

An aerial photograph of a city, likely Waterloo, with a semi-transparent blue overlay. The overlay contains the text 'Region of Waterloo' and 'Regional Official Plan Review'. The city features a mix of residential, commercial, and green spaces, with a large stadium visible in the lower-left quadrant.

Region of Waterloo

Regional Official Plan Review



Settlement Area Boundary Expansion Addendum

August 2022

Dillon Consulting Limited | Watson & Associates

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I Purpose of Addendum

The purpose of this Addendum is to provide an update to the Settlement Area Boundary Expansion (SABE) Technical Brief, July 2022 to address the Recommended Settlement Area Boundary Expansions for Community Area in the Township of Wellesley and the City of Cambridge.

2 Settlement Area Boundary Expansion Assessment

As part of the June 29, 2022 staff report PDL-CPL-22-20, recommended Community Area and Employment Area expansions were identified by Regional staff for Woolwich, Wilmot and North Dumfries and presented in a map package (Appendix C to PDL-CPL-22-20). At the time, specific locations had not been identified in the Village of Wellesley to address the Community Area land need of 17 hectares or in Cambridge to address the Community Area land need of 8 hectares. These areas have now been identified and included in **Figure 1** and **2**. This Addendum documents the assessment of the recommended Community Area settlement boundary expansions in the Village of Wellesley and Cambridge in relation to **Policies of 2.2.8.2** and **2.2.8.3** of the Growth Plan.

Figure 2-1: Recommended Community Area Expansions for the Township of Wellesley

Figure 2-2: Recommended Community Area Expansions for the City of Cambridge

2.1.1 Growth Plan Expansion Policy Analysis – Wellesley Community Area Recommended Expansion: Location CA 11



Sub-geography: N/A

Total Area: 6 ha

Growth Plan Expansion Policy Criteria	Analysis Summary
2.2.8.2 a) Sufficient opportunities to accommodate forecasted growth are not available through intensification and in the designated greenfield area i) within the upper- or single- tier municipality, and ii) within the applicable lower tier municipality	The outcomes of the LNA and associated allocations based on the recommended approach to growth identifies that the Township of Wellesley has a shortfall of 17 ha for Community Area (CA) lands to the 2051 horizon. Therefore, sufficient opportunities to accommodate growth are not otherwise available.
2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption	The total area proposed to be added through CA 11 is approximately 6 ha. This represents a portion of the total 17 ha Identified for Wellesley to address the CA shortfall. The total quantum of CA land selected to be added in the Township of Wellesley does not exceed the required 17 ha.
2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan	The LNA and associated technical analysis completed as part of the ROP Review process demonstrate that the minimum Growth Plan targets can be achieved. Additional phasing plans will be required as part of future work to implement the recommended approach to growth.

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memorandum and associated addendum indicates that there is sufficient capacity in existing or planned regional infrastructure. Planning for public service facilities will be undertaken through the secondary planning and area municipal processes.</p>
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets</p>	<p>The Infrastructure Review and Class D Cost Estimate addendum indicates that the incremental water, wastewater and GRT bus capital costs to implement the recommended approach to growth in Wellesley to be \$16,500,000.00, representing approximately 2.4% of the total region-wide cost of \$684,901,000.00.</p> <p>The Growth Options Fiscal Considerations Memorandum and addendum indicates that the approximate annualized future replacement cost for Wellesley would be around \$126,600.00, with an annualized future replacement cost per capita of \$66.63.</p> <p>New infrastructure required for growth is generally paid for through Development Charges (DCs) (or constructed by the developer as a local service). As such, new infrastructure is constructed/installed with minimal impacts to the taxpayer/ratepayer. However, once the infrastructure is assumed, the Region begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are future replacement expenditures and must be borne by taxpayers/ratepayers.</p> <p>Detailed modeling and analysis undertaken through future master plans and D.C. background study updates will further delineate the required infrastructure investments and the growth/non-growth allocations.</p> <p>The analysis undertaken to date suggests that the infrastructure and public service facilities identified could be financially viable over the full life cycle of these assets.</p>
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memo and associated addendum outlined a</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>equivalent and stormwater master plans or equivalent, as appropriate</p>	<p>number of water and wastewater infrastructure capital projects that would be needed to support the expansion area. Based on the recommended approach to growth, there will be a need to update the Region’s Water and Wastewater Master Plan and identify stormwater infrastructure through secondary planning and the development review process.</p>
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water</p>	<p>There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Wellhead Protection Sensitivity Areas WPSA-5 and WPSA-6 are located in proximity to CA11, inside the current Township of Wellesley boundary. There are no environmental features located within or adjacent to CA11.</p> <p>Any potential development impacts on this watershed’s conditions and the broader water resource system could be minimized through best practices in stormwater management and environmental sustainability, which would be addressed through secondary planning and the development review process.</p>
<p>2.2.8.3 e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible</p>	<p>There are no watercourse or wetland features located within CA11 or nearby. There is low potential for impacts on key hydrologic features. Any potential development impacts would need to be addressed, minimized or mitigated through appropriate studies as part of a secondary plan process for the area and subsequent development review processes.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used 	<p>Prime agricultural areas cannot be avoided. In considering all lands within the Countryside Line and outside of the Urban Area boundary, approximately 148 hectares are designated “rural” in the Region’s Official Plan (24 hectares in Southwest Kitchener and 124 hectares in Woolwich’s “East Side Lands”). Notwithstanding the Rural designation in the ROP, the PPS definition of prime agricultural lands is specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. These lands are identified on the CLI Soil Classification map as Class 1-3 and are considered prime agriculture for the purposes of this analysis.</p> <p>The CA11 lands are designated prime agriculture. This cluster represents approximately 6 hectares and, as such, 6 hectares would be re-designated for urban use.</p> <p>Soils in this area are entirely Class 2 (moderate limitations). There are no lower priority soil classes in this area.</p> <p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>
<p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae</p>	<p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. Policies to guide future</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>expansions to the boundaries of the Urban Area onto lands within the Countryside Line are established in the ROP. Lands located within the Countryside Line are the first priority for new growth areas.</p> <p>Notwithstanding the long-term future use of lands within the Countryside Line supporting residential, employment and other development needs, there are no agricultural operations located on CA 11. There appear to be several livestock operations located within 1.5 kilometer radius of CA 11. There are also some agricultural operations in proximity. Achieving compliance with the MDS formula may impact the amount of land available for growth. This would need to be confirmed and documented through the Agri-suite tool and included in the AIA documentation.</p> <p>Mitigation measures to manage land use compatibility should also be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment</p>	<p>There are some elements of the agri-food network in the broader area, though not specifically on the identified expansion area. Given the relatively low number of operations in this general geography, and absence on the expansion area, there is low potential for unmitigated adverse impacts on the Region’s agri-food network. Mitigation measures to manage the impact of growth on the agricultural system should be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied</p>	<p>There is good potential for this area to support future residential uses. The lands are contiguous with the existing urban boundary. Adjacent lands are designated urban residential in the local Official Plan, and are also identified as designated greenfield area. This area represents a logical extension to and rounding out of the existing Settlement Area. Future secondary planning will be required to ensure this area can develop to achieve provincial, regional and local growth objectives.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>The Region's natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>There are no identified Mineral Aggregate Resource Areas or core environmental features located in or adjacent to CA11. The Region's natural heritage system has been netted out of the net area for settlement expansion. Any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>Future development will need to be in accordance with the emergency service provisions outlined in the Official Plan and confirmed through the master planning process. An archaeological assessment may be identified as a required supporting study as part of a future development process.</p>
2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans and any applicable source protection plan	The Greenbelt Plan, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans do not apply to this area. There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Future development would need to be in accordance with the applicable ROP and SPP policies in order to protect drinking water.
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area</p> <p>i) the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;</p> <p>ii) the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 ha, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;</p>	Not applicable

