



**Township of Wilmot  
REPORT**

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**NO:** PB 2009-13  
**TO:** Council  
**PREPARED BY:** Harold O'Krafka, Director of Development Services  
Andrew Martin, Planner / EDO  
**DATE:** July 13, 2009  
**SUBJECT:** Region of Waterloo Official Plan

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**RECOMMENDATION:**

That Report PB 2009-13 be received for information.

**REPORT:**

The Region of Waterloo adopted its new Regional Official Plan (ROP) on June 16, 2009. Staff Report PB 2009-12 summarized changes in the final draft as they related to key areas of Township concern.

This report provides follow up on four areas which, at the time of writing Report PB 2009-12 were anticipated to be addressed satisfactorily but which could not be confirmed until the final document was made public.

Projected Population Growth

One of the key components of the draft ROP is the distribution of anticipated population growth to the year 2029 and planning for its accommodation. The new ROP focuses on intensification of growth and by 2015 will see 40% of growth occurring within the existing urbanized areas of the Region. Regionally, population is anticipated to increase from 497,200 in 2006 to 712,000 in 2029. Population growth in the Township of Wilmot is forecasted to increase from 17,700 in 2006 to 28,500 in 2029.

The Township continues to actively work with the RMOW to ensure that sufficient sewage treatment capacity exists to accommodate growth. The rerating of the NH STP would increase the plant's capacity from approximately 5000m<sup>3</sup>/day to approximately 7500m<sup>3</sup>/day which would effectively provide sufficient capacity to accommodate growth in the Township to 2029.

Urban Reserve / Countryside Line (Policy 2.B.6, Map 3c, Map 7)

The Township of Wilmot has, for many years, requested that the RMOW identify the lands between Snyder's Road/Waterloo Street and Highway 7 & 8 as the location of future growth within the Township of Wilmot by placing them inside the Countryside Line.

The intention of the Countryside Line and the Future Urban Expansion Area designation is to identify lands beyond the current planning period which hold potential for future growth. The corridor between Baden and New Hamburg is punctuated with existing urban encroachment (the Luxembourg Settlement Area, the railway, the WRC, Waterloo-Oxford DSS, the future Wilmot Public School site, the significant Steinmann Mennonite Church facility and numerous non-farm residential lots). Existing sewer and water mains run between Baden and New Hamburg within this corridor along with other significant utility infrastructure making inclusion of this area within an Urban Reserve designation logical for long range planning.

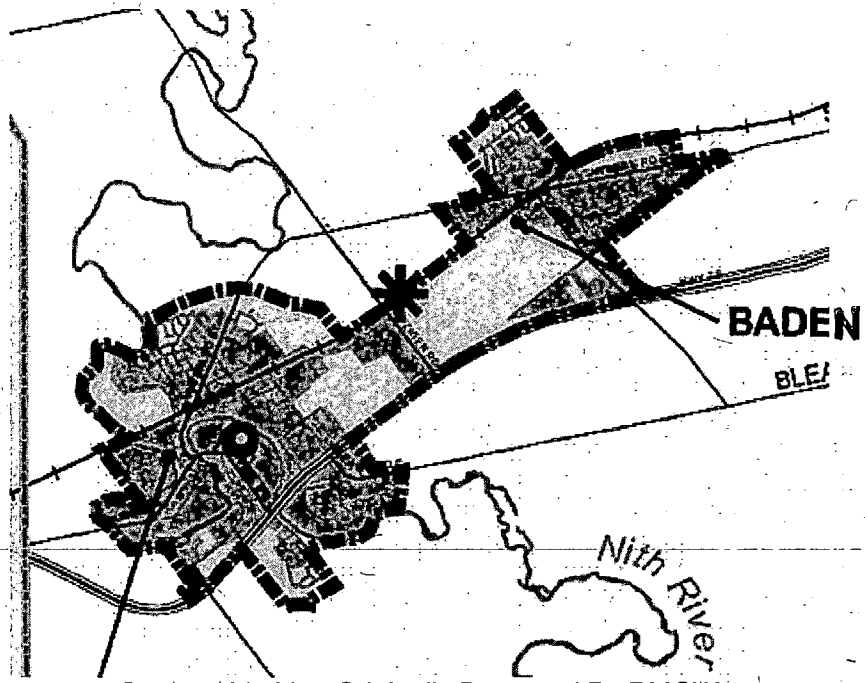
During the collaboration between RMOW and Township staff in writing the Township OP in 2003, it was clearly understood that the lands removed by the Township from Special Study Areas to the west and south of New Hamburg were to be identified instead within the corridor between Baden and New Hamburg as the focus for long term growth.

The Township of Wilmot requested prior to the 1<sup>st</sup> Draft ROP and prior to the 2<sup>nd</sup> Draft ROP that this area be enclosed within the Countryside Line and identified as Urban Reserve/Countryside/Future Urban Expansion Area. Inclusion of additional lands within the Countryside Line does not offend the intent of the P2G document as it does not introduce any new Greenfield designation at this time. Indeed rather it simply recognizes Wilmot's ongoing attempts to focus growth internally between the two settlements and allows for lands to be included in "long-range planning and infrastructure studies to evaluate their potential to accommodate growth" in accordance with the draft ROP.

