

TABLE OF CONTENTS

| | | |
|------------------|--|-----------|
| CHAPTER 1 | INTRODUCTION TO THE REGIONAL OFFICIAL PLAN | 1 |
| 1.A | Overview of Waterloo Region | 1 |
| 1.B | Vision for a Sustainable and Liveable Waterloo Region | 2 |
| | A Sustainable Waterloo Region | 2 |
| | A Liveable Waterloo Region | 3 |
| 1.C | Role of the Regional Official Plan | 3 |
| | Protecting Regional Corporate Interests | 4 |
| | Ensuring Conformity with the Regional Official Plan | 4 |
| | Exercising Delegated Development Review Responsibilities | 4 |
| | Exercising Assigned Approval Authority Responsibilities | 5 |
| 1.D | Preparing the Plan | 5 |
| 1.E | Plan Organization and Structure | 6 |
| | Plan Organization | 6 |
| | Plan Structure | 6 |
| CHAPTER 2 | SHAPING WATERLOO REGION'S URBAN COMMUNITIES | 9 |
| 2.A | Population and Employment Forecasts | 10 |
| 2.B | Planned Community Structure | 11 |
| | The Countryside Line | 12 |
| | Urban Area | 13 |
| | Urban Area Expansions | 13 |
| | Township Urban Areas | 17 |
| | Township Urban Area Expansions/Rationalizations | 17 |
| 2.C | Reurbanization Target | 18 |
| 2.D | Urban Area Development Policies | 19 |
| | General Development Policies | 20 |
| | Transit Oriented Development Policies | 20 |
| | Urban Growth Centres | 21 |
| | Major Transit Station Areas | 22 |
| | Reurbanization Corridors | 24 |
| | Major Local Nodes | 24 |
| | Urban Designated Greenfield Areas | 25 |
| | Prime Industrial/Strategic Reserve (Serviced) | 26 |
| | Special Policies for Urban Areas | 27 |
| 2.E | Township Urban Areas Development Policies | 30 |
| | General Development Policies | 30 |
| | Township Urban Growth Centres | 30 |
| | Township Designated Greenfield Areas | 31 |
| 2.F | Highway 401/Regional Road 97 Employment Area | 32 |
| 2.G | General Policies for Urban Development | 33 |
| | Major Urban Greenlands | 33 |
| | Retail Commercial Centres | 34 |
| | Offices and Institutional Land Uses | 34 |
| | General Intensification | 35 |
| | Land Use Compatibility | 35 |
| | Noise from Transportation Sources | 35 |
| | Contaminated Sites | 37 |

| | | |
|------------------|---|-----------|
| CHAPTER 3 | LIVEABILITY IN WATERLOO REGION | 39 |
| 3.A | Range and Mix of Housing | 40 |
| | Affordable Housing | 40 |
| | Special Needs and Community Housing | 41 |
| 3.B | Walking and Cycling | 42 |
| 3.C | Transportation Demand Management | 43 |
| 3.D | Energy Conservation | 44 |
| | Alternative/Renewable Energy Systems | 46 |
| | Lighting for Dark Sky | 46 |
| 3.E | Air Quality | 46 |
| 3.F | Access to Locally Grown and Other Healthy Foods | 47 |
| 3.G | Cultural Heritage | 48 |
| | Identification of Cultural Heritage Resources | 48 |
| | Cultural Heritage Landscapes | 49 |
| | Archaeology | 50 |
| | Heritage Planning Advisory Committee | 50 |
| | Cultural Heritage Impact Assessment | 51 |
| | Conservation, Promotion and Research | 52 |
| | Scenic Roads | 53 |
| 3.H | Human Services | 54 |
| CHAPTER 4 | SUPPORTING WATERLOO REGION'S BUSINESS COMMUNITY | 55 |
| 4.A | Employment Areas | 56 |
| 4.B | Planning and Managing Physical Infrastructure | 57 |
| 4.C | Collaborative Partnerships | 58 |
| 4.D | Environment and Business | 59 |
| CHAPTER 5 | ADDRESSING WATERLOO REGION'S INFRASTRUCTURE NEEDS | 61 |
| 5.A | Transportation Systems Planning | 62 |
| | General Policies | 62 |
| | Regional Transit System | 63 |
| | Walking and Cycling Networks | 64 |
| | Region of Waterloo International Airport | 64 |
| | Road Network | 65 |
| | Regional Road Design, Construction and Operation | 67 |
| | Designated Regional Road Allowances | 68 |
| | Rail Network | 69 |
| 5.B | Wastewater Treatment | 69 |
| | General Policies | 69 |
| | Individual Wastewater Treatment Systems | 70 |
| 5.C | Water Supply | 71 |
| | General Policies | 71 |
| | Private Wells | 71 |
| 5.D | Regional Infrastructure Planning Agreements and Monitoring | 72 |
| 5.E | Waste Management | 72 |
| 5.F | Utilities | 73 |

