



Township of Wilmot **REPORT**

REPORT NO. DS 2017-25

TO: Council

PREPARED BY: Harold O’Krafka, Director of Development Services
Andrew Martin, Manager of Planning / EDO

DATE: December 11, 2017

SUBJECT: Proposed OPA 9 – Conformity Review (2017)
Proposed OPA 10 – Settlement Boundary Rationalization Review

Recommendation:

That Report DS 2017-25 be received for information.

That Council adopt Official Plan Amendment No. 9 which combines the Conformity Review (2017) and the Settlement Boundary Rationalization Review (2017) and direct staff to forward Official Plan Amendment No. 9 to the Region of Waterloo for approval.

Background:

At its meeting of June 26, 2017, Council considered Report DS 2017-10 and directed staff to give Notice of a Special Meeting of Council, open to the Public, to discuss the revisions that may be required to bring the Township Official Plan (Township OP) into conformity with Provincial plans in accordance with Section 26 (3)(b) of the Planning Act, RSO 1990, as amended.

Notice was given in accordance with the requirements of the Planning Act and the Special Meeting of Council was held on August 28, 2017. The Special Meeting represented the formal beginning of the public portion of the conformity review.

Additional opportunities for public input and comment were identified at that meeting including a Public Open House (which was held on October 16, 2017) and a formal Public Meeting (which was held on October 23, 2017).

Notice of the Public Open House, and the Public Meeting, was placed in accordance with the requirements of the Planning Act in the New Hamburg Independent and the Ayr News. Notice was also provided on the Township website, the Township twitter feed and on the Township Community Events signs in New Hamburg, Baden, New Dundee and St. Agatha.

In addition written notice was sent to the prescribed agencies and to approximately 600 property owners. Property owners receiving direct notice included those in Rural Settlement Areas whose property is proposed for designation or de-designation, property owners within the Countryside

Line whose property is proposed for inclusion or exclusion from within the Countryside Line boundary, and those whose property within the Township Urban Areas of Baden and/or New Hamburg is proposed for designation or de-designation. Additionally property owners within 120m of those properties in the Township Urban Areas of Baden or New Hamburg proposed for designation by the draft amendment also received written notice.

Notice of this meeting was given on November 20, 2017 to all persons who requested to be notified of future meetings, persons who made written comments, persons who registered at the Public Open House, persons who made verbal submissions at the Public Meeting, and agencies. This report, DS 2017-25 was made available on December 4, 2017 on the Township's website and in the Development Services Department in advance of the meeting to ensure sufficient opportunity to review the recommendations of staff.

Comments received prior to the Public Meeting were included with report DS 2017-20. Written submissions received after the Public Meeting are attached as Appendix A to this report.

Discussion:

Through the Public and Agency consideration of the Conformity Review (2017) and the Settlement Boundary Rationalization Review a number of comments and concerns with the draft documents were received. Staff have reviewed these comments and provide responses below categorized between comments on the Conformity Review and the Boundary Rationalization. A copy of the recommended Official Plan Amendment is attached as Appendix B to this report.

Conformity Review Comments

Public Comments

- a) David Aston (Greg Voisin) verbally requested that with respect to commercial policies Goal X should be revised to specifically recognize the New Hamburg Core Area in addition to the Township's Urban Growth Centre as the focus for Commercial and Employment Activities. Staff concur and have modified Goal X to reflect this suggestion.

- b) Pierre Chauvin (Activa) requested that a policy be included to identify and acknowledge that stormwater management facilities, roads, trails and other infrastructure supporting growth within the Township Urban Areas may be located outside of the Township Urban Areas. Staff are of the opinion that the addition of such a policy is not required as the allowance for municipal infrastructure outside of a Township Urban Area or City Urban Area is well established. Provincial MDS guidelines do not allow the Township Urban Area to extend within an MDS arc but specifically allow infrastructure within the same arc. Considering the location of Waterloo-Oxford Secondary School, Sir Adam Beck Public School, Region of Waterloo (Region) and Township operations yards, Regional Library Headquarters, Regional Ambulance Station and much of the Region landfill, fire training and future paramedic station are all supportive of urban development but located outside the urban area. In the opinion of staff it is clear that the location of municipally owned roadways, sewers, waterlines, or stormwater management facilities outside a Township Urban Area does not require a special policy. These facilities are equally appropriate

within an urban boundary or outside an urban boundary provided they are municipally owned.

- c) Paul Grespan (Pestell) raised concerns respecting the impacts of residential development to the north of Pestell on the operations and potential future expansion of Pestell. Mr. Grespan requests that schedules identify the 1000m sphere of influence from Pestell and further that residential designation not be applied within 300m of the Pestell property. Additionally it is requested that proposed Policy 6.1.2 provide guidance on how the Township intends to prevent or minimize potential adverse effects between incompatible uses.

Staff are confident that proposed Policies 6.1.2, as well as 6.1.3, combined with the list of additional information listed in Schedule A which the Township will require in support of subdivision / condominium plans of subdivision, and the zoning amendments required to implement them, will ensure potential adverse effects are avoided.

Having said that, Township staff are not opposed to rewording Policy 6.1.3 with additional verbage as follows to ensure that the focus of the policy is not solely on employment uses.

6.1.3 The development of new employment uses and new sensitive land uses will have regard for Provincial guidelines respecting separation distances between employment uses and sensitive uses. In locating any sensitive land uses in the vicinity of any established or approved employment use, and vice versa, the Township, in consultation with the Region, and the Province's land use compatibility guidelines will apply effective separation distances for minimizing the impacts of noise, vibration, odour and particulate matter.

The inclusion of this wording emphasizes that the onus is on new development to demonstrate its compatibility with existing development whether it be new residential development north of the railway or new employment uses abutting the Hamilton Heights neighbourhood.