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>iii) the proposed expansion would support the achievement of complete communities or the local agricultural economy;</p> <p>iv) the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;</p> <p>v) the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and</p> <p>vi) expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited</p>	

2.1.2 Growth Plan Expansion Policy Analysis- Wellesley Community Area Recommended Expansion: Location CA12



Sub-geography: N/A

Total Area: 4 ha

Growth Plan Expansion Policy Criteria	Analysis Summary
2.2.8.2 a) Sufficient opportunities to accommodate forecasted growth are not available through intensification and in the designated greenfield area i) within the upper- or single- tier municipality, and ii) within the applicable lower tier municipality	The outcomes of the LNA and associated allocations based on the recommended approach to growth identifies that the Township of Wellesley has a shortfall of 17 ha for CA lands to the 2051 horizon. Therefore, sufficient opportunities to accommodate growth are not otherwise available.
2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption	The total area proposed to be added through CA 12 is approximately 4 ha. This represents a small portion of the total 17 ha Identified for Wellesley to address the CA shortfall. The total quantum of CA land selected to be added in the Township of Wellesley does not exceed the required 17 ha.
2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan	The LNA, and associated technical analysis completed as part of the ROP Review process demonstrate that the minimum Growth Plan targets can be achieved. Additional phasing plans will be required as part of future work to implement the recommended approach to growth.

