

# Regional Official Plan Amendment No. 6

Planning and Works Committee

June 6, 2023



Region of Waterloo

# ROPA 6 Approval Overview

- On April 11, 2023 Minister of Municipal Affairs and Housing approved Regional Official Plan Amendment No.6 (ROPA 6) with 12 modifications
- Maintains vision for an "inclusive, thriving, and sustainable region of connected rural and urban communities with global reach, fostering opportunities for current and future generations"
- The Minister's decision on ROPA 6 is final and not subject to appeal

# Modifications

- Expansion of the Urban Area/Township Urban Area boundary by approximately 2,700 gross hectares of land
- Two site-specific policies
- One policy to clarify ROPA 2 land use designation terminology
- A policy for the Elmira Township Urban Area will see a review and update to its phasing and staging of development policies

# Modifications

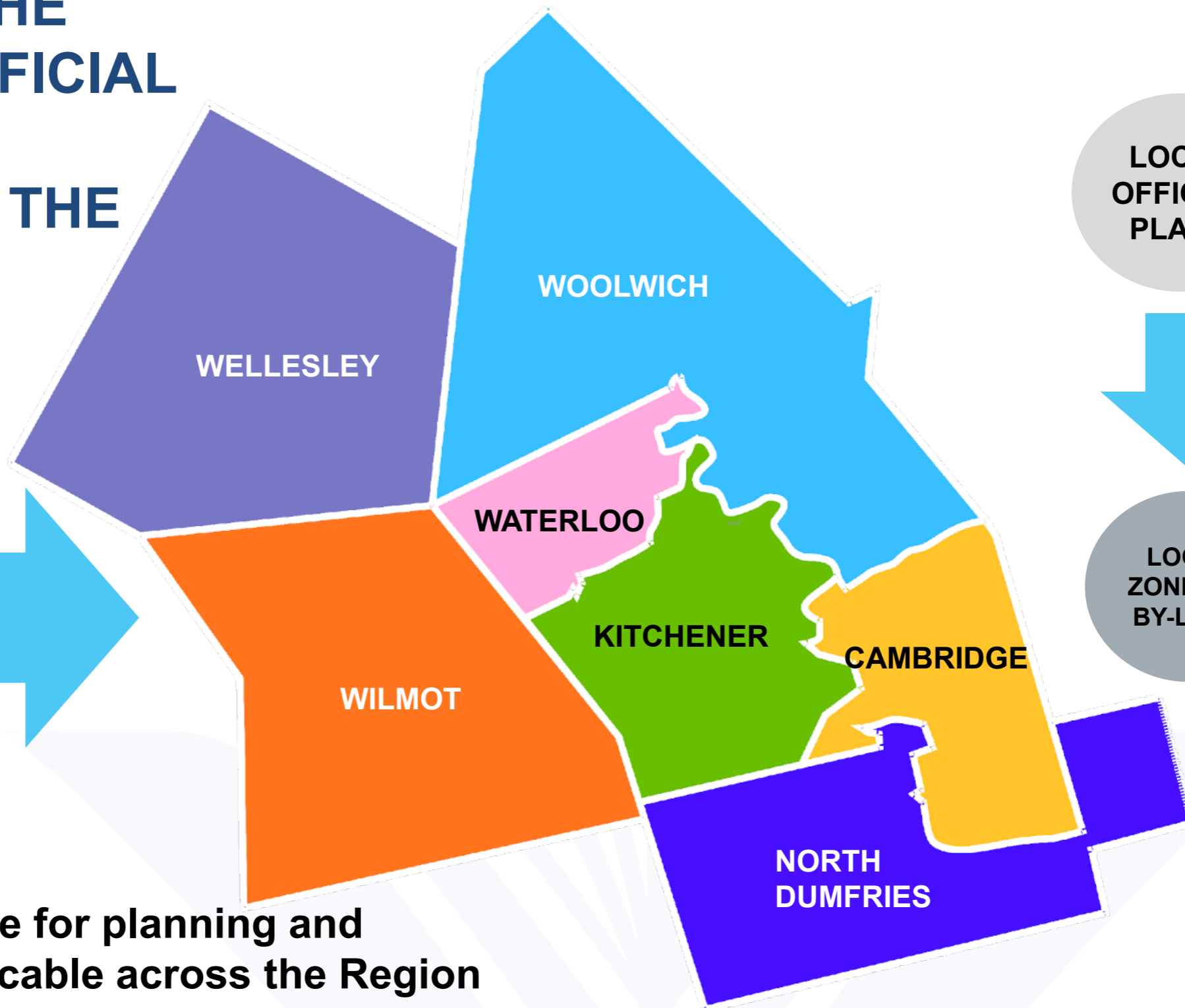
- ROPA 6 Policy 3.A.4 has been modified to permit up to three residential units in a detached house, semi-detached house or row house (or up to two residential units and an ancillary detached residential unit)
- Modification of the definition of ‘Major Goods Movement Facilities and Corridors’ in the Glossary of Terms to include the addition of rail facilities