Future residential development applications to the north of the CN Railway and Pestell will be required to complete land use compatibility studies in accordance with the Regional and Township OP's. It is expected that compatibility will be achieved through a combination of separation distance and mitigation measures with a preference to passive (separation) versus structural (noise walls) mitigation as per draft Section 6.4 of the updated Plan.

Township staff are not supportive of Pestell's request to leave the lands (300m) immediately north of the railway within the agricultural designation at this time. As with other developments abutting the railway and industry the appropriate separation distances and any necessary mitigation measures can be achieved through the design and consideration of the subdivision plan and associated implementing zoning by-law. Other uses typically within the residential designation supporting residential growth, such as

stormwater management facilities, will logically form part of the passive mitigation and as such the designation is appropriate.

- d) The Owner of 1107 Christner Road verbally identified that the Christner Road range within the list of designated road allowances within Schedule B was identified as having errors. Staff concur and have modified the reference to reflect the range from Wilmot-Easthope Road to Waterloo Street.
- e) Justin Hanson (254 Laschinger Blvd) raised concerns at the Public Meeting respecting the loss of prime agricultural lands. It is the opinion of staff that the conformity review brings the Township OP into conformity with Regional and Provincial planning policies and guidelines – one of which is the protection of prime agricultural lands. Protection occurs through many policy streams in the Township OP. The creation of the Protected Countryside, increasing the amount of growth targeted to infill development and the consolidation and intensification of greenfield growth are a few examples.

The lands to the east of Laschinger Boulevard were identified in the 2003 Township OP as being the preferred and planned location for future residential growth in New Hamburg – several years before the approval of Phase 2 of the Laschinger Boulevard subdivision. This long term approach to planning is why Charles Young Avenue and Ingold Avenue terminate at the edge of NH Properties Inc.'s field and do not terminate in cul-de-sacs – the planned extension of these streets was in place long before the first home was ever built on these streets.

Notwithstanding the many policy streams the simple end result of the rationalization exercise is the reduction of lands inside the Countryside Line by over 40ha and the net reduction in lands currently designated for residential development in Wilmot Township by 25ha. Effectively the rationalization process resulted in an overall contraction of settlement boundaries in the process of defining them.

Agency Comments

- a) The City of Waterloo provided comments with respect to the inclusion of a reference to the City in policies referencing jurisdictional intersection of Township, Regional and Provincial roadways. Staff concur with the suggestion and policies referencing same have been modified accordingly. In addition, Waterloo staff noted numbering irregularities and staff have addressed these as well and the changes are identified in blue within the recommended official plan amendment attached.
- b) Township Facilities and Recreation Services Department

Comments related to incorporating components of the Recreation Master Plan into the Township OP related to parkland classification and the like. These policies will be added in the next update of the Township OP following the Region's Municipal Comprehensive Review.

c) Township Public Works Department

Comments related to minor wording changes which have been made and are shown in blue in the recommended official plan amendment attached.

d) Heritage Wilmot

Comments related to minor wording changes which have been made and are shown in blue in the recommended official plan amendment attached.

More significant proposals to include new policies on Scenic Roads, Historic Settlement Areas and the Arts, Culture and Heritage Master Plan will not be included at this time pending completion of the ACH Master Plan. Consideration will be given to their inclusion following the Region's Municipal Comprehensive Review.

e) The Grand River Conservation Authority

No comments or concerns.

Bill 73 and the Growth Plan for the Greater Golden Horseshoe (2017) conformity

In discussion with the Region a number of additional modifications to the draft document were required to ensure conformity with the new Growth Plan for the Greater Golden Horseshoe (2017) which took effect on July 1st as well as Bill 73. These edits are included in the attached draft document as blue text.

Bill 73 – Smart Growth for Our Communities Act, 2015

The Smart Growth for Our Communities Act, 2015 (Bill 73) received Royal Assent on December 3, 2015. The Act made changes to the Planning Act to give residents a greater say in how their communities grow, and to encourage municipalities to put parks plans in place that involve input from school boards and community members.

To incorporate these legislative changes, the draft OPA has been updated to:

- Include public consultation procedures regarding all amendments to the Township's OP, and to set out how and when the public will be consulted; and
- Clarify that the Township will consult with every school board having jurisdiction within the municipality during the review and update of the Township's Parks and Recreation Master Plan.

New Growth Plan for the Greater Golden Horseshoe (2017)

In May 2017, the Province released a new Growth Plan for the Greater Golden Horseshoe (Growth Plan) that came into effect on July 1, 2017. The new Growth Plan provides a long-term framework for where and how municipalities including Wilmot Township will grow to 2041. It seeks to curb sprawl, protect the natural environment and support economic

development by ensuring that land is available to accommodate forecasted population and employment growth when needed, now and in the future. The new Growth Plan replaced the former Growth Plan that initially took effect in June 2006.

The Growth Plan is intended to guide decisions on a wide range of matters, such as transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection, in the interest of better managing growth while promoting economic prosperity. Any planning decision of Township Council must conform to the Growth Plan as implemented through the Regional Official Plan (ROP).

The Township will implement the requirements of the Growth Plan in two separate stages.

The first stage, which is occurring as part of the subject OPA, will address the key elements of the Growth Plan that do not require a municipal comprehensive review of the ROP. The second stage will commence in 2019 as part of the next municipal comprehensive review of the ROP. Immediately following this review, the Township will initiate a subsequent amendment to its OP to bring it into conformity with the ROP and the Growth Plan in accordance with Sections 26 and 27 of the Planning Act.