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities;</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memorandum and associated addendum indicates that there is sufficient capacity in existing or planned regional infrastructure. Planning for public service facilities will be undertaken through the secondary planning and area municipal processes.</p>
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets</p>	<p>The Infrastructure Review and Class D Cost Estimate addendum indicates that the incremental water, wastewater and GRT bus capital costs to implement the recommended approach to growth in Wellesley to be \$16,500,000.00, representing approximately 2.4% of the total region-wide cost of \$684,901,000.00.</p> <p>The Growth Options Fiscal Considerations Memorandum and addendum indicates that the approximate annualized future replacement cost for Wellesley would be around \$126,600.00, with an annualized future replacement cost per capita of \$66.63.</p> <p>New infrastructure required for growth is generally paid for through D.C.s (or constructed by the developer as a local service). As such, new infrastructure is constructed/installed with minimal impacts to the taxpayer/ratepayer. However, once the infrastructure is assumed, the Region begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are future replacement expenditures and must be borne by taxpayers/ratepayers.</p> <p>Detailed modeling and analysis undertaken through future master plans and D.C. background study updates will further delineate the required infrastructure investments and the growth/non-growth allocations.</p> <p>The analysis undertaken to date suggests that the infrastructure and public service facilities identified could be financially viable over the full life cycle of these assets.</p>
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memo and associated addendum outlined a</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>equivalent and stormwater master plans or equivalent, as appropriate</p>	<p>number of water and wastewater infrastructure capital projects that would be needed to support the expansion area. Based on the recommended approach to growth, there will be a need to update the Region’s Water and Wastewater Master Plan and identify stormwater infrastructure through secondary planning and the development review process.</p>
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water</p>	<p>There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Wellhead Protection Sensitivity Area WPSA-5 is located nearby, inside the current Township of Wellesley boundary. There are no environmental features located within or adjacent to CA12</p> <p>Any potential development impacts on this watershed’s conditions and the broader water resource system could be minimized through the best practices in stormwater management and environmental sustainability, which would be addressed through secondary planning and the development review process.</p>
<p>2.2.8.3 e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible</p>	<p>There are no watercourse or wetland features located within CA12 or nearby. There is low potential for impacts on key hydrologic features. Any potential development impacts would need to be addressed, minimized or mitigated through appropriate studies as part of a secondary plan process for the area and subsequent development review processes.</p>
<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used 	<p>Prime agricultural areas cannot be avoided. In considering all lands within the Countryside Line and outside of the Urban Area boundary, approximately 148 hectares are designated “rural” in the Region’s Official Plan (24 hectares in Southwest Kitchener and 124 hectares in Woolwich’s “East Side Lands”). Notwithstanding the Rural designation in the ROP, the PPS definition of prime agricultural lands is specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. These lands are identified on the CLI Soil Classification map as Class 1-3 and are considered prime agriculture for the purposes of this analysis.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>The CA12 lands are designated prime agriculture. This cluster represents approximately 4 hectares and, as such, 4 hectares would be re-designated for urban use</p> <p>Soils in this area are Class 1 (no significant limitation). There are no lower priority soil classes in this area.</p> <p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>
<p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae</p>	<p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. Policies to guide future expansions to the boundaries of the Urban Area onto lands within the Countryside Line are established in the ROP. Lands located within the Countryside Line are the first priority for new growth areas.</p> <p>Notwithstanding the long term future use of lands within the Countryside Line supporting residential, employment and other development needs, there appear to be existing agricultural operations in proximity to the expansion lands and several existing livestock operations within the MDS Investigation Area of 1.5 km from the recommended expansion area. This would need to be confirmed and documented through the Agri-suite tool and included in the AIA documentation. Mitigation measures to manage land use compatibility should also be documented in the</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment</p>	<p>There do not appear to be any major elements of the agri-food network located in the area surrounding this cluster and it is not anticipated that there would be adverse impacts on the agri-food network as a result of this expansion.</p> <p>Phasing of development and ensuring the ROP contains policies to protect, minimize and mitigate impacts to the agri-food network will be important. Mitigation measures should be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied</p>	<p>There is good potential for this area to support future residential uses. The lands are contiguous with the existing urban boundary. Adjacent lands are designated urban residential in the local Official Plan, and to the north are also identified as designated greenfield area. This area represents a logical extension to and rounding out of the existing Settlement Area. Future secondary planning will be required to ensure this area can develop to achieve provincial, regional and local growth objectives.</p> <p>The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>There are no identified Mineral Aggregate Resource Areas or core environmental features located in or adjacent to CA11. The Region’s natural heritage system has been netted out of the net area for settlement expansion. Any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>Future development will need to be in accordance with the emergency service provisions outlined in the</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	Official Plan and confirmed through the master planning process. An archaeological assessment may be identified as a required supporting study as part of a future development process.
2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan	The Greenbelt Plan, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans do not apply to this area. There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Future development would need to be in accordance with the applicable ROP and SPP policies in order to protect drinking water.
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area:</p> <ul style="list-style-type: none"> i) the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; ii) the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 ha, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area; iii) the proposed expansion would support the achievement of complete communities or the local agricultural economy; iv) the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; v) the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and vi) expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited 	Not applicable

2.1.3 Growth Plan Expansion Policy Analysis- Wellesley Community Area Recommended Expansion: Location CA13



Sub-geography: N/A

Total Area: 6 ha

Growth Plan Expansion Policy Criteria	Analysis Summary
2.2.8.2 a) Sufficient opportunities to accommodate forecasted growth are not available through intensification and in the designated greenfield area i) within the upper- or single- tier municipality, and ii) within the applicable lower tier municipality	The outcomes of the LNA and associated allocations based on the recommended approach to growth identifies that the Township of Wellesley has a shortfall of 17 ha for CA lands to the 2051 horizon. Therefore, sufficient opportunities to accommodate growth are not otherwise available.
2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption	The total area proposed to be added through EA 11 is approximately 6 ha. This represents a portion of the total 17 ha Identified for Wellesley to address the CA shortfall. The total quantum of CA land selected to be added in the Township of Wellesley does not exceed the required 17 ha.
2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan	The LNA, and associated technical analysis completed as part of the ROP Review process demonstrate that the minimum Growth Plan targets can be achieved. Additional phasing plans will be required as part of future work to implement the recommended approach to growth.
2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities	The Infrastructure Review and Class D Cost Estimate Technical Memorandum and associated addendum indicates that there is sufficient capacity in existing or planned infrastructure Planning for public service facilities will be undertaken through the secondary planning and area municipal processes.

