By-Law Number 20-030

of

The Regional Municipality of Waterloo

A By-law to amend By-law Number 09-025, as amended, being a by-law to adopt Amendment Number 3 to the Official Plan of the Regional Municipality of Waterloo – Rationalization of the Boundaries of the Countryside Line and the Wellesley Township Urban Area - Township of Wellesley

Whereas The Council of the Regional Municipality of Waterloo in accordance with Section 5 of the Municipal Act S.O. 2001, c.25, as amended, and the provisions of the Planning Act, R.S.O. 1990, c.P. 13, as amended, hereby enacts as follows:

1. The Regional Official Plan is hereby amended in accordance with the contents of Schedule ‘A’ attached hereto, and is hereby adopted as Amendment Number 3 to the Regional Official Plan.

2. This By-law shall come into force and effect on the day of final passing hereof.

By-law read a first, second and third time and finally passed in the Council Chamber in the Regional Municipality of Waterloo this 24th day of June, A.D., 2020.

Regional Clerk

Regional Chair
Amendment No. 3 to the Regional Official Plan
Rationalization of the Boundaries of the Countryside Line
and the Wellesley Township Urban Area
Township of Wellesley

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 Policy 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 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 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 Regional Official Plan (ROP) in 2009, it established a policy framework for the four townships to review the boundaries of their respective Countryside Line and Township Urban Areas identified in the 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 Countryside Line and Township Urban Areas. 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 Countryside Line and the Township Urban Area. 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 Countryside Line and the Township Urban Area.

Overall, this amendment is intended to adjust the boundary of the Countryside Line and the Township Urban Area in Wellesley. This amendment conforms to or does not conflict with 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, 2020.

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 Boundary” as shown on Schedule A.

2. **Map 7 – The Countryside**

Map No. 7 is amended to:

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

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

c) revise the boundary of the “Countryside Line” 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.