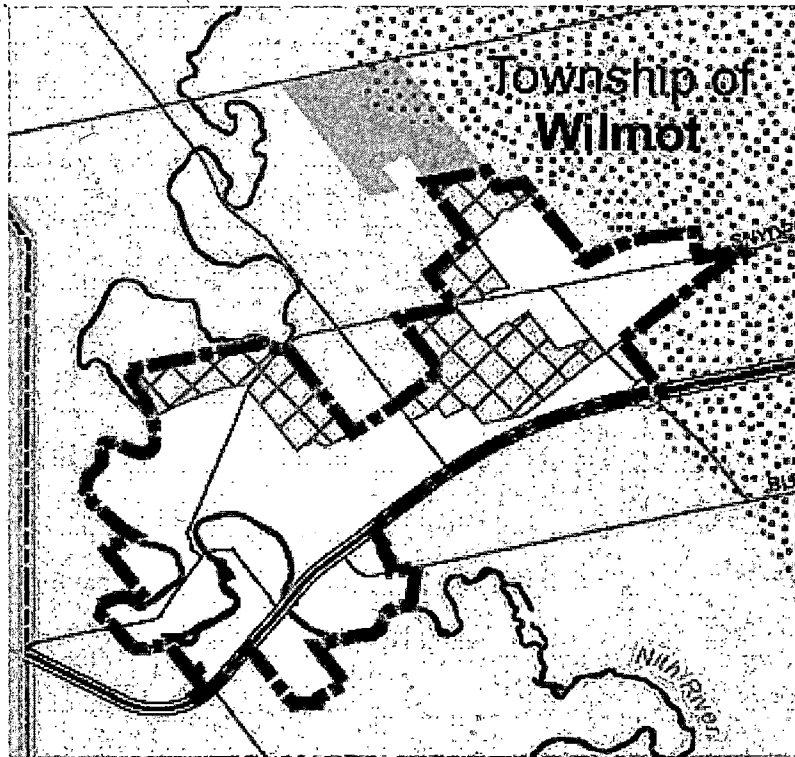
The request of the Township respecting development south of the CNR were included in all drafts of the ROP however the request of the Township in respect of the Countryside Line north of the CNR was not. Discussions with Regional staff on the merits and rationale behind the definition of the boundary were ongoing and resolution of the issue at the staff level occurred prior to the printing of the final ROP.

The final draft of the ROP adopted by RMOW Council on June 16<sup>th</sup> for approval addressed the request to the satisfaction of Township of Wilmot staff. A significant amount of lands have been identified as "Future Urban Expansion Area" providing Township Council with sufficient flexibility to plan future growth. Additional future development lands include the remnant farms between Christner Road and developments south, the Luxembourg Settlement Area, the Pfenning farms, the Activa Baden lands, and additional lands west of Baden in various ownerships.

During the update to the Township Official Plan, Township Council will have the opportunity to further refine the long term boundaries of Baden and New Hamburg and allocate development potential to 2029.



Countryside Line Originally Proposed By RMOW



Countryside Line in Adopted ROP

Elimination of Rural Residential Development Potential through Exclusion of Communal Septic Systems as a Wastewater Servicing Option (Policy 3.G.2)

As anticipated, the adopted ROP maintains the policy prohibition on new communal septic systems which has the effect of substantially reducing the ability for residential subdivision development in rural communities such as New Dundee.

Recognizing the impact of the policy on designated lands in rural communities such as New Dundee, the new ROP includes policies allowing the Township to consider swapping the 'foregone' development potential on communal septic systems to locations which can be fully serviced.

Protected Countryside Designation (Policy 6.B and Map 7)

Township staff were concerned throughout the development of the ROP at the introduction of Greenbelt style policies without the benefit of considering the results of Provincial level Greenbelt initiatives and without a significant amount of consultation with the landowners impacted by the policies. Staff suggested that a more intensive public consultation with landowners within the proposed designation to ensure that the pros and cons of such policies were properly understood prior to implementation should be initiated.

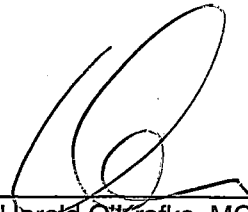
Regional Council has included the Protected Countryside policies within the adopted ROP but requested that the Minister of Municipal Affairs and Housing defer decision on the policies until such time as appropriate consultation with residents has occurred.

**SUMMARY:**

In summary, through the response to Wilmot's formal comments on the 1<sup>st</sup> Draft ROP and the many discussions between Township and Regional staff on the 2<sup>nd</sup> Draft ROP and continued efforts leading up to the adoption of the final ROP the high level concerns of the Township have been addressed.

The ROP should promise prosperity for all communities within the Region to 2029 and ensure that sufficient opportunity exists for each community to be "complete". Township staff believe that the adopted ROP has achieved that goal.

  
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Director of Development Services

  
Reviewed by CAO