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets</p>	<p>The Infrastructure Review and Class D Cost Estimate addendum indicates that the incremental water, wastewater and GRT bus capital costs to implement the recommended approach to growth in Wellesley to be \$16,500,000.00, representing approximately 2.4% of the total region-wide cost of \$684,901,000.00.</p> <p>The Growth Options Fiscal Considerations Memorandum and addendum indicates that the approximate annualized future replacement cost for Wellesley would be around \$126,600.00, with an annualized future replacement cost per capita of \$66.63.</p> <p>New infrastructure required for growth is generally paid for through D.C.s (or constructed by the developer as a local service). As such, new infrastructure is constructed/installed with minimal impacts to the taxpayer/ratepayer. However, once the infrastructure is assumed, the Region begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are future replacement expenditures and must be borne by taxpayers/ratepayers.</p> <p>Detailed modeling and analysis undertaken through future master plans and D.C. background study updates will further delineate the required infrastructure investments and the growth/non-growth allocations.</p> <p>The analysis undertaken to date suggests that the infrastructure and public service facilities identified could be financially viable over the full life cycle of these assets.</p>
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memo and associated addendum outlined a number of water and wastewater infrastructure capital projects that would be needed to support the expansion area. Based on the recommended approach to growth, there will be a need to update the Region’s Water and Wastewater Master Plan and identify stormwater infrastructure through secondary planning and the development review process.</p>

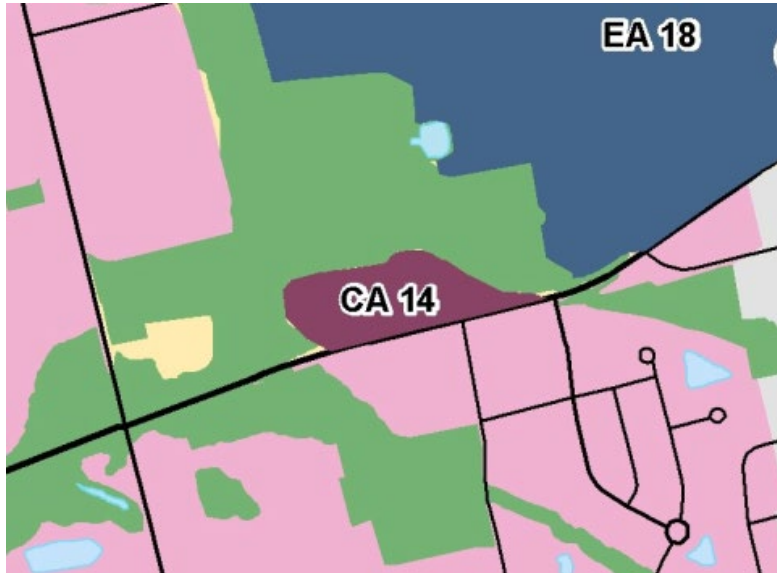
Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water</p>	<p>There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Wellhead Protection Sensitivity Area WPSA-5 is located nearby, inside the current Township of Wellesley boundary. There are no environmental features located within or adjacent to CA13</p> <p>Any potential development impacts on this watershed's conditions and the broader water resource system could be minimized through the best practices in stormwater management and environmental sustainability, which would be addressed through secondary planning and the development review process.</p>
<p>2.2.8.3 e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible</p>	<p>There are no watercourse or wetland features located within CA13 or nearby. There is low potential for impacts on key hydrologic features. Any potential development impacts would need to be addressed, minimized or mitigated through appropriate studies as part of a secondary plan process for the area and subsequent development review processes.</p>
<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used 	<p>Prime agricultural areas cannot be avoided. In considering all lands within the Countryside Line and outside of the Urban Area boundary, approximately 148 hectares are designated "rural" in the Region's Official Plan (24 hectares in Southwest Kitchener and 124 hectares in Woolwich's "East Side Lands"). Notwithstanding the Rural designation in the ROP, the PPS definition of prime agricultural lands is specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. These lands are identified on the CLI Soil Classification map as Class 1-3 and are considered prime agriculture for the purposes of this analysis.</p> <p>The CA13 lands are designated prime agriculture. This cluster represents approximately 6 hectares and, as such, 6 hectares would be re-designated for urban use</p> <p>Soils in this area are Class 1 (no significant limitation). There are no lower priority soil classes in this area.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. This area is being considered for inclusion as part of a Township of Wellesley Countryside Line rationalization, which would swap 10.6 hectares on the east side of Wellesley to be outside of the Countryside Line and add 12.4 hectares to the west of the Township Settlement Area to the Countryside Line. Please refer to the regional staff report for the justification of the rationalization.</p> <p>The Region's natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>
2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae	Based on the MDS analysis, there appear to be some existing agricultural operations in proximity to the expansion lands and several existing livestock operations within the MDS Investigation Area of 1.5 km from the recommended expansion area. This would need to be confirmed and documented through the Agri-suite tool and included in the AIA documentation. Mitigation measures to manage land use compatibility should also be documented in the AIA to be submitted to the Province as part of the MCR documentation package.
2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment	<p>There do not appear to be any major elements of the agri-food network located in the area surrounding this cluster and it is not anticipated that there would be adverse impacts on the agri-food network as a result of this expansion.</p> <p>Phasing of development and ensuring the ROP contains policies to protect, minimize and mitigate impacts to the agri-food network will be important. Mitigation measures should be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied</p>	<p>This area is being considered for inclusion as part of a Township of Wellesley Countryside Line rationalization, which would swap 10.6 hectares on the east side of Wellesley to be outside of the Countryside Line and add 12.4 hectares to the west of the Township Settlement Area to the Countryside Line. Please refer to the regional staff report for the justification of the rationalization. Future secondary planning will be required to ensure this area can develop to achieve provincial, regional and local growth objectives.</p> <p>The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>There are no identified Mineral Aggregate Resource Areas or core environmental features located in or adjacent to CA11. The Region’s natural heritage system has been netted out of the net area for settlement expansion. Any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>Future development will need to be in accordance with the emergency service provisions outlined in the Official Plan and confirmed through the master planning process. An archaeological assessment may be identified as a required supporting study as part of a future development process.</p>
<p>2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan</p>	<p>The Greenbelt Plan, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans do not apply to this area. There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Future development would need to be in accordance with the applicable ROP and SPP policies in order to protect drinking water.</p>
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: i) the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;</p>	<p>Not applicable</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>ii) the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 ha, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;</p> <p>iii) the proposed expansion would support the achievement of complete communities or the local agricultural economy;</p> <p>iv) the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;</p> <p>v) the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and</p> <p>vi) expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited</p>	