| | | |
|------------------|--|------------|
| CHAPTER 6 | SUPPORTING THE COUNTRYSIDE | 75 |
| 6.A | Countryside | 76 |
| 6.B | Protected Countryside | 77 |
| 6.C | General Policies | 78 |
| | Agriculture-Related Uses | 79 |
| | Secondary Uses | 80 |
| | Expansion/Intensification of Existing Employment Uses within the Countryside Line | 80 |
| 6.D | Rural Areas Special Policies | 81 |
| | Recreational and Tourism Uses | 81 |
| | Rural Institutional Uses | 82 |
| 6.E | Lot Creation and Lot Adjustment Policies | 82 |
| | Farm Lot Severances | 83 |
| | Severance of Agriculture-Related Uses | 84 |
| | Severances for Surplus Dwellings Designated Under the <u>Heritage Act</u> | 84 |
| | Severances for Woodlands/Conservation Lands | 84 |
| | Severances for Residential Infilling – Rural Areas Only | 85 |
| | Severances for Recreational and Tourism Uses – Rural Areas Only | 85 |
| | Severances for Rural Institutional Uses | 86 |
| | Severances for Rural Residential Lots – Beverly Area (Township of North Dumfries) | 87 |
| | Minor Lot Boundary Adjustments | 87 |
| 6.F | Rural Mixed-Use/Agricultural Clusters | 88 |
| 6.G | Countryside Settlements | 89 |
| 6.H | Municipal Park Use | 91 |
| CHAPTER 7 | THE GREENLANDS NETWORK | 93 |
| 7.A | The Greenlands Network | 94 |
| | Ecological and Environmental Advisory Committee | 96 |
| 7.B | Landscape Level Systems | 96 |
| | Environmentally Sensitive Landscapes | 96 |
| | Environmentally Sensitive Landscape Policies | 98 |
| | Significant Valleys | 103 |
| | Regional Recharge Areas (Environmental Protection) | 103 |
| | Provincial Greenbelt | 104 |
| 7.C | Core Environmental Features | 105 |
| | Significant Habitat of Endangered or Threatened Species | 105 |
| | Provincially Significant Wetlands | 106 |
| | Environmentally Sensitive Policy Areas | 106 |
| | Significant Woodlands | 107 |
| | Environmentally Significant Valley Features | 107 |
| | Significant Areas of Natural and Scientific Interest | 108 |
| | Core Environmental Features Policies | 108 |
| 7.D | Fisheries | 110 |
| 7.E | Supporting Environmental Features | 110 |
| | Linkages | 111 |
| 7.F | Watershed Planning | 112 |
| 7.G | Environmental Impact Statements | 114 |
| 7.H | Natural Hazards | 116 |

| | | |
|--|--|------------|
| 7.I | Environmental Stewardship | 118 |
| | Managing Woodland Resources | 118 |
| | Land Stewardship | 120 |
| CHAPTER 8 SOURCE WATER PROTECTION | | 121 |
| 8.A | Source Water Protection Areas | 122 |
| | General Policies | 122 |
| | Source Water Protection Land Use Categories | 123 |
| | Time of Travel Capture Zones | 124 |
| | Wellhead Protection Areas | 124 |
| | GUDI Wells and High Microbial Risk Management Zones | 128 |
| | Surface Water Intake Protection Zones | 128 |
| | Regional Recharge Areas (Source Water Protection) | 129 |
| 8.B | De-icing Salts | 130 |
| 8.C | Stewardship | 131 |
| CHAPTER 9 MANAGING AGGREGATE RESOURCES | | 133 |
| 9.A | Resource Protection | 134 |
| 9.B | Existing Mineral Aggregate Operations | 136 |
| 9.C | New Mineral Aggregate Operations | 137 |
| | Required Technical Information | 137 |
| | Review Criteria | 138 |
| 9.D | Extraction Below the Water Table | 142 |
| 9.E | Wayside Pits and Quarries, Portable Asphalt and Concrete Plants | 143 |
| 9.F | Rehabilitation of Aggregate Operations | 143 |
| CHAPTER 10 FULFILLING CONSULTATION AND IMPLEMENTATION ROLES | | 147 |
| 10.A | Public Consultation | 148 |
| | Partnerships and Collaboration | 148 |
| 10.B | Planning Tools and Resources | 149 |
| | Corporate Strategic and Fiscal Planning | 149 |
| | Community Improvement Plans | 149 |
| | Implementation Guidelines | 150 |
| 10.C | Policy and Mapping Interpretations | 151 |
| | Policy Interpretation | 151 |
| | Boundary Interpretation | 152 |
| 10.D | Development Review Process | 153 |
| 10.E | Plan Conformity | 155 |
| 10.F | Amendments to the Plan | 156 |
| 10.G | Monitoring, Plan Review and Updating | 157 |
| TABLES | | |
| | Table 1 Regional Population and Employment Forecasts | 11 |
| | Table 2 Noise Criteria for Noise Sensitive Land Uses | 36 |

APPENDICES

| | | |
|-------------|---|--------|
| Schedule A: | Designated Road Allowances | A - 1 |
| Schedule B: | Source Water Protection Land Use Categories | A - 17 |
| Schedule C: | Other Information and Materials that May be Required to Process an Application | A - 19 |

GLOSSARY OF TERMS

G - 1

MAPS

| | |
|---------------|--|
| Map 1 | Regional Context |
| Map 2 | Area Municipalities |
| Map 3a | Urban Area |
| Map 3b | Township of Woolwich: Township Urban Area, Elmira & St. Jacobs |
| Map 3c | Township of Wilmot: Township Urban Area, Baden & New Hamburg |
| Map 3d | Township of Wellesley: Township Urban Area, Wellesley |
| Map 3e | Township of North Dumfries: Township Urban Area, Ayr |
| Map 4 | Greenlands Network |
| Map 5a | Regional Transit Network |
| Map 5b | Existing, Planned and Proposed Roads and Corridors |
| Map 5c | Regional Cycling Routes |
| Map 6a | Urban Area Source Water Protection Areas |
| Map 6b | Township of Woolwich Source Water Protection Areas |
| Map 6c | Township of Wilmot Source Water Protection Areas |
| Map 6d | Township of Wellesley Source Water Protection Areas |
| Map 6e | Township of North Dumfries Source Water Protection Areas |
| Map 6f | Other Source Water Protection Areas – High Microbial Risk Management Zones |
| Map 6g | Other Source Water Protection Areas |
| Map 7 | The Countryside |
| Map 7a | The Countryside (Insert of Southwest Kitchener) |
| Map 8 | Mineral Aggregate Resource Areas |