



TOWNSHIP OF WELLESLEY
Resolution of Council
Council Meeting

Resolution Number

Title: P. & D. 13/2023 - Regional Official Plan Amendment Number 6 - Reversal of Minister's Decision - Motion Required

Date: Tuesday, November 28, 2023

Moved by: Joe Nowak

Seconded by: Derek Brick

That the Council of the Township of Wellesley support the modifications to 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, subject to the following conditions:

1. That revised population and employment forecasts for the Region and Township of Wellesley be provided to address the additional lands added to the Wellesley Urban Area.
2. That an intensification rate in the Built-Up Area for the Region as a whole of between 60 – 65% be maintained, recognizing that the amount of intensification that the Wellesley Urban Area can contribute may be in the range of 12 – 18%.
3. That the Township be permitted to apply Policy 2.7.9.2 in the Township of Wellesley Official Plan to any or all lands added by ROPA 6 and the Province, such that the specified Designated Greenfield Area (DGA) lands cannot be developed until such time as secondary planning to identify future land uses, confirm servicing capacity and provide an orderly staging of future development is complete.
4. That the Countryside Line is maintained as the long-term boundary of the Wellesley Urban Area as outlined in Appendix C – Map 1 of the Minister's decision on ROPA 6.

DEFEATED

Municipal Clerk, Grace Kosch



PLANNING & DEVELOPMENT REPORT

To: Council

Meeting Date: November 28, 2023

Prepared by: Tim Van Hinte
Director of Planning

Date Prepared: November 21, 2023

Subject: Regional Official Plan Amendment Number 6
Reversal of Minister's Decision

Recommendation:

That the Council of the Township of Wellesley support the modifications to 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, subject to the following conditions:

1. That revised population and employment forecasts for the Region and Township of Wellesley be provided to address the additional lands added to the Wellesley Urban Area.
2. That an intensification rate in the Built-Up Area for the Region as a whole of between 60 – 65% be maintained, recognizing that the amount of intensification that the Wellesley Urban Area can contribute may be in the range of 12 – 18%.
3. That the Township be permitted to apply Policy 2.7.9.2 in the Township of Wellesley Official Plan to any or all lands added by ROPA 6 and the Province, such that the specified Designated Greenfield Area (DGA) lands cannot be developed until such time as secondary planning to identify future land uses, confirm servicing capacity and provide an orderly staging of future development is complete.
4. That the Countryside Line is maintained as the long-term boundary of the Wellesley Urban Area as outlined in Appendix C – Map 1 of the Minister's decision on ROPA 6.

Summary:

The Province approved ROPA 6 on April 11, 2023 with 12 modifications. The approval of the amendment establishes the planning framework in the Regional Official Plan (ROP) to accommodate forecasted population and employment growth to the year 2051.

On October 23, 2023, the new Minister of Municipal Affairs and Housing announced his intent to introduce legislation that would reverse the province's changes to ROPA 6. The Province is

providing until December 7, 2023 for area municipalities to submit feedback about the modifications to ROP.

The purpose of this report is to present staff comments on the changes to ROPA 6 affecting the Township of Wellesley as a result of the Minister’s decision, to be forwarded to the Province for consideration.

Report:

1. Background

In 2018, the Region initiated a review of the ROP as required by Provincial policy to update policies related to growth management, development and infrastructure planning. Township staff collaborated on this review with Regional and area municipal planning staff to ensure for a coordinated approach to planning and growth management in the Region. The review culminated in Regional Council’s adoption of Regional Official Plan Amendment Number 6 (ROPA 6) on August 18, 2022.

Subsequently, the Province approved ROPA 6 on April 11, 2023 with 12 modifications. The approval of the amendment establishes the planning framework in the ROP to accommodate forecasted population and employment growth to the year 2051.

Of the 12 modifications, the most significant change relates to the Urban Area/Township Urban Area boundaries. These boundaries have been expanded by approximately 2,700 hectares by the Province, whereas the Region’s adopted amendment had only specified that 606 hectares would be necessary to accommodate projected growth to 2051. In summary, all lands between the Urban Area/Township Urban Area boundary and the Countryside Line are now designated as Urban Area/Township Urban Area.

The following table describes the inventory of existing community and employment area land, lands added by the Region through ROPA 6 and new urban expansion lands added by the Province through their decision.

Area Municipality	Existing Community Area Land inventory (ha)	Existing Employment Land inventory (ha)	Community Area Added by the Region through ROPA 6 (ha)	Employment Land Added by the Region through ROPA 6 (ha)	Lands Added through Minister’s decision on ROPA 6 (ha)
Cambridge	908	552	8	187	539
Kitchener	1,750	122	0	0	277
Waterloo	563	129	0	0	0
North Dumfries	156	36	38	78	127
Wellesley	48	0	17	0	74
Wilmot	200	81	35	15	249
Woolwich	508	152	52	176	1,514
Total	4,133	1,072	150	456	2,780

*The numbers represent gross land areas and do not consider constrained lands

In summary, while the adopted ROPA 6 added 17 hectares of land to the Wellesley Urban Area, the subsequent approval by the Province added an additional 74 hectares of land.

For further background information, please refer to report P.& D. 5/2023 included as Attachment A to this report. The Wellesley Urban Area boundary as modified by the Minister of Municipal Affairs and Housing is included as Attachment B to this report.

2. Minister's Intent to Reverse Changes to ROPA 6

On October 23, 2023, the new Minister of Municipal Affairs and Housing announced his intent to introduce legislation that would reverse the province's changes to ROPA 6. The Minister indicated that the proposed legislation will, if passed, bring ROPA 6 into effect as adopted by Regional Council without provincial modifications, except for any modifications that are necessary to protect matters of public health and safety, or which are required to align with legislation or regulations.

The Province is providing until December 7, 2023 for area municipalities to submit information about the modifications to ROP that were originally submitted to the Ministry, including:

1. Circumstances or projects where construction has already begun in relation to the official plan or official plan amendment decisions, particularly those projects that are directly reliant on the modifications made to the plan through the ministry's decision; and
2. If there are changes that the municipality would like to see made to the official plan, based on the modifications that the province had previously made, and which you support. Lower-tier municipal feedback on the original official plan submitted to the province will be important to supporting its implementation.