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

# HOW DOES THE REGION'S OFFICIAL PLAN GUIDE PLANNING IN THE CITIES AND TOWNSHIPS?

**REGIONAL OFFICIAL PLAN**



**LOCAL OFFICIAL PLANS**



**LOCAL ZONING & BY-LAWS**

- High level guidance for planning and development applicable across the Region
- Operationalizing community vision and objectives
- Alignment with Provincial guidance

# Key messages of ROPA 6

- Indigenous relationships and reconciliation
- Equity and inclusion
- Growth management
- Climate action
  - Requiring the development of 15-minute neighbourhoods in the Cities and Townships
- Affordable and “Missing Middle” Housing

# MAP 1

## REGIONAL STRUCTURE

ROPA 6 Minister's Decision

### Urban System

- Urban Growth Centre
- Regional Intensification Corridors
- Urban Area
- Township Urban Area
- Countryside Line

### Agricultural System

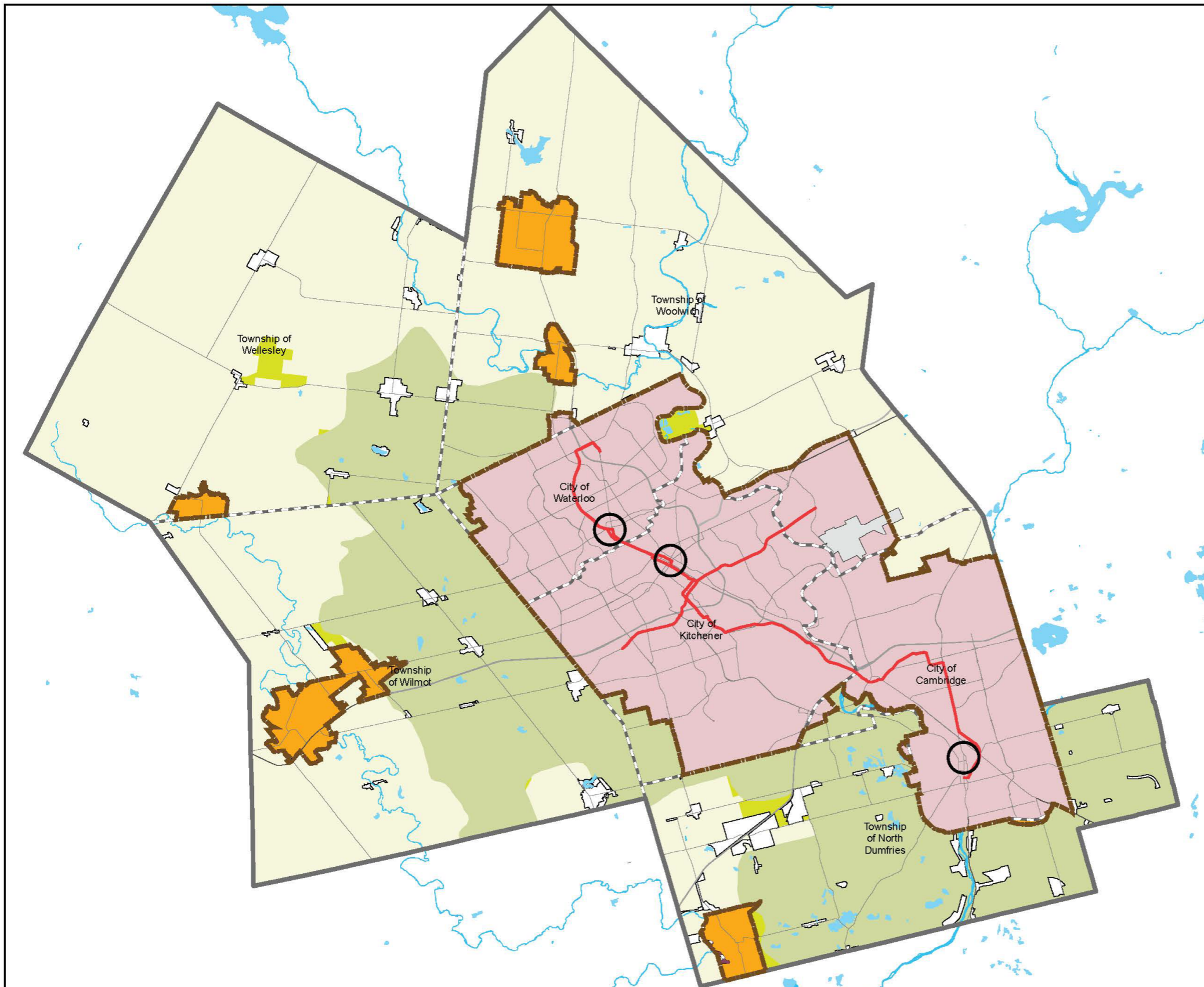
- Protected Countryside
- Prime Agricultural Area
- Rural Lands
- Rural Settlement Areas

### Municipal Boundaries

- Regional Municipal Boundary
- Area Municipal Boundary

### Transportation

- Region of Waterloo International Airport
- Provincial Highways
- Regional Roads



This map represents a preliminary analysis of ROPA 6 as approved by the Province.  
For illustrative purposes only.