2.1.5 Growth Plan Expansion Policy Analysis- Cambridge Community Area Recommended Expansion: Location CA14



Sub-geography: N/A

Total Area: 5 ha

Growth Plan Expansion Policy Criteria	Analysis Summary
2.2.8.2 a) Sufficient opportunities to accommodate forecasted growth are not available through intensification and in the designated greenfield area i) within the upper- or single- tier municipality, and ii) within the applicable lower tier municipality	The outcomes of the LNA and associated allocations based on the recommended approach to growth identifies that the City of Cambridge has a shortfall of 8 ha for CA lands to the 2051 horizon. Therefore, sufficient opportunities to accommodate growth are not otherwise available.
2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption	The total area proposed to be added through EA 11 is approximately 5 ha. This represents more than half of the total 8 ha Identified for Cambridge to address the CA shortfall. The total quantum of CA land selected to be added in the City of Cambridge exceeds the required 8 ha by ~2 hectares as a result of logical boundary rounding out. Please refer to the Regional staff report for further details.
2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan	The LNA, and associated technical analysis completed as part of the ROP Review process demonstrate that the minimum Growth Plan targets can be achieved. Additional phasing plans will be required as part of future work to implement the recommended approach to growth.

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memorandum and associated addendum indicates that there is sufficient capacity in existing or planned infrastructure Planning for public service facilities will be undertaken through the secondary planning and area municipal processes.</p>
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets</p>	<p>The Infrastructure Review and Class D Cost Estimate addendum indicates that the incremental water, wastewater and GRT bus capital costs to implement the recommended approach to growth in Cambridge to be \$157,444,000.00, representing approximately 22.98% of the total region-wide cost of \$684,901,000.00.</p> <p>The Growth Options Fiscal Considerations Memorandum and addendum indicates that the approximate annualized future replacement cost for Cambridge would be around \$189,300.00, with an annualized future replacement cost per capita of \$16.33.</p> <p>New infrastructure required for growth is generally paid for through D.C.s (or constructed by the developer as a local service). As such, new infrastructure is constructed/installed with minimal impacts to the taxpayer/ratepayer. However, once the infrastructure is assumed, the Region begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are future replacement expenditures and must be borne by taxpayers/ratepayers.</p> <p>Detailed modeling and analysis undertaken through future master plans and D.C. background study updates will further delineate the required infrastructure investments and the growth/non-growth allocations.</p> <p>The analysis undertaken to date suggests that the infrastructure and public service facilities identified could be financially viable over the full life cycle of these assets.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memo and associated addendum outlined a number of water and wastewater infrastructure capital projects that would be needed to support the expansion area. Based on the recommended approach to growth, there will be a need to update the Region’s Water and Wastewater Master Plan and identify stormwater infrastructure through secondary planning and the development review process.</p>
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water</p>	<p>Part of this area is in the Forbes Subwatershed/ Hespeler West Subwatershed plans. There are no Wellhead Protection Areas or Intake Protection Zones located in this area. There are core environmental features located proximate to this area. Constrained lands are identified on the map accordingly. There is potential for adverse impacts related to source water protection, surface water protection as well as surface water features and the broader watershed.</p> <p>Any potential development impacts on this watershed’s conditions and the broader water resource system could be minimized through the best practices in stormwater management and environmental sustainability, which would be addressed through secondary planning and the development review process.</p>
<p>2.2.8.3 e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible</p>	<p>There are watercourse and wetland features in proximity to the identified area, which does provide a higher relative potential for impacts on key hydrologic features. Avoidance is not possible.</p> <p>The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used 	<p>Prime agricultural areas cannot be avoided. In considering all lands within the Countryside Line and outside of the Urban Area boundary, approximately 148 hectares are designated “rural” in the Region’s Official Plan (24 hectares in Southwest Kitchener and 124 hectares in Woolwich’s “East Side Lands”). Notwithstanding the Rural designation in the ROP, the PPS definition of prime agricultural lands is specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. These lands are identified on the CLI Soil Classification map as Class 1-3 and are considered prime agriculture for the purposes of this analysis.</p> <p>The CA14 lands are designated prime agriculture. This cluster represents approximately 5 hectares and, as such, 5 hectares would be re-designated for urban use</p> <p>Soils in this area are entirely Class 2 (moderate limitations). There are no lower priority soil classes in this area.</p> <p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>
<p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae</p>	<p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. Policies to guide future expansions to the boundaries of the Urban Area onto</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>lands within the Countryside Line are established in the ROP. Lands located within the Countryside Line are the first priority for new growth areas.</p> <p>CA 14 is identified as having a crop facility. Once brought into the urban area, MDS would not apply. There do not appear to be any livestock facilities located within a 1.5 kilometre radius of this cluster. As such, it is expected that there will not be MDS issues. This should be confirmed using the Agri-suite tool and included in the AIA documentation. Mitigation measures to manage land use compatibility should also be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment</p>	<p>There are some agri-food network elements in this area. One existing large livestock operation (dairy), five storage facilities (barn, shed, silo), and one farmers market have been identified in the Candidate Area. There are also abandoned farms. Based on elements of the agri-food network described above, there is low potential for unmitigated adverse impacts on the Region's agri-food network.</p>
<p>2.2.8.3 i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied</p>	<p>The lands provide a logical rounding out of an existing urban area. Adjacent lands are employment areas (Prime Industrial Strategic Reserve) and in the Regional Official Plan, and this area can serve as a transition from the rural community located on Riverbank Dr. Future area specific planning will be required to ensure this area can develop to achieve provincial, regional and local growth objectives.</p> <p>The Region's natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>There are no identified Mineral Aggregate Resource Areas or core environmental features located in or adjacent to CA14. The Region's natural heritage system has been netted out of the net area for settlement expansion. Any future development in the area would require an environmental impact study to</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>Future development will need to be in accordance with the emergency service provisions outlined in the Official Plan and confirmed through the master planning process. An archaeological assessment may be identified as a required supporting study as part of a future development process.</p>
<p>2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan</p>	<p>The Greenbelt Plan, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans do not apply to this area. There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Future development would need to be in accordance with the applicable ROP and SPP policies in order to protect drinking water.</p>
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area:</p> <ul style="list-style-type: none"> i) the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; ii) the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 ha, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area; iii) the proposed expansion would support the achievement of complete communities or the local agricultural economy; iv) the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; v) the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and vi) expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited 	<p>Not applicable</p>