3. Township Comments

The Provincial modifications and approval of ROPA 6 resulted in the addition of 91 hectares of land to the Designated Greenfield Area (DGA) in the Wellesley Urban Area. This decision presents a number of implications for the Township including, but not limited to, the following:

- While the Provincial approval of ROPA 6 secured the 20-25 hectares of expansion lands the Township had hoped for, the decision also added a sizeable portion of land that was not anticipated. The new urban expansion lands will require new or expanded municipal infrastructure – both from the Region and the Township. The Region and the Township continue to collaborate to determine where and when new or expanded infrastructure is needed first and how it can occur in the most cost effective manner.
- At the present time, the Region does not have sufficient wastewater servicing capacity to support the development of the additional 91 hectares of DGA. Collaboration with the Region on an update to the Wellesley Water and Wastewater Master Plan started in 2023 and is ongoing in anticipation of increasing servicing capacity.

- The Township will need to update its Official Plan to conform to ROPA 6 and any new/revised Provincial policies (e.g. proposed Provincial Planning Statement 2023). The review will be a public process and will include policy updates related to growth management, housing, transportation and infrastructure. The update will also include determining suitable land use designations for the urban expansion lands and new secondary planning exercises for the new lands may be necessary.
- If the Province agrees to maintain the additional lands within the Wellesley Urban Area boundary, the Township requires the opportunity to comprehensively plan such lands, through the Township Official Plan, secondary plans, staging plans and servicing studies. Developers should not be able to “jump the queue” and submit development applications in advance of comprehensive municipal planning exercises.

Staff would support the modifications to ROPA 6 made by the Province to expand the Wellesley Urban Area boundary subject to the following conditions:

1. That revised population and employment forecasts for the Region and Township of Wellesley be provided to address the additional lands added to the Wellesley Urban Area.
2. That an intensification rate in the Built-Up Area for the Region as a whole of between 60 – 65% be maintained, recognizing that the amount of intensification that the Wellesley Urban Area can contribute may be in the range of 12 – 18%.
3. That the Township be permitted to apply Policy 2.7.9.2 in the Township of Wellesley Official Plan to any or all lands added by ROPA 6 and the Province, such that the specified Designated Greenfield Area (DGA) lands cannot be developed until such time as secondary planning to identify future land uses, confirm servicing capacity and provide an orderly staging of future development is complete.
4. That the Countryside Line is maintained as the long-term boundary of the Wellesley Urban Area as outlined in Appendix C – Map 1 of the Minister’s decision on ROPA 6.

In summary, the primary benefit in supporting the Provincially modified Wellesley Urban Area boundary is the ability of the Township to develop a long-term and comprehensive plan for the village. Confirming the ultimate long-term boundary of the Wellesley Urban Area, and allowing Township control over the planning of the lands, provides the Township with certainty. This certainty will 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, perhaps most importantly is the opportunity to work with the Region on long-term planning with respect to water, wastewater and stormwater infrastructure. All of these elements are essential to building a more complete community in Wellesley to 2051 and beyond.

If the Province is unable to meet the conditions outlined above, staff recommend that at a minimum the Minister expand the Wellesley Urban Area by 20-25 hectares, with no net loss of land within the Countryside Line, as originally recommended in June 2022 (see P&D 17/2022).

4. Next Steps

Staff will forward this report and resolution to the Minister of Municipal Affairs and Housing prior to the December 7, 2023 deadline. While the Minister intends to introduce legislation prior to the commenting deadline, the Minister has assured municipalities that feedback will be considered to determine the best approach for moving forward.

Township Strategic Plan:

This report aligns with the initiative of Growth Management/Sustainable Growth with the strategic goal to ensure the Township of Wellesley is carefully planned and that Township policies provide for well-managed, balanced, sustainable growth and directly relates to the strategic objective of developing strong, appropriate, local land use policies and guiding principles in the context of an Official Plan that concurs with Provincial and Regional policy.

Financial Implications:

As indicated in this report.

Other Department / Agency Comments:

None at this time.

Legal Considerations:

None at this time.

Attachment(s):

Attachment A – Report P. & D. 5/2023

Attachment B – Wellesley Urban Area Boundary as Modified by the Minister of Municipal Affairs and Housing

Approved By:

Rik Louwagie, Chief Administrative Officer



PLANNING & DEVELOPMENT REPORT

To: Council

Meeting Date: June 13, 2023

Prepared by: Tim Van Hinte
Director of Planning

Date Prepared: June 6, 2023

Subject: Regional Official Plan Amendment Number 6 Decision

Recommendation:

That the Council of the Township of Wellesley receive this report for information.

Summary:

The update to the Regional Official Plan (ROP) has been ongoing since 2018 and resulted in the adoption of ROP Amendment 6 by Regional Council in August 2022. On April 11, 2023, the Province approved ROP Amendment 6 with 12 modifications. The purpose of this report is to:

- Provide a further update to Wellesley Council on the ROP Review process;
- Explain the key modifications to the amendment approved by the Province that affect the Township; and
- Discuss the implications of the decision for the Township and next steps.

Report:

1. Background

In 2018, the Region initiated a review of the Regional Official Plan (ROP) as required by Provincial policy to update policies related to growth management, development and infrastructure planning. Township staff collaborated on this review with Regional and area municipal planning staff to ensure for a coordinated approach to planning and growth management in the Region.

On June 7, 2022, Council passed a resolution with respect to community and employment area land needs as follows which was forwarded to the Region for consideration as part of the ROP review:

“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.”

Following consultation with area municipalities, agencies and the public, Regional Council adopted the amendment on August 18, 2022. ROPA 6 was subsequently forwarded to the Province for approval.

Further background information on the ROP review can be found in Regional staff report PDL-CPL-23-017 attached to this report.

2. ROP Amendment 6 Decision

The Province approved ROP Amendment 6 (ROPA 6) on April 11, 2023 with 12 modifications. The Minister’s decision on ROPA 6 is final and not subject to appeal. The approval of the amendment establishes the planning framework in the ROP to accommodate forecasted population and employment growth to the year 2051.

The 12 modifications to the amendment have been made to address provincial policy direction related to accommodating residential growth and housing options, settlement areas, employment areas, and additional residential units.