A summary of the key changes to the draft OPA to incorporate the key elements of the Growth Plan as part of the first stage of implementation is as follows:

Settlement Area Boundary Expansions

- Future expansions to settlement area boundaries can only occur through a municipal comprehensive review of the ROP.
- New criteria to assess the feasibility of expansions, including an review of agricultural impacts, alignment with stormwater master plans or equivalents, and consideration of the financial viability of infrastructure and public service facilities over the life cycle of these assets
- The Province will be the approval authority for any future settlement expansions, as they require a municipal comprehensive review

Integrated Approach to Planning for Growth

- New policies supporting a more integrated approach when planning for growth
- The Township, in collaboration with the Region, must consider asset management plans, watershed planning, water, wastewater, stormwater master plans, environmental assessments, growth scenarios and other relevant studies in determining cost effective and sustainable planning approaches.

Complete Communities

- Enhanced policy framework to support the development of complete communities. Complete communities are places such as mixed-used neighbourhoods, or other urban areas that offer and support opportunities for people of all ages to conveniently access most of their daily living needs

- New policies supporting the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards

Planning for Infrastructure

- New policies requiring Township planning decisions to be supported by infrastructure master plans and asset management plans, to ensure infrastructure is financially viable over its full life-cycle
- New policies requiring an assessment of infrastructure risks and vulnerabilities and to develop climate change policies

Community Hubs

- Introduction of the term “community hub” and new policies that promote co-locating public service facilities and services within community hubs. New policies provide direction where community hubs should be located to optimize use
- New policies directing the township to collaborate and consult with service planning, funding and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities

Transportation

- New policies requiring the Township to adopt a “complete streets” approach when designing, refurbishing or reconstructing the existing or planned street network and of the importance of active transportation, particularly for transit where it is planned
- Further policy direction on urban form and the design of active transportation networks to contribute to the achievement of complete communities

Stormwater Management

- New policies requiring the Township to develop stormwater master plans for serviced settlement areas. Stormwater management must now incorporate appropriate low impact development techniques and green infrastructure
- Stormwater master plans for serviced settlement areas must be supported by watershed planning and address life cycle costs and maintenance. Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan

Stage 2 of the implementation will see Township staff will work in collaboration with Regional staff over the next number of years as part of the Region’s municipal comprehensive review of the ROP and a subsequent amendment to the Township OP to:

- Update Township’s population and employment forecasts to 2041

- Review the Township's residential and employment land requirements to 2041 in accordance with Province's new standardized land needs assessment methodology
- Update the Township's reurbanization target and greenfield density target
- Identify strategic growth areas to facilitate reurbanization throughout Waterloo Region
- Develop and implement Regional housing strategy (e.g., affordable housing targets, mix of housing types)
- Develop and implement of Regional employment strategy (e.g., employment densities, conversions)
- Refine and implement Provincial Natural Heritage System
- Refine and implement Provincial Agricultural System
- Identify actions in the Township to help reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016

Boundary Rationalization

Report DS2017-10, provides a detailed explanation of the rationalization process and adjustments proposed to the Countryside Line (CSL), Rural Settlement Areas (RUA's), and Township Urban Areas (TUA's).

The Rationalization exercise was undertaken to inform the delineation of settlement area boundaries in the Township of Wilmot. Policy 2.2.8.1 of the Growth Plan for the Greater Golden Horseshoe requires municipalities to delineate settlement areas in OP's. Through the rationalization exercise, delineation of the CSL, TUA's and RSA's was completed in a manner that conforms to the policies and schedules of the ROP. As such, Township staff is satisfied that the proposed Official Plan Amendment to rationalize the boundaries of the CSL, TUA's and RSA's conforms or does not conflict with the provisions of the Growth Plan, the ROP, and is consistent with the provisions of the Provincial Policy Statement.

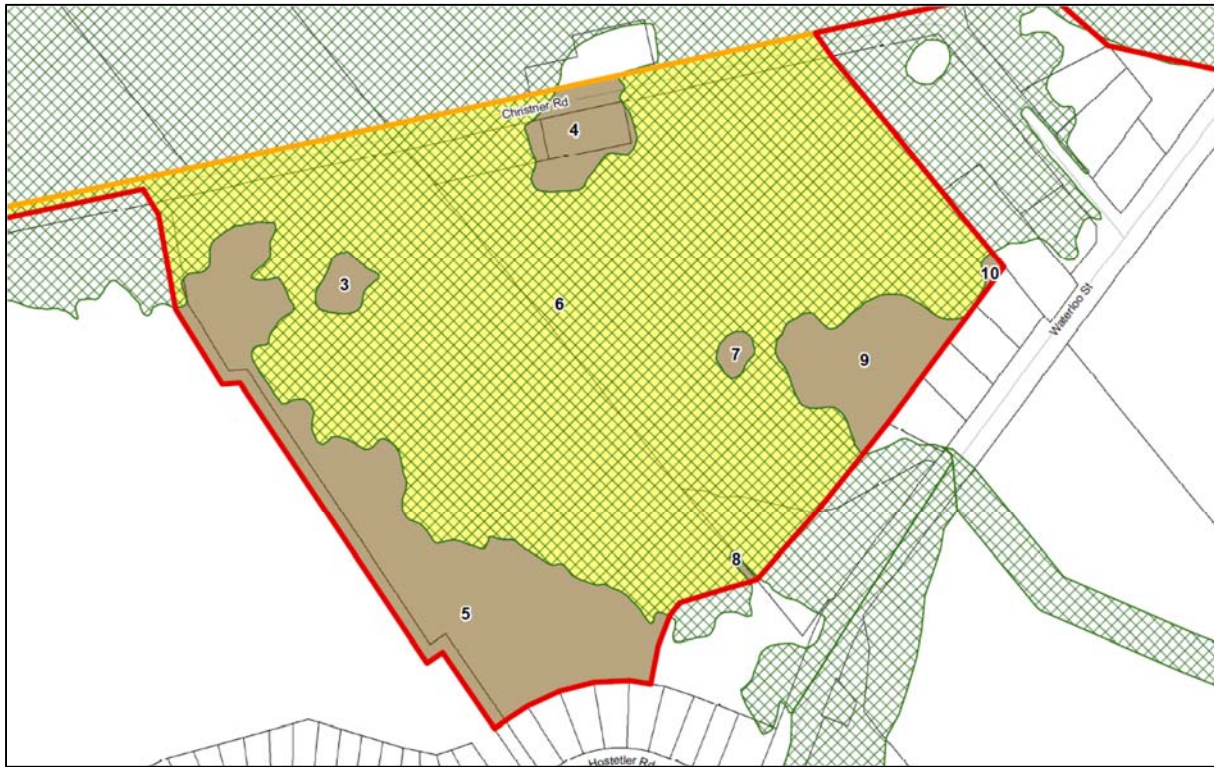
While this process will result in the delineation of settlement boundaries, specifics with respect to development form, configuration, road layout etc. do not form part of this process. Detailed analysis will be completed through the future subdivision and implementing zone change process. Comments received through the public consultation process relating to future subdivision design, housing forms, and traffic patterns are not specifically addressed in this report as this process does not delve into that specific level of analysis. Future subdivision and zoning implementation will be subject to further public consultation.