2.1.6 Growth Plan Expansion Policy Analysis- Cambridge Community Area Recommended Expansion: Location CA15



Sub-geography: N/A

Total Area: 2 ha

Growth Plan Expansion Policy Criteria	Analysis Summary
2.2.8.2 a) Sufficient opportunities to accommodate forecasted growth are not available through intensification and in the designated greenfield area i) within the upper- or single- tier municipality, and ii) within the applicable lower tier municipality	The outcomes of the LNA and associated allocations based on the recommended approach to growth identifies that the Township of Cambridge has a shortfall of 8 ha for CA lands to the 2051 horizon. Therefore, sufficient opportunities to accommodate growth are not otherwise available.
2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption	The total area proposed to be added through EA 11 is approximately 2 ha. This represents a small portion of the total 8 ha Identified for Cambridge to address the CA shortfall. The total quantum of CA land selected to be added in the City of Cambridge exceeds the required 8 ha by ~2 hectares as a result of logical boundary rounding out. Please refer to the Regional staff report for further details.
2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan	The LNA, and associated technical analysis completed as part of the ROP Review process demonstrate that the minimum Growth Plan targets can be achieved. Additional phasing plans will be required as part of future work to implement the recommended approach to growth.
2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities	The Infrastructure Review and Class D Cost Estimate Technical Memorandum and associated addendum indicates that there is sufficient capacity in existing or planned regional infrastructure Planning for public

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets</p>	<p>service facilities will be undertaken through the secondary planning and area municipal processes.</p> <p>The Infrastructure Review and Class D Cost Estimate addendum indicates that the incremental water, wastewater and GRT bus capital costs to implement the recommended approach to growth in Cambridge to be \$157,444,000.00, representing approximately 22.98% of the total region-wide cost of \$684,901,000.00.</p> <p>The Growth Options Fiscal Considerations Memorandum and addendum indicates that the approximate annualized future replacement cost for Cambridge would be around \$189,300.00, with an annualized future replacement cost per capita of \$16.33.</p> <p>New infrastructure required for growth is generally paid for through D.C.s (or constructed by the developer as a local service). As such, new infrastructure is constructed/installed with minimal impacts to the taxpayer/ratepayer. However, once the infrastructure is assumed, the Region begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are future replacement expenditures and must be borne by taxpayers/ratepayers.</p> <p>Detailed modeling and analysis undertaken through future master plans and D.C. background study updates will further delineate the required infrastructure investments and the growth/non-growth allocations.</p> <p>The analysis undertaken to date suggests that the infrastructure and public service facilities identified could be financially viable over the full life cycle of these assets.</p>