Of the 12 modifications, the most significant change relates to the Urban Area/Township Urban Area boundaries. These boundaries have been expanded by approximately 2,700 hectares by the Province, whereas the Region’s adopted amendment had only specified that 606 hectares would be necessary to accommodate projected growth to 2051. In summary, all lands between the Urban Area/Township Urban Area boundary and the Countryside Line are now designated as Urban Area/Township Urban Area.

The following table describes the inventory of existing community and employment area land, lands added by the Region through ROPA 6 and new urban expansion lands added by the Province through their decision.

Area Municipality	Existing Community Area Land inventory (ha)	Existing Employment Land inventory (ha)	Community Area Added by the Region through ROPA 6 (ha)	Employment Land Added by the Region through ROPA 6 (ha)	Lands Added through Minister’s decision on ROPA 6 (ha)
Cambridge	908	552	8	187	539
Kitchener	1,750	122	0	0	277
Waterloo	563	129	0	0	0
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Wellesley	48	0	17	0	74
Wilmot	200	81	35	15	249
Woolwich	508	152	52	176	1,514
Total	4,133	1,072	150	456	2,780

*The numbers represent gross land areas and do not consider constrained lands

In summary, while the adopted ROPA 6 added 17 hectares of land to the Wellesley Urban Area, the subsequent approval by the Province added an additional 74 hectares of land for a total of 91 hectares.

Attachment A illustrates the new Regional Structure as approved by the Province and Attachment B illustrates the new Wellesley Urban Area boundary.

3. Implications for the Township

The Provincial approval of ROPA 6 results in the addition of 91 hectares of land to the Designated Greenfield Area (DGA) in the Wellesley Urban Area. This decision presents a number of implications for the Township including, but not limited to, the following:

- While the Provincial approval of ROPA 6 secured the 20-25 hectares of expansion lands the Township had hoped for, the decision also added a sizeable portion of land that was not anticipated. The new urban expansion lands will require new or expanded municipal infrastructure – both from the Region and the Township. The Region and the Township continue to collaborate to determine where and when new or expanded infrastructure is needed first and how it can occur in the most cost effective manner.
- At the present time, the Region does not have sufficient wastewater servicing capacity to support the development of the additional 91 hectares of DGA. Collaboration with the Region on an update to the Wellesley Water and Wastewater Master Plan started in 2023 and is ongoing.
- The Township will need to update its Official Plan to conform to ROPA 6 and any new/revised Provincial policies (e.g. proposed Provincial Planning Statement 2023). The review will be a public process and will include policy updates related to growth management, housing, transportation and infrastructure. The update will also include determining suitable land use designations for the urban expansion lands and new secondary planning exercises for the new lands may be necessary.

4. Next Steps

Regional staff are currently analyzing the impact of the modifications to ROPA 6 and the proposed Provincial Planning Statement to determine what, if any, changes need to be made to the ROP. Township staff will continue to collaborate with Regional staff in this regard, especially with respect to the implications of Bill 23 changes on the potential removal of Regional planning responsibilities.

In addition, staff anticipate initiating the review of the Township Official Plan before the end of 2023. This review will include an evaluation of conformity with Provincial policies and the ROP.

Township Strategic Plan:

This report aligns with the initiative of Growth Management/Sustainable Growth with the strategic goal to ensure the Township of Wellesley is carefully planned and that Township policies provide for well-managed, balanced, sustainable growth and directly relates to the strategic objective of developing strong, appropriate, local land use policies and guiding principles in the context of an Official Plan that concurs with Provincial and Regional policy.

Financial Implications:

As indicated in this report.

Other Department / Agency Comments:

None.

Legal Considerations:

None.

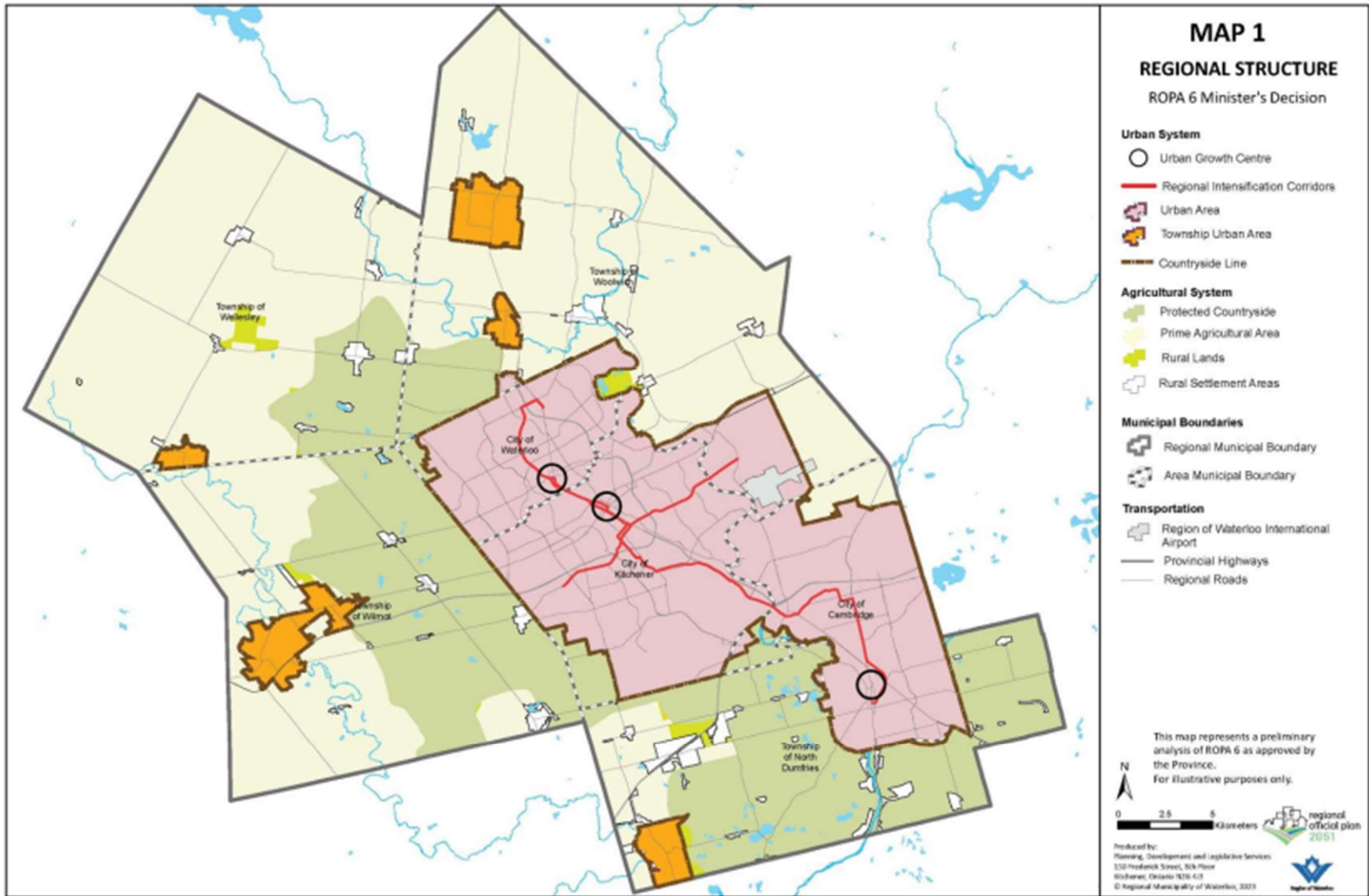
Attachment(s):