The following paragraphs provide responses and/or summarize modifications to mapping based on comments received during the public consultation process.

Countryside Line Rationalization

Parcels 3-10:

Comments were received from Craig Swartzentruber, 1140B Waterloo Street, regarding exclusion of their property from the CSL. 1140B Waterloo Street contains portions of Parcels 4, 6, 7, 9 and 10 on the CSL rationalization map. Below is the CSL rationalization map on which the floodplain, as provided by the GRCA, has been identified with cross-hatching.

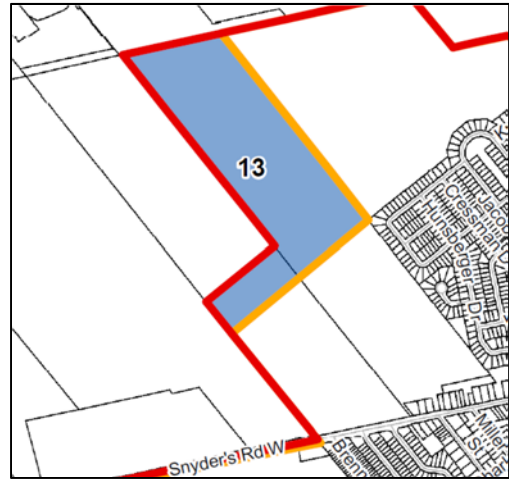


Based on this data, Parcels 3-10 are extremely constrained by floodplain with little to no anticipated development potential. Through verbal discussions with staff, Hans Maden of Labreche Patterson & Associates Inc., on behalf of Mr. Swartzentruber, indicated that his client does not agree with the identified limit of the floodplain and that they will be retaining an Ontario Land Surveyor to survey the boundary. Should the survey be completed and reveal a refined floodplain limit, staff would suggest that, despite this information, there are a number of other properties more suitably positioned to support development post 2031 should the land be required. In this regard, staff would suggest that the proposed refined limit of the CSL should remain unchanged at this time. As explained to the consultant, there would be an opportunity in the long term to further consider the CSL as it relates to this area. If an expansion were to be justified in the future, given the CSL does not coincide with the Protected Countryside in this area, the policies within the ROP do not prohibit its future expansion.

Within their comments on the rationalization OPA, the GRCA indicated that they were supportive of this adjustment to the CSL.

Parcel 13:

Comments were received from Carol Wiebe or MHBC Planning on behalf of the owners of 1056 Snyder's Road West, C & A Wiebe Farms Limited. A portion of these lands are currently located with the CSL with a small additional area proposed to be brought into the CSL – the west extent of Parcel 13.



The comments request that the remainder of the land holdings be brought within the CSL. As discussed in background report DS2017-10, the rationalization process allows for the modification of boundaries provided there is no increase in the area contained within the specified boundary – in this case the CSL. The CSL rationalization exercise afforded the opportunity to see the boundary encompass the long term connection of Baden and New Hamburg. There is no remaining land volume to be allocated to see the area of Parcel 13 further increase.

The following table, unchanged from the draft rationalization report, is a summary of the additions and removals of land to and from the Countryside Line. As shown, the area within the Countryside line is less than the present area. This difference is a result of the removal of constrained lands between the future greenfield development of the New Hamburg TUA and the existing boundary of the Luxemburg RSA as well as the removal of developed and constrained WRC lands that ROP Policy 2.B.7 does not permit to be added elsewhere.

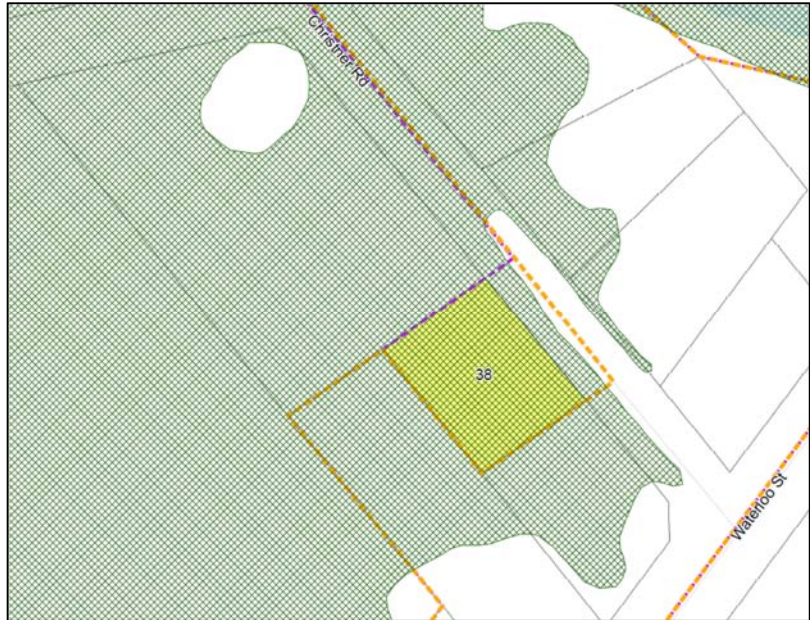
Countryside Line Rationalization Summary (ha)		
Remove		-184.68
Add		142.17
Difference		-42.51

