

December 6, 2023

Honourable Paul Calandra
Minister of Municipal Affairs and Housing
17th Floor,
777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Calandra:

**RE: ERO Posting 019-7885
Region of Waterloo – Regional Official Plan Amendment No. 6
Planning Statute Law Amendment Act, 2023
Township of Wellesley Comments**

Further to your letters of November 2, 2023 and November 16, 2023, please accept this letter and attachments as comments from the Township of Wellesley on Regional Official Plan Amendment No. 6 and the Planning Statute Law Amendment Act, 2023.

In summary, on November 28, 2023, the Council of the Township of Wellesley considered a staff report recommending conditional support for the modifications to the Wellesley Urban Area boundary in Regional Official Plan Amendment 6 (ROPA 6), as approved by the Minister of Municipal Affairs and Housing on April 11, 2023. If approved, this resolution effectively would have supported an expansion of the Wellesley Urban Area by approximately 91 hectares.

However, the staff recommendation was not adopted by Council being defeated by a 3-2 vote. My vote was in favour of the staff recommendation. Instead, Council supported their previous resolution on this topic, passed on June 21, 2022:

“That the Council of the Township of Wellesley submit Report 17/2022 to Regional staff as comments on the draft Regional Land Needs Assessment released by the Region on April 12, 2022; and further

That the Council of the Township of Wellesley advise the Region that Council would support a modified Community Area Option that:

- Provides population growth to the Township between 2,000 – 3,000 people to allow the Township to continue to grow to 2051.
- Provides an intensification rate in the Built-Up Area for the Region as a whole of between 60 – 65%, recognizing that the amount of intensification that the Wellesley Urban Area can contribute may be in the range of 12 – 18%. The intensification rate for Wellesley should be confirmed collaboratively with the

Region through the completion of an intensification study.

- Provides for no net loss of land within the Countryside Line and allows for a limited amount of additional Designated Greenfield Area land to be added to the Wellesley Urban Area in the range of 20-25 hectares, subject to a staging plan, at a density of 60 people and jobs per hectare thereby limiting farmland loss, contributing to the Township and Region's climate change goals and supporting development of complete communities.
- Provides for a broader mix and range of housing that reduces the forecast for low density forms of housing and increases the forecast for other more affordable, higher density housing types including housing for seniors; and further

That the Council of the Township of Wellesley advise the Region that either Employment Area Option can be supported as presented in the draft Regional Land Needs Assessment released by the Region on April 12, 2022 provided that the Township continues to be allocated employment growth of 1,200 jobs or greater to 2051.”

In summary, staff is of the opinion that the approximately 91 hectares of land originally proposed by the Province can be conditionally supported. It would assist the Township in committing to measured steps, along with community partners, to develop a secondary plan for the village that includes selecting appropriate land uses, determining the staging of lands, assessing the need for and location of recreation and community facilities, and exploring future public transit opportunities. However, Council did not concur with staff and therefore, at a minimum, the Minister should expand the Wellesley Urban Area by 20-25 hectares, with no net loss of land within the Countryside Line.

The location of the proposed lands recommended for inclusion in the Wellesley Urban Area is attached to this letter and shaded in red. The total area for these parcels of land is approximately 24 hectares.

Thank you for the opportunity to further comment on this topic and please contact me should you have any questions.

Sincerely,



Joe Nowak
Mayor

cc. Mike Harris, MPP Kitchener-Conestoga

Attachments: Proposed Wellesley Urban Area Boundary Expansion – December 6, 2023
Council Resolution and P.&D. 13/23 Report – November 28, 2023
Council Resolution and P.&D. 17/22 Report – June 21, 2022