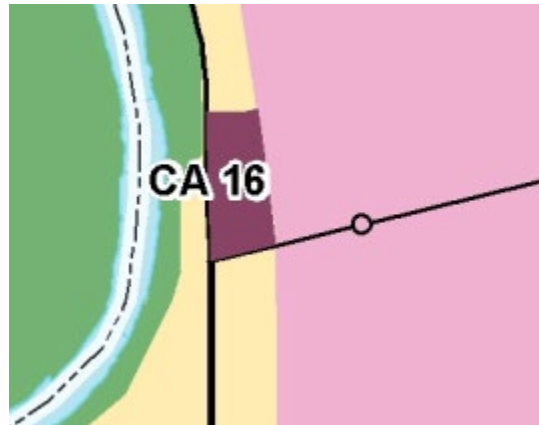
Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memo and associated addendum outlined a number of water and wastewater infrastructure capital projects that would be needed to support the expansion area. Based on the recommended approach to growth, there will be a need to update the Region’s Water and Wastewater Master Plan and identify stormwater infrastructure through secondary planning and the development review process.</p>
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water</p>	<p>There are no Wellhead Protection Areas or Intake Protection Zones in this location. There are core environmental features located proximate to this area. Constrained lands are identified on the map accordingly.</p> <p>Any potential development impacts on this watershed’s conditions and the broader water resource system could be minimized through the best practices in stormwater management and environmental sustainability, which would be addressed through secondary planning and the development review process.</p>
<p>2.2.8.3 e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible</p>	<p>There are watercourse and wetland features in the general area. There is low potential for impacts on key hydrologic features. Any potential development impacts would need to be addressed, minimized or mitigated through appropriate studies as part of a secondary plan process for the area and subsequent development review processes.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used 	<p>Prime agricultural areas cannot be avoided. In considering all lands within the Countryside Line and outside of the Urban Area boundary, approximately 148 hectares are designated “rural” in the Region’s Official Plan (24 hectares in Southwest Kitchener and 124 hectares in Woolwich’s “East Side Lands”). Notwithstanding the Rural designation in the ROP, the PPS definition of prime agricultural lands is specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. These lands are identified on the CLI Soil Classification map as Class 1-3 and are considered prime agriculture for the purposes of this analysis.</p> <p>The CA15 lands are designated prime agriculture. This cluster represents approximately 2 hectares and, as such, 2 hectares would be re-designated for urban use</p> <p>CA15 is identified as Class 2(moderate limitations). There are no lower priority soil classes in this area.</p> <p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>
<p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae</p>	<p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. Policies to guide future expansions to the boundaries of the Urban Area onto lands within the Countryside Line are established in</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>the ROP. Lands located within the Countryside Line are the first priority for new growth areas.</p> <p>There appear to be no operations located on CA15 or within a 1.5 kilometre radius of this area. As such, it is expected that there will not be MDS issues. This should be confirmed using the Agri-suite tool and included in the AIA documentation. Mitigation measures to manage land use compatibility should also be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment</p>	<p>There do not appear to be any major elements of the agri-food network located in the area surrounding this cluster and it is not anticipated that there would be adverse impacts on the agri-food network as a result of this expansion.</p> <p>Phasing of development and ensuring the ROP contains policies to protect, minimize and mitigate impacts to the agri-food network will be important. Mitigation measures should be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied</p>	<p>The lands provide a logical rounding out of an existing urban area. Adjacent lands are employment areas (Prime Industrial Strategic Reserve) and in the Regional Official Plan, and this area can serve as a transition from the rural community located on Riverbank Dr. Future area specific planning will be required to ensure this area can develop to achieve provincial, regional and local growth objectives.</p> <p>The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>There are no identified Mineral Aggregate Resource Areas or core environmental features located in or adjacent to CA14. The Region’s natural heritage system has been netted out of the net area for settlement expansion. Any future development in the</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
	<p>area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>Future development will need to be in accordance with the emergency service provisions outlined in the Official Plan and confirmed through the master planning process. An archaeological assessment may be identified as a required supporting study as part of a future development process.</p>
<p>2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan</p>	<p>The Greenbelt Plan, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans do not apply to this area. There are no Wellhead Protection Areas or Intake Protection Zones located in this location. Future development would need to be in accordance with the applicable ROP and SPP policies in order to protect drinking water.</p>
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area:</p> <ul style="list-style-type: none"> i) the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; ii) the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 ha, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area; iii) the proposed expansion would support the achievement of complete communities or the local agricultural economy; iv) the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; v) the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and vi) expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited 	<p>Not applicable</p>

2.1.7 Growth Plan Expansion Policy Analysis- Cambridge Employment Area Recommended Expansion: Location CA16



Sub-geography: N/A

Total Area: 2 ha

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.2 a) Sufficient opportunities to accommodate forecasted growth are not available through intensification and in the designated greenfield area i) within the upper- or single- tier municipality, and ii) within the applicable lower tier municipality</p>	<p>The outcomes of the LNA and associated allocations based on the recommended approach to growth identifies that the Township of Cambridge has a shortfall of 8 ha for CA lands to the 2051 horizon. Therefore, sufficient opportunities to accommodate growth are not otherwise available.</p>
<p>2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption</p>	<p>The total area proposed to be added through EA 11 is approximately 2 ha. This represents a small portion of the total 8 ha Identified for Cambridge to address the CA shortfall. The total quantum of CA land selected to be added in the City of Cambridge exceeds the required 8 ha by ~2 hectares as a result of logical boundary rounding out. Please refer to the Regional staff report for further details.</p>
<p>2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan</p>	<p>The LNA, and associated technical analysis completed as part of the ROP Review process demonstrate that the minimum Growth Plan targets can be achieved. Additional phasing plans will be required as part of future work to implement the recommended approach to growth.</p>