Rural Settlement Area Rationalization

Luxemburg

Parcel 38:

Comments were received from Bill Klasen as well as Michael and Erika Roth of Nith Valley Apiaries Inc. expressing concerns with the modification of the Luxemburg RSA boundary. The modification would remove a portion of 1041 Christner Road from the Luxemburg RSA. To the right is the Luxemburg rationalization map on which the floodplain, as provided by the GRCA, has been identified with cross-hatching. The lands in question are located within the floodplain and therefore cannot be developed.



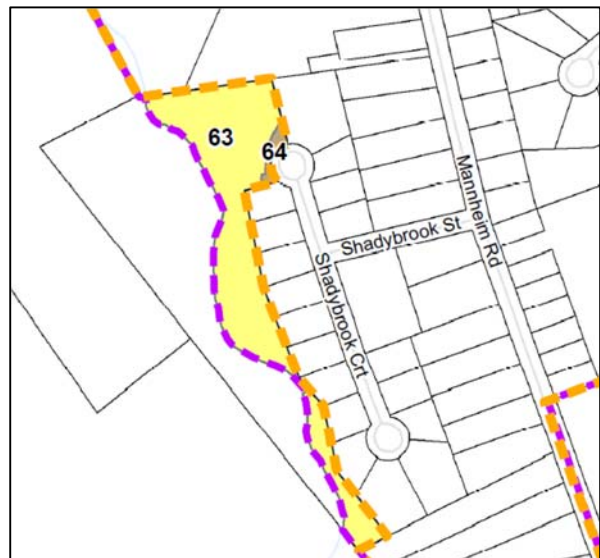
ROP Policy 6.G.4, and Policy 2.6.1.3 within the recommended Township OP, precludes the ability to sever a lot along a Rural Settlement boundary that would result in a new non-farm lot. This further emphasizes, that Parcel has no development potential and as such is appropriately removed from the Luxemburg RSA.

Within their comments on the rationalization OPA, the GRCA indicated that they were supportive of this adjustment to the Luxemburg RSA.

Mannheim

Parcels 63 and 64:

Comments were received from Carlos Da Silva of Huron Creek Developments on behalf 2066577 Ontario Ltd, the owner of land at the north end of Shadybrook Court, identified as Parcels 63 and 64. Comments request that a portion of the property abutting Shadybrook Court remain within the settlement area to support the development of the property with a single detached dwelling. In addition to the floodplain related environmental constraints, the property is located within a High Microbial Risk Management Zone. Policy 8.A.19 of the ROP



prohibits development applications proposing individual wastewater treatment systems within High Microbial Risk Management Zones. The lands in question are currently zoned Zone 11 (Open Space); a development application proposing to rezone a portion of the property to allow for a new house on a private septic system would not be permitted. As a result, it remains appropriate to remove these lands from the Mannheim RSA.

Within their comments on the rationalization OPA, the GRCA indicated that they were supportive of this adjustment to the Mannheim RSA.

Petersburg

Comments were received from David Jutzi on behalf of Rebel Land Holdings Inc. requesting that their lands, the Rebel Creek Golf Course, be added to the Petersburg RSA. The intent of the rationalization process is to delineate the settlement boundaries while consolidating developable lands into fully serviceable areas that can support development densities required by provincial growth plans. Consolidating lands in order to bring the Rebel Creek Golf Course into the Petersburg RSA does not achieve the goals of this process and as such this request has not been reflected in the proposed Petersburg RSA boundary.

Comments were received from Karin Demerling of 1494807 Ontario Inc., owner of 1611 Snyder's Road East, requesting that a portion of their property be changed to commercial or to add additional commercial lands within Petersburg. This OP review and boundary rationalization process is a conformity review, not a new OP. The intent of this process is to bring the current Township OP into conformity with the ROP and Provincial Policies including refining settlement area boundaries in accordance with the policies of the ROP. This process is not re-considering designations of existing parcels or expanding commercial boundaries. Consideration of designation changes including commercial boundary expansions could occur at a later date through a separate OPA and following the Region's Municipal Comprehensive Review process.

Philipsburg

Parcels 11-15:

Comments were received from Michael Sehl of 3301 Erb's Road and owner of the lands proposed to be removed from the Philipsburg RSA. Mr. Sehl expressed concerns with the lands being removed from the Philipsburg RSA and specifically that there are two vacant lots contained within the lands proposed to be removed.

To the right is the Philipsburg rationalization map. The property in question has been outlined in green and the floodplain, as provided by the GRCA, has been identified with cross-hatching. Although the property is assessed as one assessment parcel, Teranet identifies three PINS. The Teranet parcel fabric has been added to the map with red lines.



There have been significant changes to regulations implemented by the GRCA since the two parcels in red

were created in 1983. The parcels are constrained with their entire frontages shown to be within the floodplain. The GRCA has previously indicated that they do not allow development of a parcel where the developable area can only be accessed through the floodplain. In this regard, due to constrained access and very little space outside of the floodplain to accommodate a dwelling, well, and septic system, staff would suggest that if in fact the two red properties are separate parcels, there is no potential to construct a dwelling on them. Consistent with the rationalization process with all of the RSA's, it remains appropriate to remove these lands from the Philipsburg RSA.