Attachment A – ROPA 6 Map 1, Regional Structure

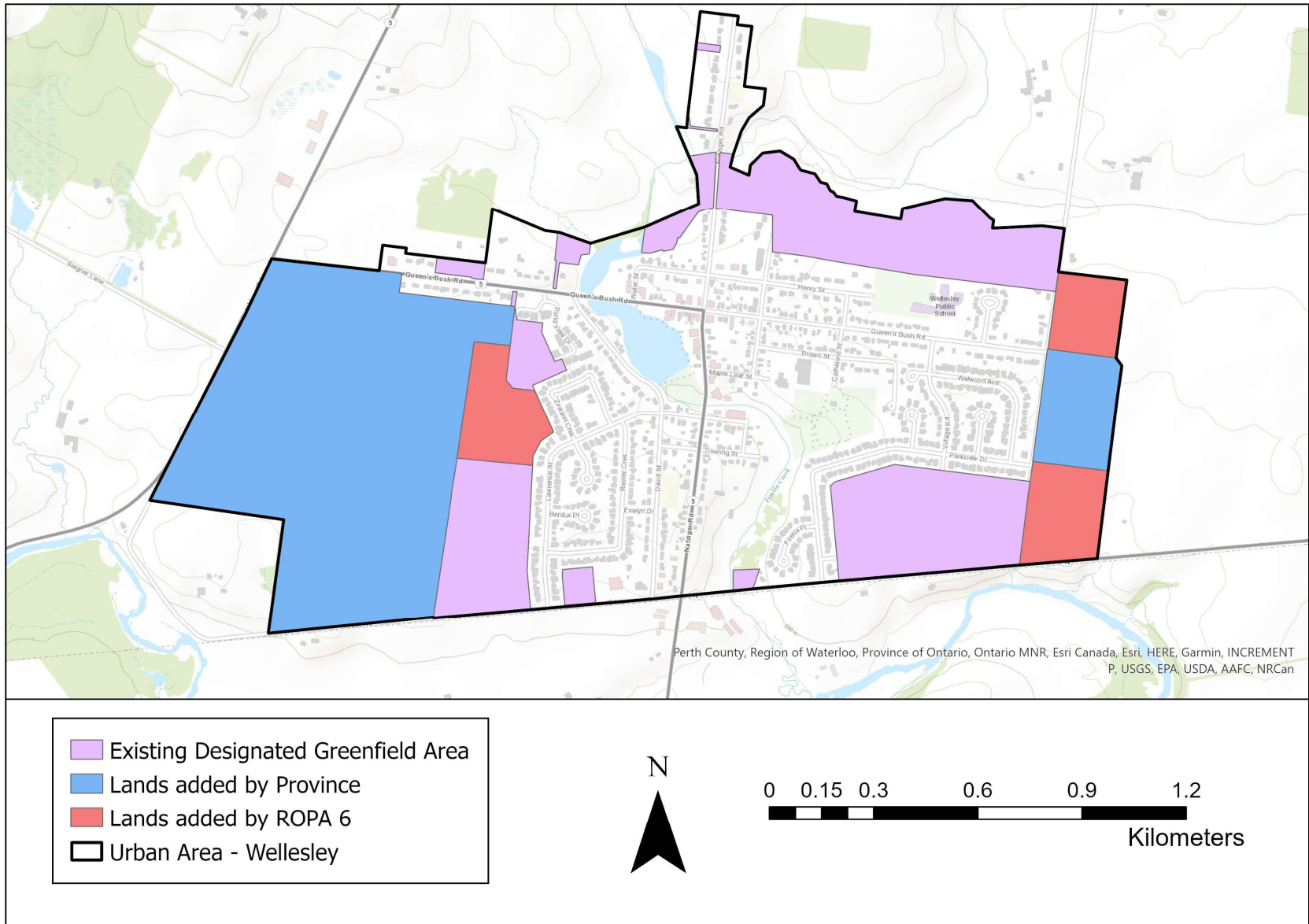
Attachment B – New Wellesley Urban Area Boundary

Attachment C - Regional Report PDL-CPL-23-017 – Minister's Decision on ROPA 6

Attachment A – ROPA 6 Map 1, Regional Structure



Attachment B – New Wellesley Urban Area Boundary



Attachment C - Regional Report PDL-CPL-23-017 – Minister’s Decision on ROPA 6

Approved by:  , CAO

Date: June 7, 2023

Region of Waterloo
Planning, Development, and Legislative Services
Community Planning

To: Planning and Works Committee
Meeting Date: June 6, 2023
Report Title: Minister's Decision on Regional Official Plan Amendment No. 6 (ROPA)

1. Recommendation

For Information.

2. Purpose / Issue:

The purpose of this report is to provide a high-level overview of the approval with modifications of Regional Official Plan Amendment 6 (ROPA 6). Future reports will outline implications the decision may have on growth management and infrastructure master planning.

3. Strategic Plan:

The approval of ROPA 6 will shape how and where the community will grow to the year 2051. It therefore addresses all Strategic Focus Areas, particularly: Thriving Economy; Sustainable Transportation; Environment and Climate Action; and Health, Safe and Inclusive Communities. It also relates to Action 3.5.1, "Promote efficient urban land use through greenfield and intensification policies while conserving natural heritage and agricultural areas."