Growth Plan Expansion Policy Criteria	Analysis Summary
<p>2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memorandum and associated addendum indicates that there is sufficient capacity in existing or planned regional infrastructure Planning for public service facilities will be undertaken through the secondary planning and area municipal processes.</p>
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets</p>	<p>The Infrastructure Review and Class D Cost Estimate addendum indicates that the incremental water, wastewater and GRT bus capital costs to implement the recommended approach to growth in Cambridge to be \$157,444,000.00, representing approximately 22.98% of the total region-wide cost of \$684,901,000.00.</p> <p>The Growth Options Fiscal Considerations Memorandum and addendum indicates that the approximate annualized future replacement cost for Cambridge would be around \$189,300.00, with an annualized future replacement cost per capita of \$16.33.</p> <p>New infrastructure required for growth is generally paid for through D.C.s (or constructed by the developer as a local service). As such, new infrastructure is constructed/installed with minimal impacts to the taxpayer/ratepayer. However, once the infrastructure is assumed, the Region begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are future replacement expenditures and must be borne by taxpayers/ratepayers.</p> <p>Detailed modeling and analysis undertaken through future master plans and D.C. background study updates will further delineate the required infrastructure investments and the growth/non-growth allocations.</p> <p>The analysis undertaken to date suggests that the infrastructure and public service facilities identified could be financially viable over the full life cycle of these assets.</p>

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<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate</p>	<p>The Infrastructure Review and Class D Cost Estimate Technical Memo and associated addendum outlined a number of water and wastewater infrastructure capital projects that would be needed to support the expansion area. Based on the recommended approach to growth, there will be a need to update the Region’s Water and Wastewater Master Plan and identify stormwater infrastructure through secondary planning and the development review process.</p>
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water</p>	<p>There are no Wellhead Protection Areas or Intake Protection Zones in this location. There are core environmental features located proximate to this area. Constrained lands are identified on the map accordingly.</p> <p>Any potential development impacts on this watershed’s conditions and the broader water resource system could be minimized through the best practices in stormwater management and environmental sustainability, which would be addressed through secondary planning and the development review process.</p>
<p>2.2.8.3 e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible</p>	<p>There are watercourse and wetland features in the general area. There is low potential for impacts on key hydrologic features. Any potential development impacts would need to be addressed, minimized or mitigated through appropriate studies as part of a secondary plan process for the area and subsequent development review processes.</p>
<p>2.2.8.3 f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used 	<p>Prime agricultural areas cannot be avoided. In considering all lands within the Countryside Line and outside of the Urban Area boundary, approximately 148 hectares are designated “rural” in the Region’s Official Plan (24 hectares in Southwest Kitchener and 124 hectares in Woolwich’s “East Side Lands”). Notwithstanding the Rural designation in the ROP, the PPS definition of prime agricultural lands is specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. These lands are identified on the CLI Soil Classification map as Class 1-3 and are considered prime agriculture for the purposes of this analysis.</p>

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	<p>The CA 16 lands are designated prime agriculture. This cluster represents approximately 2 hectares and, as such, 2 hectares would be re-designated for urban use</p> <p>Soils in this area are primarily Class 2 (moderate limitations), with some Class 1 (no significant limitations). CA16 is identified as Class 1.</p> <p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p>
<p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae</p>	<p>The growth framework established in the in-force ROP identifies the Countryside Line as the long-term boundary between the existing Urban Areas and the countryside. Lands within the Countryside Line have been identified by the Region as potential areas to support long-term development for future residential, employment and other needs. Policies to guide future expansions to the boundaries of the Urban Area onto lands within the Countryside Line are established in the ROP. Lands located within the Countryside Line are the first priority for new growth areas.</p> <p>There appear to be no operations located on CA 16 or within a 1.5 kilometre radius of this area. As such, it is expected that there will not be MDS issues. This should be confirmed using the Agri-suite tool and included in the AIA documentation. Mitigation measures to manage land use compatibility should also be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if</p>	<p>There do not appear to be any major elements of the agri-food network located in the area surrounding this cluster and it is not anticipated that there would be</p>

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<p>avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment</p>	<p>adverse impacts on the agri-food network as a result of this expansion.</p> <p>Phasing of development and ensuring the ROP contains policies to protect, minimize and mitigate impacts to the agri-food network will be important. Mitigation measures should be documented in the AIA to be submitted to the Province as part of the MCR documentation package.</p>
<p>2.2.8.3 i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied</p>	<p>The lands provide a logical rounding out of an existing urban area. Adjacent lands are EA 18 and EA 19 employment areas (with Constrained Area in between) and residential community on the south side of Maple Grove Rd. Future area specific planning will be required to ensure this area can develop to achieve provincial, regional and local growth objectives.</p> <p>The Region’s natural heritage system has been netted out of the net area for settlement expansion. In addition, any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>There are no identified Mineral Aggregate Resource Areas or core environmental features located in or adjacent to CA14. The Region’s natural heritage system has been netted out of the net area for settlement expansion. Any future development in the area would require an environmental impact study to identify any specific measures needed to mitigate and minimize negative impacts on the natural heritage system.</p> <p>Future development will need to be in accordance with the emergency service provisions outlined in the Official Plan and confirmed through the master planning process. An archaeological assessment may be identified as a required supporting study as part of a future development process.</p>
<p>2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake</p>	<p>The Greenbelt Plan, Oak Ridges Moraine Conservation, Niagara Escarpment and Lake Simcoe Protection Plans do not apply to this area. There are no Wellhead Protection Areas or Intake Protection Zones located in</p>

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<p>Simcoe Protection Plans and any applicable source protection plan</p>	<p>this location. Future development would need to be in accordance with the applicable ROP and SPP policies in order to protect drinking water.</p>
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area:</p> <ul style="list-style-type: none"> i) the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village; ii) the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 ha, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area; iii) the proposed expansion would support the achievement of complete communities or the local agricultural economy; iv) the proposed uses cannot be reasonably accommodated within the existing settlement area boundary; v) the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and vi) expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited 	<p>Not applicable</p>