Within their comments on the rationalization OPA, the GRCA indicated that they were supportive of this adjustment to the Philipsburg RSA.

St. Agatha

Parcels 16-18:

Comments were received from Karen and John Detzler, owners of 1809 Erb's Road as well as vacant lands to the northwest of their home. Their properties contain Parcels 16, 17 and 18 on the St. Agatha rationalization map. Mr. and Mrs. Detzler provided comments suggesting that the removal of Parcel 16 would limit the ability to provide a permanent access to 1809 Erb's



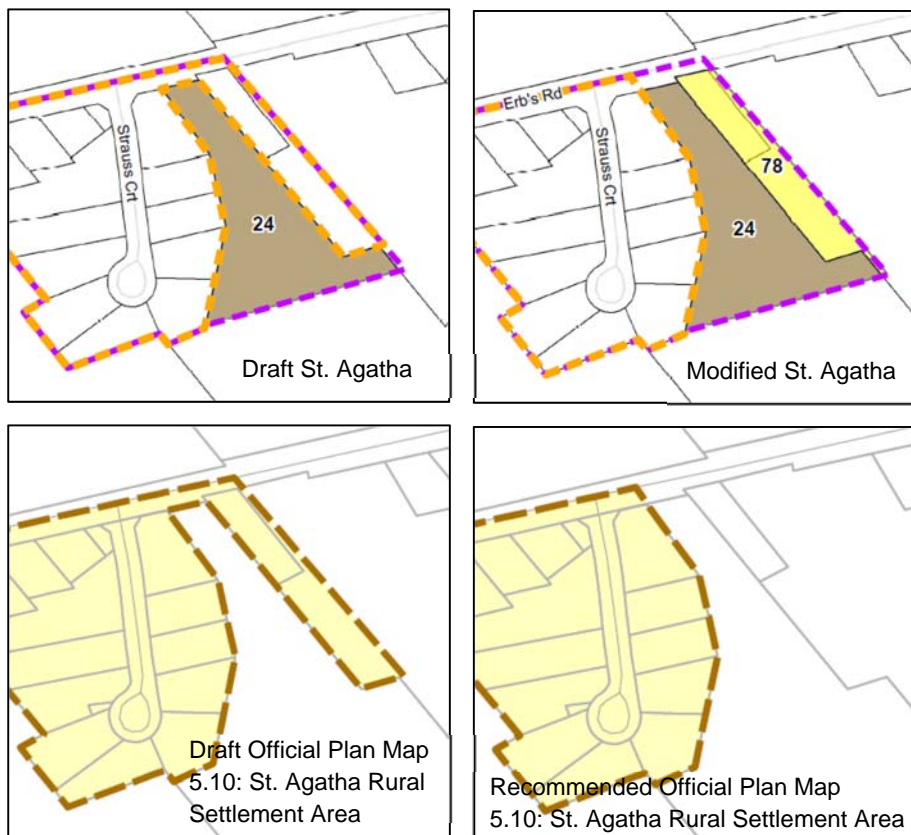
Road. 1809 Erb's Road presently has a driveway along the east boundary of Parcel 16. Despite the location of its existing access, the removal of Parcel 16 has no impact on the legal frontage of 1809 Erb's Road. An application to reconfigure the frontage of 1809 Erb's Road from the west side of Parcel 16 to the east side of Parcel 16 could be considered despite the limit of the St. Agatha RSA boundary. The removal of Parcel 16 also has no impact on the ability for one single detached dwelling to be constructed on the property.

Given there is no impact on the access or the permitted future use of the properties that contain Parcels 16, 17 and 18, it remains appropriate to remove these lands from the St. Agatha RSA.

Parcel 24:

Comments were received from Marcia Schmidt owner of 1617 Erb's Road and 1609 Erb's Road. The owner expressed that the boundary of St. Agatha would more logically follow the rear property lines of Strauss Court. The draft rationalized boundary change proposed to remove only the frontage of 1617 Erb's Road. Mrs. Schmidt requests that 1609 Erb's Road as well as the severed portion of 1601 Erb's Road be removed as well. Staff discussed this modification with the owner of 1601 Erb's Road. The owner was also not opposed to the further adjustment to St. Agatha RSA and as such that change is proposed to be incorporated.

The maps below show the draft and modified/recommended rationalization and rural settlement area maps. The lands additional lands to be removed are identified as Parcel 78 on the modified



St. Agatha rationalization map. The volume of land from this removal is not proposed to be added elsewhere, so there is no impact on the overall rationalization exercise.

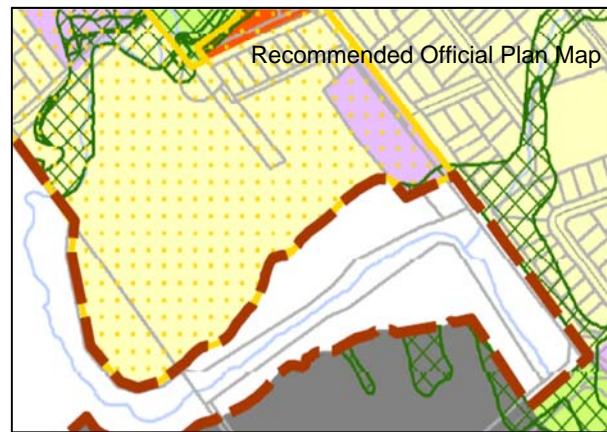
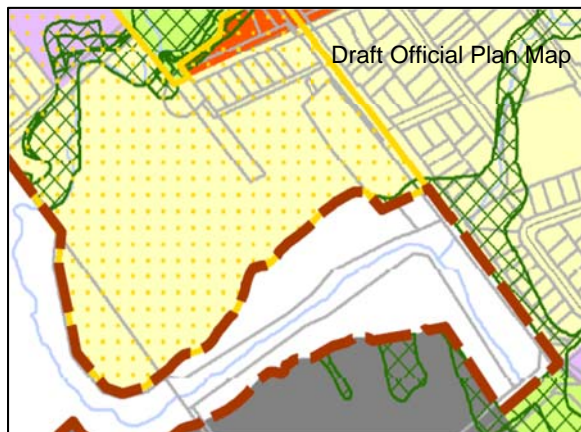
The following table, unchanged from the draft rationalization report, is a summary of the additions and removals of land to and from the Township RSA's. This summary should be read together with TUA and Rationalization summary tables.

