

8.0 PROPOSED LAND USE CONCEPT

The majority of the land within the PSA is designated Prime Agricultural Area and land use within these areas are expected to remain more or less as is; predominantly agricultural, some rural residential, the Region of Waterloo International Airport and ‘natural’ areas primarily associated with the Kossuth Provincially Significant Wetland (PSW) Complex and the Breslau PSW Complex. A maximum of 115 ha of this land located between Speedsville Road and the Grand River is to be designated Urban Greenfield Area in accordance with Policy 2.B.3 j of the Region’s Official Plan (June 2015), excluding preliminary environmental features, buffers and floodplains. Preliminary land use in this area will be a mix of residential with commercial in the westerly portion and employment in the easterly portion in closer proximity to the airport.

In addition, a maximum of 55 ha of current Urban Designated Greenfield Area located west of Fountain Street and north of the future Ottawa Street extension is to be designated for residential purposes in accordance with Policy 2.B.3 i of the Region’s Official Plan (June 2015), excluding preliminary environmental features, buffers and floodplains. Preliminary land use in this area will be completely residential.

Potential impacts to the natural heritage features are discussed in the following sections. While many of the same impacts and existing and potential stressors are found within the PSA and Stage 2 lands, these areas differ in their anticipated long-term land uses (i.e. agricultural or natural outside the urban area and urban / commercial / employment within) and specific impacts.