

**Five Year Official Plan Update – Draft Issues Paper**

**Recommendation:**

That the Township of North Dumfries receive the following report for information.

**Background:**

Attached is a copy of the Draft Issues Paper for the Five Year Update of the Township Official Plan. This document is to be circulated to all required agencies / area governments, and will be made available for distribution to the general public. This will form the basis of the staff presentation at the Special Meeting of Council scheduled for Monday January 24, 2005.

Feedback received up to and including the January meeting will be considered by the Township prior to completing the Issues Paper. Council direction will be requested as the input is considered.

Following completion of the Issues Paper, the Township will be in a position to give further direction regarding the next stage of the Five Year Review process.



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File 04-060

**TOWNSHIP OF NORTH DUMFRIES****DRAFT ISSUES PAPER  
FIVE YEAR REVIEW OF TOWNSHIP OFFICIAL PLAN****Background:**

The Official Plan for the Township of North Dumfries was adopted by Township Council on August 11, 1997 and then approved by the Region of Waterloo in April 1998. The Planning Act requires that a municipality hold a special meeting of Council to consider the need to update the Plan at least once every five years.

Township staff, elected officials, property developers and the general public have been working with the Plan since 1998. Based on this experience, in our opinion the document is essentially sound. One primary Township initiative that needs to be incorporated is the Ayr Community Plan, which was completed in 2003. There are also matters of Provincial and Regional policy that will have to be reflected in the Official Plan when complete and fully approved. The purpose of this report is to highlight some of these issues and to form the basis of local municipal and agency review.

Three main areas usually addressed in an Official Plan review include upper tier policies, local policy review, and consideration of site specific property issues. The consideration of site specific issues is generally an optional matter, based on the discretion of the local Council. Following the public input and special meeting, Council will be asked to give direction to staff whether to consider site specific requests.

**Overview of Issues:*****Issue 1 – Provincial Matters***

The following list provides a basic overview of issues that will have to be taken into account by the Township.

- Reform of the *Planning Act*, the Provincial Policy Statement, and the OMB
- Ground Water Protection
- Intensive Agriculture Operations policies (Nutrient Management)

The Planning Act reform and related changes will be the most important matters to be addressed. The changes to the Planning Act are contained within Bill 26, the *Strong Communities (Planning Amendment) Act* which received Third Reading on November 24, 2004. Bill 26 includes the Government proposal to change the operative clause from “shall have regard to” to “be

consistent with”. Steps to implement Bill 26 will be provided on or before the date of Royal Assent (the date when the Bill comes into force and effect). Further input from MMAH will be sought before the final Issues Paper is complete.

### *Issue 2 – Regional Matters*

The Region of Waterloo issued Report P-04-115 on November 2, 2004 which outlined the steps to be undertaken as a new Regional Official Policies Plan (ROPP) is prepared before the end of 2006. A copy of that report is included as an appendix to this document. As noted on page 1 of Report P-04-115, “the main objectives in creating a new ROPP are to create a plan which:

- 1) provides an effective means of implementing the RGMS to a horizon year of 2026 (or possibly a longer period if provided for in the forthcoming revised Provincial Policy Statement)
- 2) builds on other Regional initiatives
- 3) is consistent with the Province’s forthcoming Planning Reform initiatives and Growth Plan for the Greater Golden Horseshoe
- 4) reflects social and economic changes that have occurred since the approval of the current ROPP, and
- 5) is easy to read and use

A number of these Regional issues will not be implemented by the Township until the new ROPP is approved. However, input will be obtained from the Region during this Township Update to ensure that more recent policy initiatives are reflected in the Township Official Plan. As a lower tier municipality, the North Dumfries Official Plan must remain in conformity with the ROPP.

The Region maintains a current population and household forecast that will be reviewed by the Township to ensure the figures and timeframes are consistent.

### *Issue 3 – General Township Matters*

As noted, the overall structure of the Official Plan is considered to be solid and no major amendments are considered necessary. However, this process is an opportunity to review the existing wording of policies and to consider any potential improvements that would benefit land owners, the municipality, and various review agencies. A general summary of matters to consider includes the following:

- Section 1.5 Population, Section 2.2.3 Households re: update with current figures
- consolidate previous amendments
- update watershed study details
- Map 3: update proposed road corridors (ie adjacent to the City of Cambridge)
- Map 6A Environmental Areas: update as required
- Map 6C Hazard Lands: update as required
- Industrial / Commercial Areas: do the policies need any refinement regarding types of uses?

*Issue 4 – Ayr Community Plan Implementation*

This section is based on the recommendations from the Ayr Community Plan. Unless otherwise noted, references to figures and text will be from the Ayr Plan.

- Incorporate details from Map 14 (Recommended Land Use Plan) where appropriate
- Consider the need for concurrent amendments to the Township Comprehensive Zoning By-law to implement and refine the permitted land uses within Ayr
- Determine if any components of the Two Zone Floodplain Policy are able to proceed, in consultation with the GRCA
- Examine the designations for lands that may benefit from the extension of municipal services northwards on Northumberland Street
- Redesignate the two isolated pockets of land on the west side of the community from Special Policy Area 2.5.6 to Rural Area – Agricultural
- Consider a review of policies affecting the core area and the intent to maintain a principal location for commercial and community uses

*Issue 5 – Site Specific Property Policy Consideration*

As noted earlier, this type of Official Plan review does provide an opportunity for land owners to make requests to the Township concerning potential amendments. The Township is under no formal obligation to include specific requests. From a process standpoint, there are benefits in considering potential amendments within the context of the broader Plan review. Following any submissions made by land owners, direction will be requested from Council whether to include individual requests in the update.

## Closing Comments:

Following the Special Meeting of Council, a summary will be prepared for consideration by the Township Council. Council will be asked to direct staff on the full scope of the review to be undertaken, and the timing to be followed. Input from the Province and Region will form an important component of that consideration as the Township ensures the Official Plan is current and in conformity with all applicable policies and legislation.

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