Township RSA Rationalization Summary (ha)						
RSA	Remove Res	Remove Non-Res	Add Res	Add Non-Res	Net Res	Net Non-Res
Haysville	0.0	0.0	0.0	0.0	0.0	0.0
Lisbon	-0.1	0.0	0.0	0.0	-0.1	0.0
Luxemburg	0.0	0.0	0.0	0.0	0.0	0.0
Mannheim	-0.1	0.0	0.0	0.0	-0.1	0.0
New Dundee	-16.0	-0.6	0.8	1.2	-15.2	0.6
Petersburg	0.0	0.0	0.5	0.0	0.4	0.0
Philipsburg	-6.5	0.0	0.2	0.0	-6.4	0.0
Shingletown	-1.7	0.0	0.2	0.0	-1.5	0.0
St. Agatha	-7.6	0.0	0.0	0.0	-7.6	0.0
Total	-32.1	-0.6	1.6	1.2	-30.5	0.6

Township Urban Area Rationalization

Baden

Through comments received during the public consultation process it was determined that a parcel of land (bordered by Parcel 42 and 44 on the Rationalization Map) had been inadvertently changed to urban residential from light industrial within the draft OP map. The maps below show the draft and recommended urban area map which corrects this error.



New Hamburg

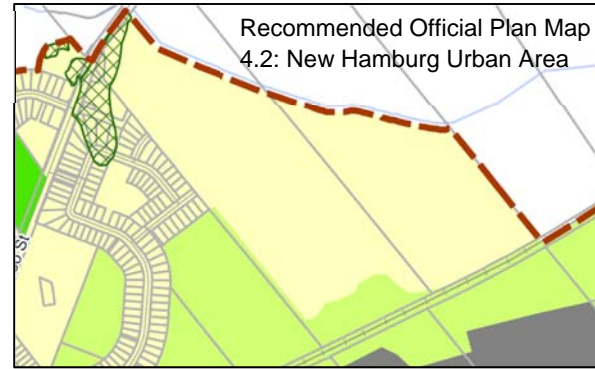
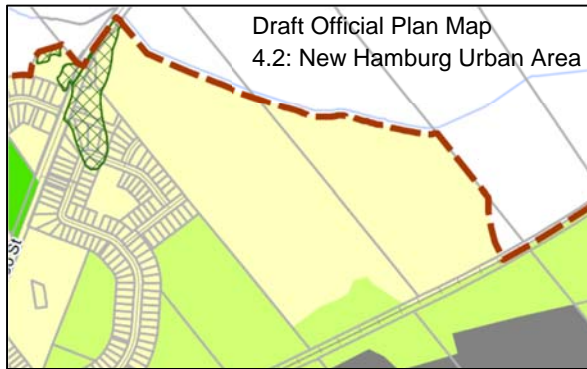
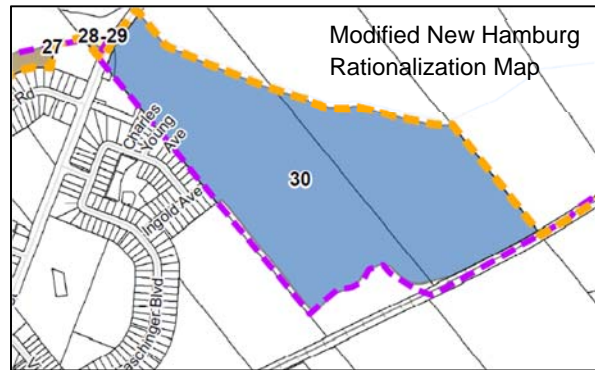
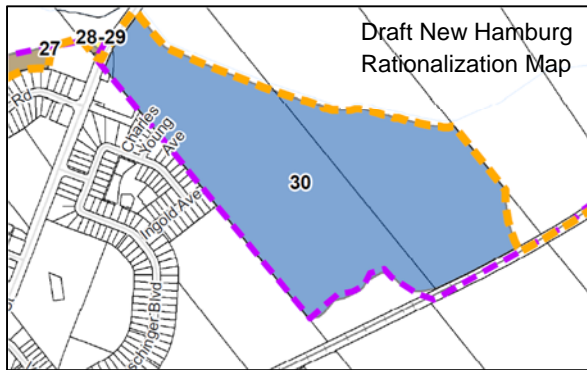
Parcel 30:

Based on comments received through the public consultation process from Douglas Stewart of IBI Group on behalf of NH Properties Inc., owners of Parcel 30, Parcel 30 has been modified to exclude the 300m setback from Nachurs Alpine. The Rationalization process is intended to establish the boundaries of the Township Urban Area, but not predetermine the outcome of analysis that will be completed through the subdivision and implementing zoning by-law approval process. Policy 6.1 of the recommended Township OP deals specifically with land use compatibility and includes study requirements to be completed at the detailed subdivision planning stage that will ensure that any existing industrial operations are not impeded by proposed sensitive land uses.