4. Report Highlights:

- The Region's Official Plan Amendment No. 6 (ROPA 6) has been approved by the Minister of Municipal Affairs and Housing with 12 modifications relating to policies and mapping
- The Urban Area/Township Urban Area boundaries have been expanded by approximately 2,700 hectares of land as well as an addition of 66 hectares of employment lands in the 97/401 Employment Area. Land use designations for lands added through the approval will be identified by Area Municipalities with consideration of applicable provincial policies and guidelines.

- The approval did not modify policies as adopted relating to the achievement of 15 minute neighbourhoods, integrating climate change considerations into planning and managing growth, and supporting a mix and range of housing options
- The decision included two site-specific policies:
 - 355 Farmers Market Road, Township of Woolwich (Smart Centres) to permit additional industrial/commercial uses, including self-storage uses.
 - 241 Queen Street West, City of Cambridge (Hespeler) to permit high density residential and institutional uses.
- The decision included a policy for the Elmira Township Urban Area to review and update the Township's phasing and staging of development policies for the purposes of expediting development applications for housing projects at the time of the next Woolwich Official Plan update.
- The decision modified ROPA 6 Policy 3.A.4 to permit up to three residential units in a detached house, semi-detached house or row house (or up to two residential units and an ancillary detached residential unit).
- The decision included a policy that clarifies the land use designation terminology for lands that are subject to Regional Official Plan Amendment No.2
- Two parcels of land were converted from Employment area - one in the City of Waterloo and one in the City of Cambridge.
- The decision modified the definition of 'Major Goods Movement Facilities and Corridors' in the Glossary of Terms to permit rail facilities.
- In a separate letter, the Minister approved the alternative density targets adopted by the Region for Laurier-Waterloo Park Station, Blockline Station and Delta Station.
- The implications of the modifications on the water supply master plan, wastewater treatment master plan, integrated mobility plan, 10 year capital plans and the development charge by-law are being evaluated
- The process to consolidate and incorporate the modifications into the Regional Official Plan has begun and is expected to be complete by August 1, 2023
- The area municipalities and the Region continue to collaborate to determine where and when new or expanded area municipal and regional infrastructure is needed first and how it can occur in the most cost effective manner. The amount of land added to the Urban Area and Township Urban Areas through the approval of ROPA 6 presents a major challenge for the Region and the area municipalities from an infrastructure planning, construction and financing perspective.

5. Background:

The ROP forms Regional Council's long-term strategy for guiding and integrating growth management, development, land use, infrastructure planning, together with financial and capital investment.

The Regional Official Plan Review began in late 2018 and culminated in the adoption of ROPA 6 by Regional Council on August 18, 2022. ROPA 6 was submitted to the Ministry of Municipal Affairs and Housing on September 2, 2022, and deemed complete on September 2, 2022.

On October 24, 2022, the Minister of Municipal Affairs and Housing suspended the 120-day review period for ROPA 6, as permitted under the Planning Act, until the Minister issued a decision.

On April 11, 2023, the Minister issued a Notice of Decision approving ROPA 6 with 12 modifications. The modifications comprise of amendments and additions to policies and Maps.

The Minister's decision on ROPA 6 is final and not subject to appeal.

The most significant modification to the decision on ROPA No. 6 is new policy 2.J.14:

For the lands added to the Urban Area or the Township Urban Area on Map , the Designated Greenfield Area on Map 2, and the Urban Area / Township Urban Area on Map 3, Area Municipalities shall identify appropriate land use designations, including the identification of employment lands, with consideration of applicable provincial policies and guidelines.

The intent of this policy is to implement Option 1 for community area and 15% intensification for employment area land needs as identified in the final Land Needs Assessment from staff report PDL-CPL-22- 20, considered by Regional Council on June 29, 2022.

Nothing in this policy precludes proponents from initiating planning applications or undertaking secondary planning in advance of the area municipalities' next official plan update.

The table below illustrates the inventory of existing Community Area land and existing employment land inventory, lands added by the Region through ROPA 6 and new Urban Area/Township Urban Area lands (Urban Expansion Lands) added by municipality through the decision on ROPA 6:

Area Municipality	Existing Community Area Land inventory (ha)	Existing Employment Land inventory (ha)	Community Area Added by the Region through ROPA 6 (ha)	Employment Land Added by the Region through ROPA 6 (ha)	Lands Added through Minister's decision on ROPA 6 (ha)
Cambridge	908	552	8	187	539
Kitchener	1,750	122	0	0	277
Waterloo	563	129	0	0	0
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Wilmot	200	81	35	15	249
Woolwich	508	152	52	176	1,514
Total	4,133	1,072	150	456	2,780

*The numbers represent gross land areas and do not consider constrained lands

**The numbers are net of airport lands

All lands between the Urban Area/Township Urban Area boundary and the Countryside Line as established through the 2015 ROP and ROP Amendments No. 1, 3, 4 are now designated as Urban Area/Township Urban Area. In one location, the Countryside Line was adjusted through the approval to include two parcels of land as Urban Area. These two parcels of land are not designated Protected Countryside in the ROP but are designated Regional Recharge Area (Appendix D). The ROP identifies a broad band of permanently protected environmental features and agricultural lands known as the Protected Countryside. This designation contains a unique concentration of farmlands, woodlands, watercourses, river valleys and wetlands. It also includes several significant Regional Recharge Areas, which sustain some of the richest sources of groundwater in the Grand River watershed and account for a significant share of the region's water supply.

In the coming years, the Region is expected to see an accelerated pace of growth. With a provincial forecast that nearly doubles the Region's population and employment to 923,000 residents and 470,000 jobs by 2051, growth pressures within the region require consistent policy guidance and coordination so that required Regional services, systems and infrastructure can be planned and delivered in an efficient, cost effective and predictable manner.

6. Communication and Engagement with Area Municipalities and the Public

Area Municipalities:

Regional staff have had a number of discussions with Area Municipal Planning Heads on the implications of the decision on ROPA 6. Those discussions have informed this report. In addition, discussions are ongoing regarding the implications and the process for implementation. These discussions will inform subsequent reports to Council on the approach for implementation and the transition of the ROP to the Area Municipalities following the proclamation of Bill 23.

