



The TOWNSHIP of
NORTH DUMFRIES

MEMORANDUM

To: Honourable Steve Clark,
Minister of Municipal Affairs & Housing

From: Mayor Sue Foxton

Copy to: Michael Parsa, Associate Minister of Housing
Brian Riddell, MPP Cambridge
Andrew McNeely, RPP, Chief Administrative Officer

Re: **Request for Ministerial Modifications**
Waterloo Region Official Plan Amendment Six (ROPA 6)

Date: December 14th, 2022

The Township of North Dumfries seeks the support of Minister Clark in his role as the Approval Authority of Region of Waterloo Official Plan Amendment 6 (ROPA 6).

North Dumfries seeks three (3) modifications to ROPA 6 to align with the June 6th, 2022 adopted Resolution of Township Council [Resolution C-199-22]. The requested modifications pertain to three properties, that if approved, would facilitate future greenfield residential and employment related land use activities.

Included in this package is the June 6th Staff Report [PD Report No. 22-2022] which was considered by Council at a Special Council Meeting dealing with what at that time was the in-progress work associated with the Region's Land Needs Assessment and the update to the Regional Official Plan. Council adopted the recommendations of Township Staff. A copy of Council Resolution C-199-22 is included in this package.

A summary of the three (3) properties that the Township seeks modifications to ROPA 6 so as to facilitate migrating these parcels into the settlement boundaries are as follows:

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Parcel B-1 1056 Swan Street, Ayr

41 hectare parcel (approximate) in total land area. ROPA 6 identifies approximately 19 ha of this property to be included as "Community Area Land Expansion" through the reconfiguration of the Ayr Urban Area. The Township seeks the entire 41 ha property to be included in the reconfigured Ayr Urban Area classification. Development on this site would occur on the basis of Municipal water and sanitary services.

This parcel represents the logical extension of development along the Swan Street corridor. There are two existing Approved Subdivision files [File Nos. 30T-14301 and 30T-18301] that have commenced construction of new dwelling units on the east side of Swan Street located immediately opposite Parcel B-1.

The advancement of Parcel B-1 to an urban status will facilitate the leveraging of sunk infrastructure investments already completed related to the installation of the 300 mm watermain constructed on Swan Street, and, the Sanitary Pumping Station constructed and commissioned at the intersection of Leslie Davis Street / Swan Street opposite the Parcel B-1. These two earlier infrastructure projects were completed to support urban development on both the east and west sides of Swan Street.

Swan Street represents a logical corridor for transit if and when that service is provided to the Community of Ayr. Swan Street is a collector road.

Additionally, the opportunity would exist to pursue a mixed use commercial block in proximity to the intersection of Swan Street / Brant-Waterloo Road which would provide an alternative form of rental housing in combination with retail & commercial uses to support existing and future residential growth in the southern tier of Ayr. Residential densities and a mixture of housing accommodation types would broaden the inventory of available dwelling units to support all ages / all abilities. The provision of the retail / commercial activity and the mixture of dwelling types supports a key element attributed to the 15 minute neighbourhood.

Parcel A-4 1128 Rife Road

This parcel, for that portion of the property located outside of the adjacent environmental complex, is approximately 11.2 ha in area. The property is owned by the Waterloo Regional Police Service Association (WRPSA). This property is presently utilized as a banquet / recreational facility for their membership. Included on this property are buildings, sports fields and outdoor recreational amenities, including un-serviced trailer camp sites.



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Parcel A-4 1128 Rife Road (Continued)

Rife Road, with the exception of the WRPSA property, is designated as an Employment Settlement Area in both the Regional and local Official Plan. The Township seeks the expansion of the Employment Settlement Boundary to include the approximate 11.2 ha portion of the WRPSA landholding located outside of the environmental complex.

The reclassification of the WRPSA property outside of the adjacent environmental complex represents the logical extension of the existing employment related uses on Rife Road and would facilitate the redevelopment of the subject lands.

**Parcel A-6 2310 Reidsville Road
Adjacent Intersection of Boida Avenue / Reidsville Road**

This parcel of land is owned by the Province of Ontario. The land area situated outside of the adjacent environmental complex is approximately 38.4 ha in size.

The Township seeks the expansion of the 97/401 Business Park Area to include Parcel A-6.

