By-Law Number 20-031

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 4 to the Official Plan of the Regional Municipality of Waterloo – Rationalization of the boundaries of the Countryside Line, the Breslau Urban Area and the Elmira and St. Jacobs Township Urban Areas - Township of Woolwich

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 4 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. 4 to the Regional Official Plan

Rationalization of the Boundaries of the Countryside Line, Breslau Urban Area Boundary 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 with 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 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 adjust the boundary of the Countryside Line, the Urban Area and the Township Urban Area. 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 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” 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” 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 and Schedule D from the “Prime Agricultural Area” designation;

b) designate the areas shown with cross-hatched pattern on Schedule C and Schedule D 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.