Public:

ROPA 6 was posted for comments on the Environmental Registry of Ontario (ERO) for 30 days from December 5, 2022 to January 5, 2023. The decision to approve ROPA 6 with modifications and the approval of alternative density targets for the three MTSAs can be found here <https://ero.ontario.ca/notice/019-5952>.

7. Financial Implications:

Over the past several years, the Region has made significant investments, particularly in water, wastewater, transportation and public transit infrastructure to service the anticipated growth needs of the community. The urban expansion lands require new or expanded municipal infrastructure – both regional and area municipal. The area municipalities and the Region continue to collaborate to determine where and when new or expanded area municipal and regional infrastructure is needed first and how it can occur in the most cost effective manner. Results will be incorporated into upcoming updates to Regional infrastructure master plans, particularly for water, wastewater and transportation.

The amount of land added to the Urban Area and Township Urban Areas through the approval of ROPA 6 presents a major challenge for the Region and the area municipalities from an infrastructure planning, construction and financing perspective. Servicing all of the urban expansion lands concurrently would require significant levels of long-term debt (impacting future debt repayment limits) and combined with the impacts of Bill 23 would create a high risk scenario of having insufficient development charge revenue to fund the resulting debt servicing costs. Property taxes and user rates would be the fallback. In addition, the operation of new infrastructure at an inefficient level could further impact future operating budgets.

Additional financial analysis can be prepared for Council's consideration as the type, location, timing and scale of new development and its associated infrastructure needs becomes clearer.

8. Conclusion / Next Steps:

The proposed Provincial Planning Statement proposes an approach to implementation which includes, among other matters, continued use of the 2051 growth forecasts provided by the Province that were included in ROPA 6. Regional staff are currently analyzing the impact of the modifications to ROPA 6 and the proposed Provincial Planning Statement to determine what, if any, changes may need to be made to the ROP. Regional staff will report back to Council in August or September with a detailed analysis and implementation approach.

The approval of ROPA 6 may accelerate the need for coordinated infrastructure planning to support the Region's forecasted levels of growth while supporting the Region of Waterloo's seven area municipalities as they initiate local official plan updates and housing pledge goals.

Moving forward there will be continued collaboration between the Region and Area Municipalities to focus growth in areas with existing and planned water, wastewater and transportation capacity.

In addition, it is anticipated that a review of existing secondary plans for any needed amendments or new secondary planning exercises for the urban expansion lands may be necessary.

Attachments:

Appendix A: Map 1 Regional Structure

Appendix B: Map 2 Urban System

Appendix C: Map 3 Employment Area

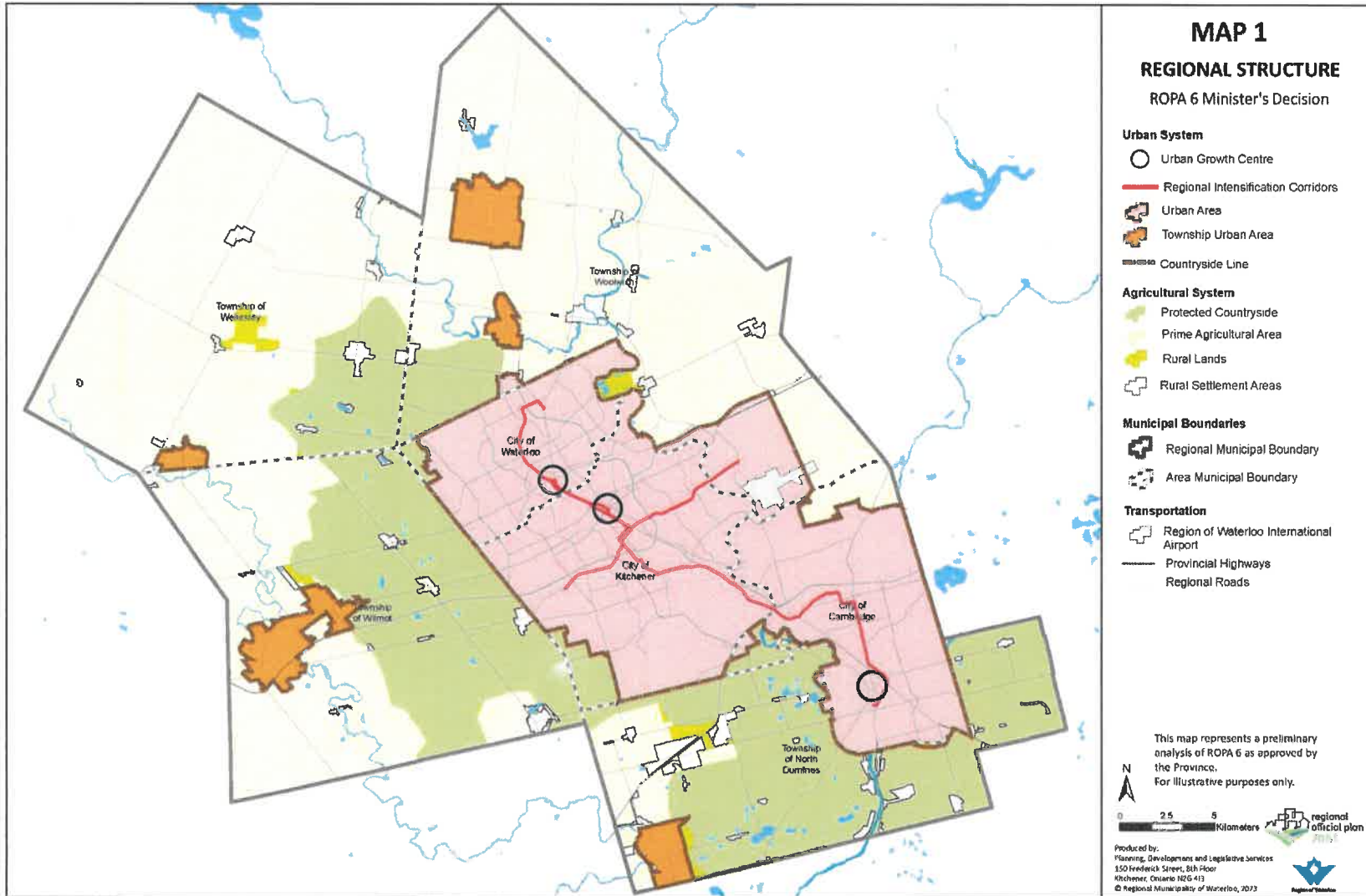
Appendix D: Countryside Line Adjustment

Prepared By: Brenna MacKinnon, Manager, Development Planning

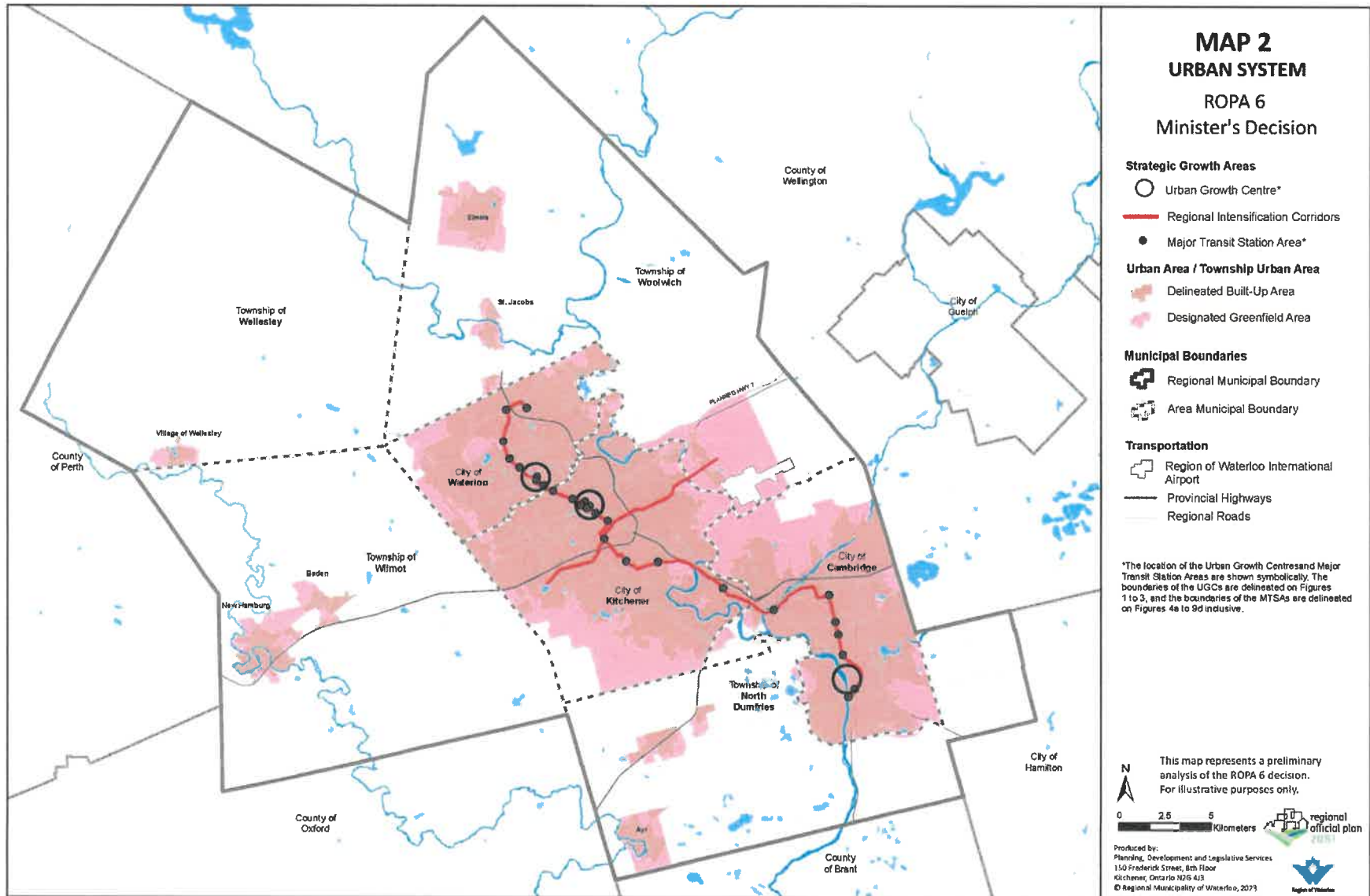
Reviewed By: Danielle De Fields, Director, Community Planning

Approved By: Rod Regier, Commissioner, Planning, Development and Legislative Services