0 2.5 5 Kilometers

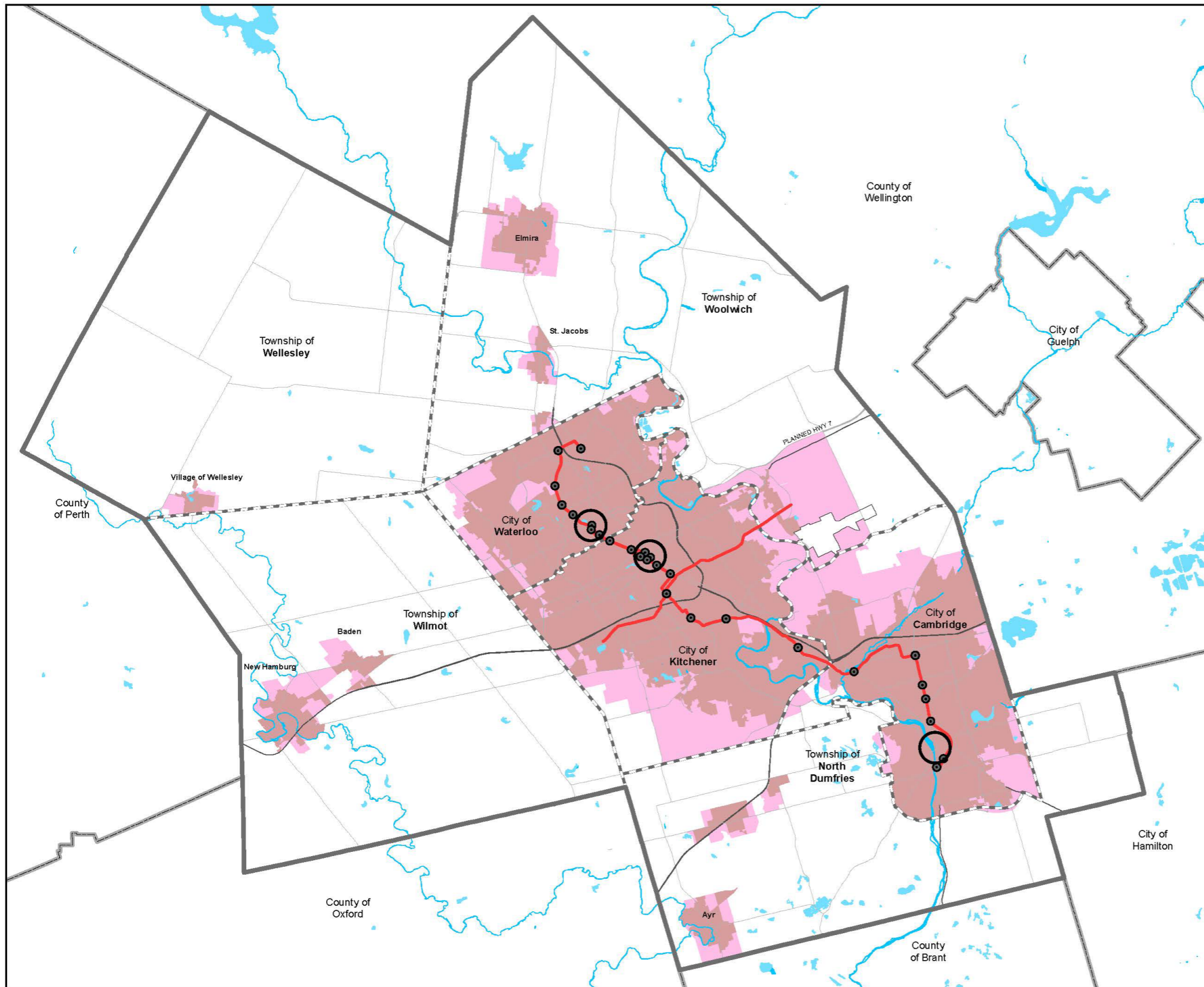


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# MAP 2 URBAN SYSTEM ROPA 6 Minister's Decision



### Strategic Growth Areas

- Urban Growth Centre\*
- Regional Intensification Corridors
- Major Transit Station Area\*

### Urban Area / Township Urban Area

- Delineated Built-Up Area
- Designated Greenfield Area

### Municipal Boundaries

- Regional Municipal Boundary
- Area Municipal Boundary

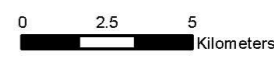
### Transportation

- Region of Waterloo International Airport
- Provincial Highways
- Regional Roads

\*The location of the Urban Growth Centres and Major Transit Station Areas are shown symbolically. The boundaries of the UGCs are delineated on Figures 1 to 3, and the boundaries of the MTSAs are delineated on Figures 4a to 9d inclusive.