Comments were received from Paul Grespan of McCarter Grespan Lawyers on behalf of Pestell Group requesting that Parcel 30 be reduced and incorporate minimum influence areas of Pestell's operations based on the Province's Land Use Compatibility Guidelines. For these reasons, Parcel 30 was not further reduced to recognize a separation from Pestell Group as they had requested. Any such separation and influence areas would be determined through the subdivision and implementing zoning by-law approval process.

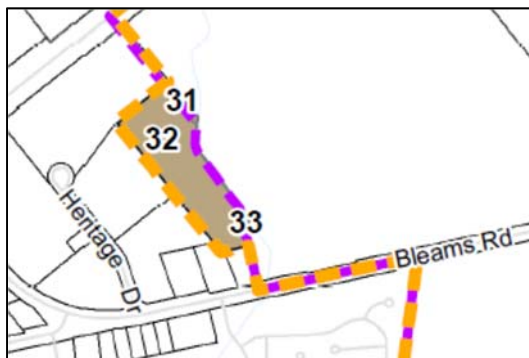
Parcel 30 was also modified to provide a 10m buffer from the outside boundary of the Core Environmental Feature (the woodlot) abutting the parcel as required by Policy 7.C.11 of the ROP. The result is that the area of Parcel 30 is unchanged.

The maps below show the draft and modified/recommended rationalization and urban area maps. Parcel 30 is proposed to be brought into the New Hamburg Urban Area as Urban Residential except the 10m Core Environmental Feature buffer which is proposed to be designated Open Space.



Parcels 31-33:

Comments were received from Stewart Good, owner of 3466-3470 Bleams Road questioning the removal of the lands and the inability for abutting industrial properties on Heritage Drive or Bleams Road to obtain lot additions in the future. These Parcels have no ability to be developed on their own as they do not themselves have frontage on a public road. Development is dependent on abutting properties. In the absence of any applications to proceed with lot additions at this time, given the potential has existed since 2005 and nothing has occurred, the recommendation is to shift that designation to an area that has frontage on a public road and would have more immediate development potential.



The following table, unchanged from the draft rationalization report, is a summary of the additions and removals of land to and from the Township TUA's.

TUA Rationalization Summary (ha)						
TUA	Remove Res	Remove Non-Res	Add Res	Add Non-Res	Net Res	Net Non-Res
Baden	-32.7	-12.2	44.4	13.8	11.7	1.6
New Hamburg	-17.0	-2.2	35.8	0.0	16.6	-2.2
Total	-49.7	-14.4	80.2	13.8	28.3	-0.6

The following table, unchanged from the draft rationalization report, is a summary of the final rationalization numbers for all of the additions and removals from both the Township RSA's and TUA's. As shown, the amount of designated residential and non-residential lands resulting from the rationalization process does not exceed the existing amount of designated land.

Rationalization Summary (ha)						
Settlement Type	Remove Res	Remove Non-Res	Add Res	Add Non-Res	Net Res	Net Non-Res
Rural Settlement Areas	-32.1	-0.6	1.6	1.2	-30.5	0.6
Township Urban Areas	-49.7	-14.4	80.2	13.8	30.5	-0.6
Total	-81.8	-15.0	81.8	15.0	0.0	0.0

Next Steps

In consideration of simplifying the approvals process staff recommend that Council combine the textual conformity amendments of draft OPA 9 (Conformity Review) and the mapping related amendments of draft OPA 10 (Settlement Boundary Rationalization Review) into one amendment to the Township OP being OPA 9 (Conformity and Boundary Rationalization 2017).

Upon Council adopting the OPA 9 it will be forwarded to the Region for approval. As part of that approval the Region will require an amendment to the ROP to implement the results of the Countryside Line and Settlement Boundary Rationalization Reviews.

Staff will provide periodic reports to Council on the status of the approval and these will be posted to the Township OP update webpage (www.wilmot.ca/opupdate) as well to ensure that interested residents are able to remain engaged in the Official Plan update process.

Strategic Plan Conformity:

The proposed Official Plan Amendment, and the public input processes in considering the amendments, serve to ensure that all four goals of the Wilmot Township Strategic Plan are met through continued, effective long term planning to 2031 and beyond. Those goals are that we are an engaged community; that we have a prosperous economy; that we protect our natural environment; and, that we enjoy our quality of life.

Financial Considerations:

Expenditures for completion of the Official Plan Update have been anticipated in the Wilmot Capital Budget (Region consulting fee) and Operating Budget (advertising, postage, staff time).

Conclusion:

In consideration of simplifying the approvals process staff recommend that Council combine the textual conformity amendments of draft OPA 9 (Conformity Review) and the mapping related amendments of draft OPA 10 (Settlement Boundary Rationalization Review) into one amendment to the Township OP being OPA 9 (Conformity and Boundary Rationalization 2017).

Through the various staff reports over the last several months staff have detailed the necessary conformity changes, provided justification for the rationalization of the CSL, TUA, and RSA Boundaries and responded to the comments of the public and agencies.

Staff are confident that OPA 9 conforms to Regional and Provincial planning policy and will guide the Township successfully to 2031. Staff recommend that Council adopt the proposed amendment.

Upon Council adopting the OPA 9 it will be forwarded to the Region for approval. As part of that approval the Region will require an amendment to the ROP to implement the results of the Countryside Line and Settlement Boundary Rationalization Reviews.

As indicated earlier in the report the approval of OPA 9 represents only one part of implementing the Growth Plan for the Greater Golden Horseshoe in Wilmot Township.

Township staff will work in collaboration with Regional staff over the next number of years on the second stage of implementation as part of the Region's municipal comprehensive review of the ROP and a subsequent amendment to the Township OP.

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Reviewed by CAO