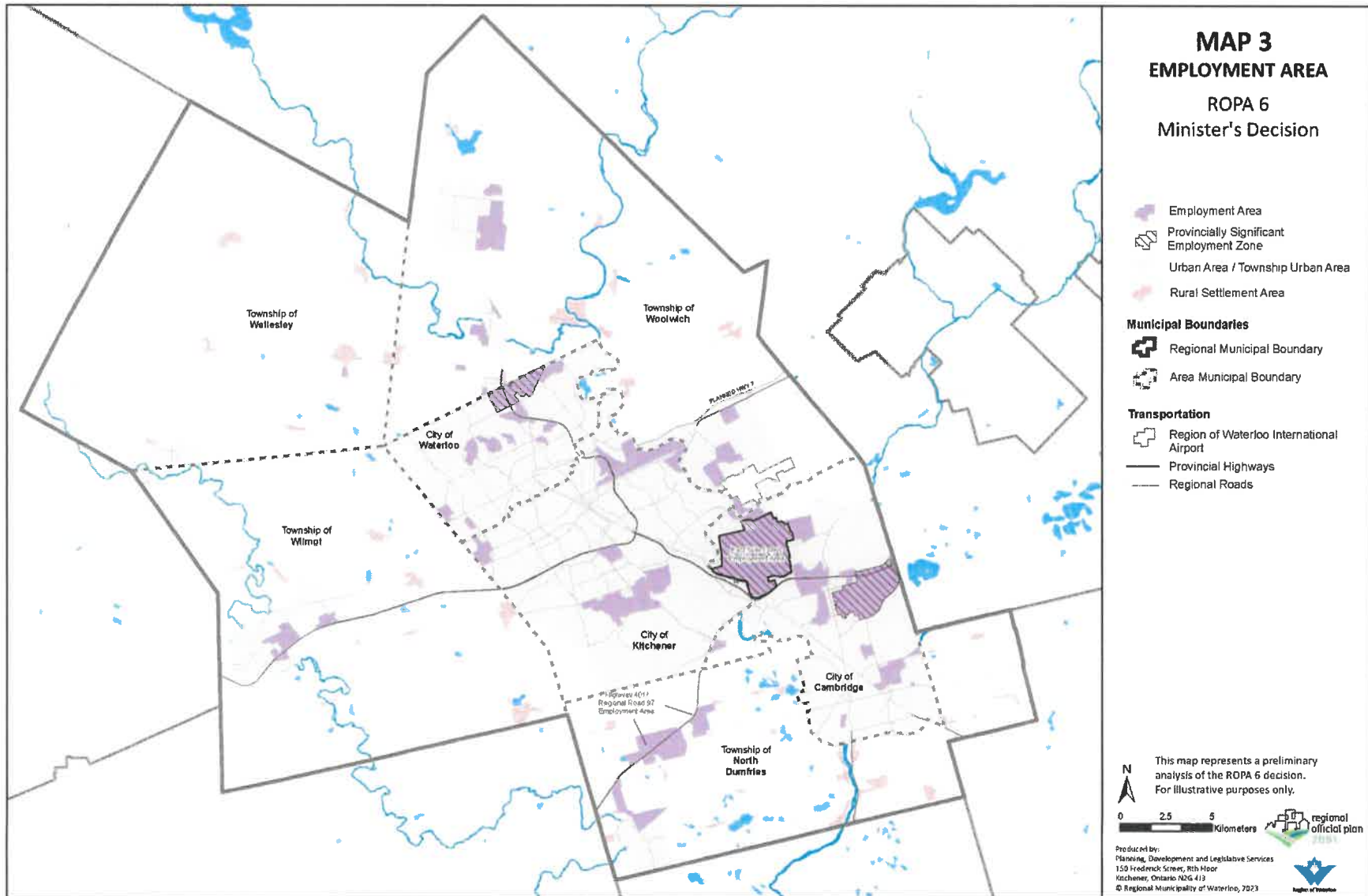
Appendix A: Map 1 Regional Structure



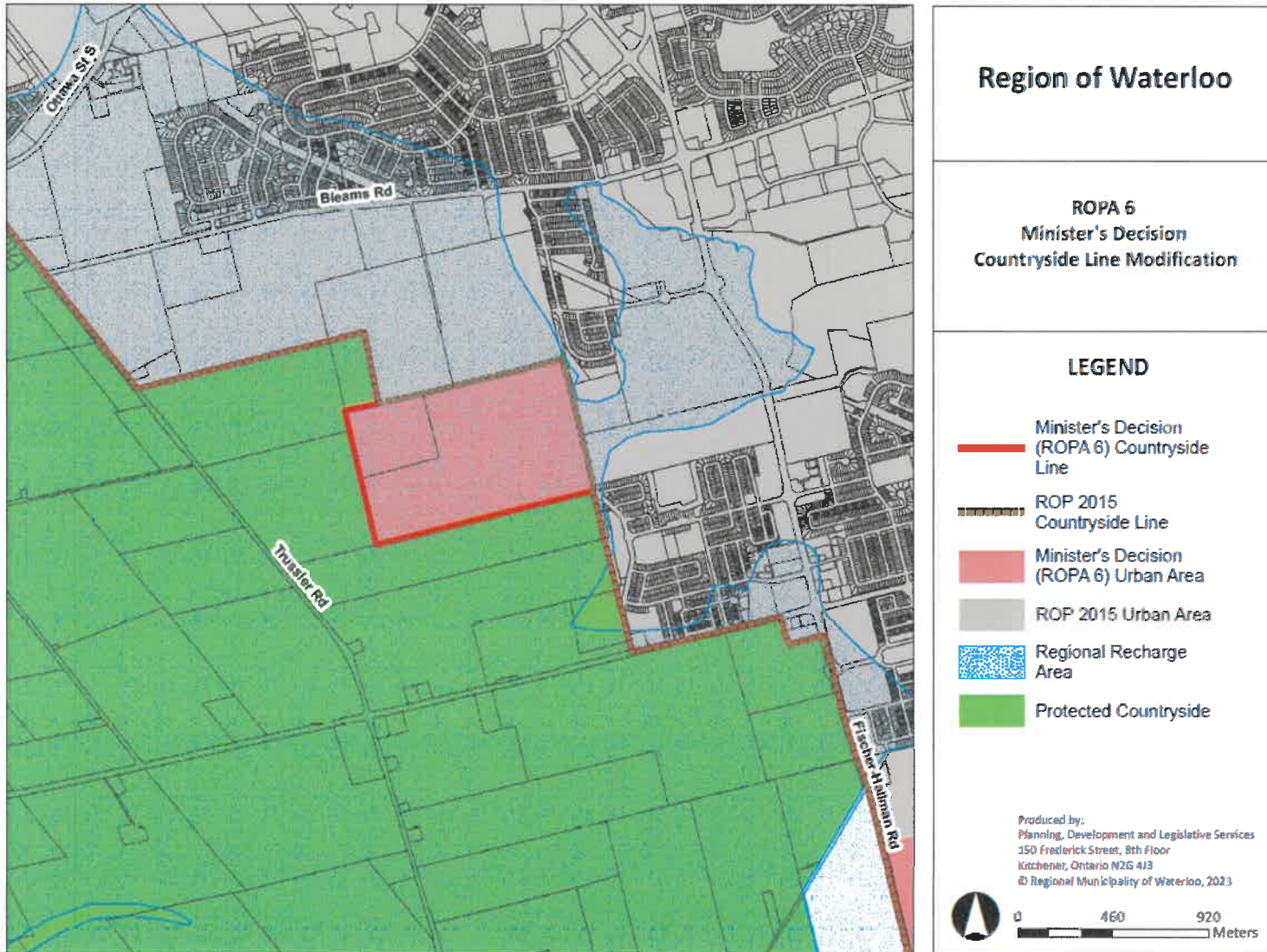
Appendix B: Map 2 Urban System



Appendix C: Map 3 Employment Area



Appendix D: Countryside Line Adjustment



Attachment B – Wellesley Urban Area Boundary as Modified by the Minister of Municipal Affairs and Housing