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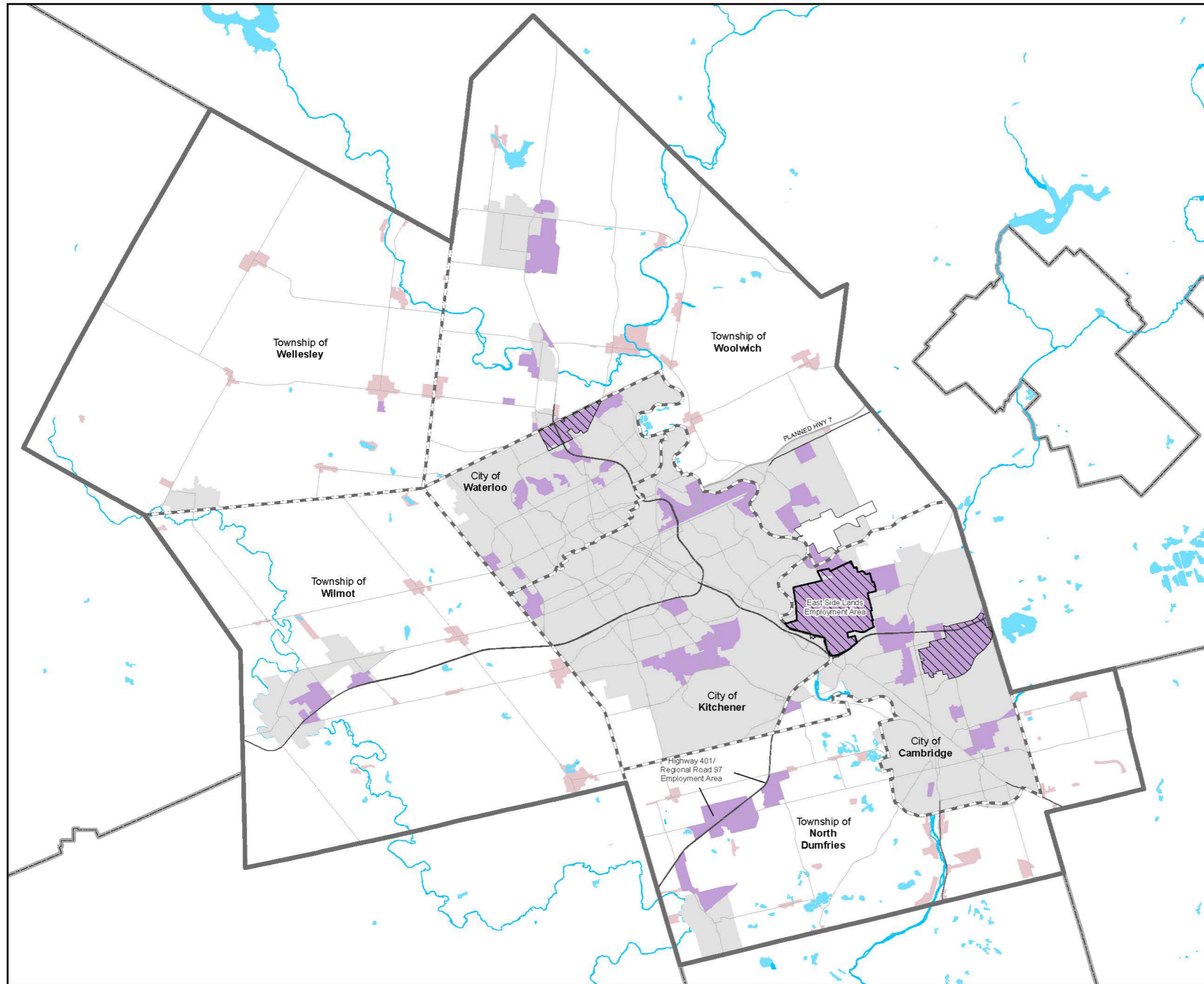


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# MAP 3 EMPLOYMENT AREA

## ROPA 6 Minister's Decision



- Employment Area
- Provincially Significant Employment Zone
- Urban Area / Township Urban Area
- Rural Settlement Area
- Municipal Boundaries**
- Regional Municipal Boundary
- Area Municipal Boundary
- Transportation**
- Region of Waterloo International Airport
- Provincial Highways
- Regional Roads

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regional official plan 2051



# Next Steps

- 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 process to consolidate and incorporate the modifications into the Regional Official Plan has begun and is expected to be complete by August 1, 2023
- Regional staff will report back to Council in August or September with a detailed analysis and implementation approach to ROPA 6