.

Re-designation of the Breslau Community to Township Urban Area will remove the Prime Agricultural Area designations on Map No. 3 – Agricultural Resource Areas.

Map No. 2 – Provincially Significant Wetlands is being amended to reflect current wetland mapping from the Ministry of Natural Resources.

**The Breslau Settlement Area**

The Township of Woolwich Official Plan (Section 7.16) designates the Breslau Settlement Area as an ‘Urban Settlement’ and provides for a maximum number of residential units which shall not exceed 1,250 to the year 2016. This is in conformity with Section 7.5.1.10 of the R.O.P.P. The residential land use policies provide for new fully serviced residential development density of approximately 12 units per gross residential hectare with a net residential density to a maximum 45 units per net residential hectare.

The Township O.P. provides for new development in two Special Policy Areas to be developed on municipal water and sanitary services extended from the City of Kitchener under a ‘Cross Border Servicing Agreement’ between the City of Kitchener and the Township of Woolwich.

The Township of Woolwich is currently undertaking an Official Plan Review in part to ensure conformity with the new ROP and provincial policy. The Township has also initiated a ‘Breslau Secondary Plan’ process to plan for urbanization of this community consistent with the policies of the new ROP.

The Township and Region have received and accepted complete applications from Thomasfield Homes for Official Plan Amendment, Zone Change and Draft Plan of Subdivision, for land designated ‘Urban Area’ east of Hopewell Creek. The proposed
draft plan provides for a compact, mixed-use development with multi-storey office employment use adjacent to a transit station site. The proposed development does not compromise population and employment density targets established in the new R.O.P. and the Designated Greenfield Area density targets in the Growth Plan.

Provincial policy (P.P.S. and Places to Grow) supports compact, mixed-use development that through higher density targets are efficiently utilizing urban lands and contributing to complete communities.

Metrolinx, an agency of the Government of Ontario, has approved a future GO Transit station site to be integrated with the proposed development. Their mandate includes working with municipalities and developers to support visionary community development at station sites to maximize ridership.

It is expected that other development applications will be submitted for land within the Breslau Settlement Area concurrent or following the secondary plan process.

This proposed amendment will provide the opportunity for the Township and Region to continue with the Breslau Secondary Plan, Township Official Plan Amendment, and ultimately consideration of pending development applications. The existing R.O.P.P. does not provide for this opportunity within the Breslau Settlement Area and this amendment is intended to provide it while the new R.O.P. is under appeal.

PART III – DETAILS OF THE AMENDMENT

The following revisions to Section 7.5 and Map Nos. 2, 3 and 6 constitute the proposed amendment to the Regional Official Policies Plan.

1) Section – 7.5 Rural Settlement Areas and Industrial/Commercial Areas

Section 7.5 is hereby amended by deleting from Table 7.3 “35. Breslau” and “E. Industrial Area – Regional Road 17”.

Section 7.5.1.8 is hereby amended by deleting “Breslau”.

Section 7.5.1.10 is hereby amended by deleting it in its entirety.

2) Map No. 2 – Provincially Significant Wetlands is hereby amended by adding the ‘Breslau Wetland Complex’, as shown on the attached Schedule A.1.

3) Map No. 3 – Agricultural Resource Areas is hereby amended by deleting the subject land – the Breslau Settlement Area from the area designated ‘Prime Agricultural Area’, and the symbols ‘35.’ and ‘E.’ as shown on the attached Schedule A.2.

4) Map No. 6 – Settlement Pattern is hereby amended by re-designating the subject land – Breslau Settlement Area from ‘Rural Settlement Areas’ and deleting the symbols ‘35.’ and ‘E.’ and replacing it with the ‘Township Urban Area’ designation, as shown on the attached Schedule A.3.
PART IV – IMPLEMENTATION

This amendment will be implemented through amendment to the Township of Woolwich Official Plan and the Breslau Secondary Plan and in the review of development applications submitted for approval