This property represents the logical extension of the Employment Settlement Area associated with the 97/401 Business Park as presently designated in both the Regional Official Plan and the local Official Plan. The reclassification of these lands to permit employment related uses would leverage the Regional Road 97 / Highway 401 Interchange (Exit 268). The property is approximately a two minute drive from the interchange and is ideally suited to support logistics enterprises and other employment related uses that are heavily dependent upon highway tractor trailer movements.

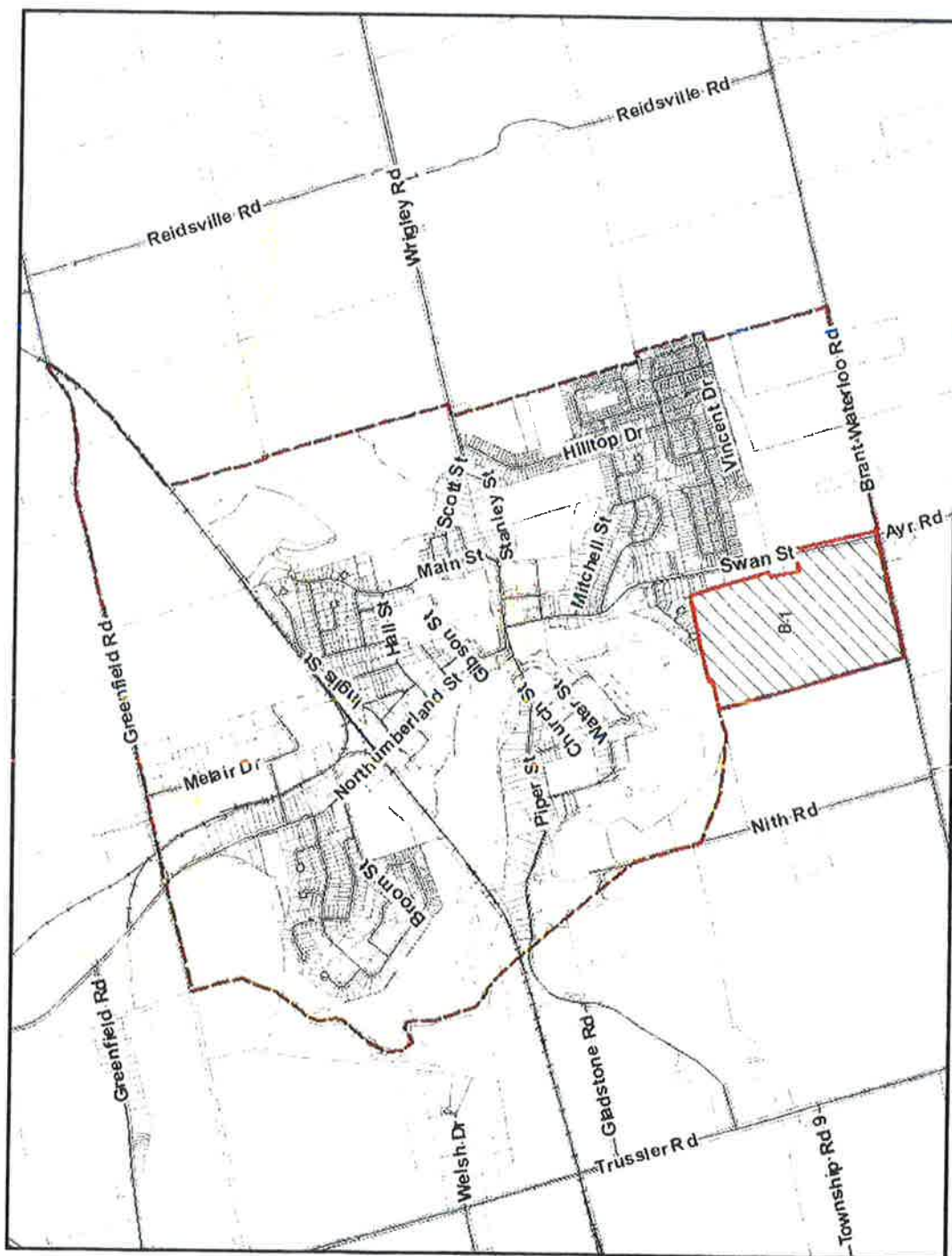
For further information related to these three referenced properties, please contact Andrew McNeely, Chief Administrative Officer, at (519) 632-8800 or via email at amcneely@northdumfries.ca

Encl. Location Map: Parcel B-1
Location Map: Parcels A-4 and A-6
Council Resolution C-199-22 (adopted June 6/22)
PD Report No. 22-2022 Land Needs Assessment & Update to Regional Official Plan

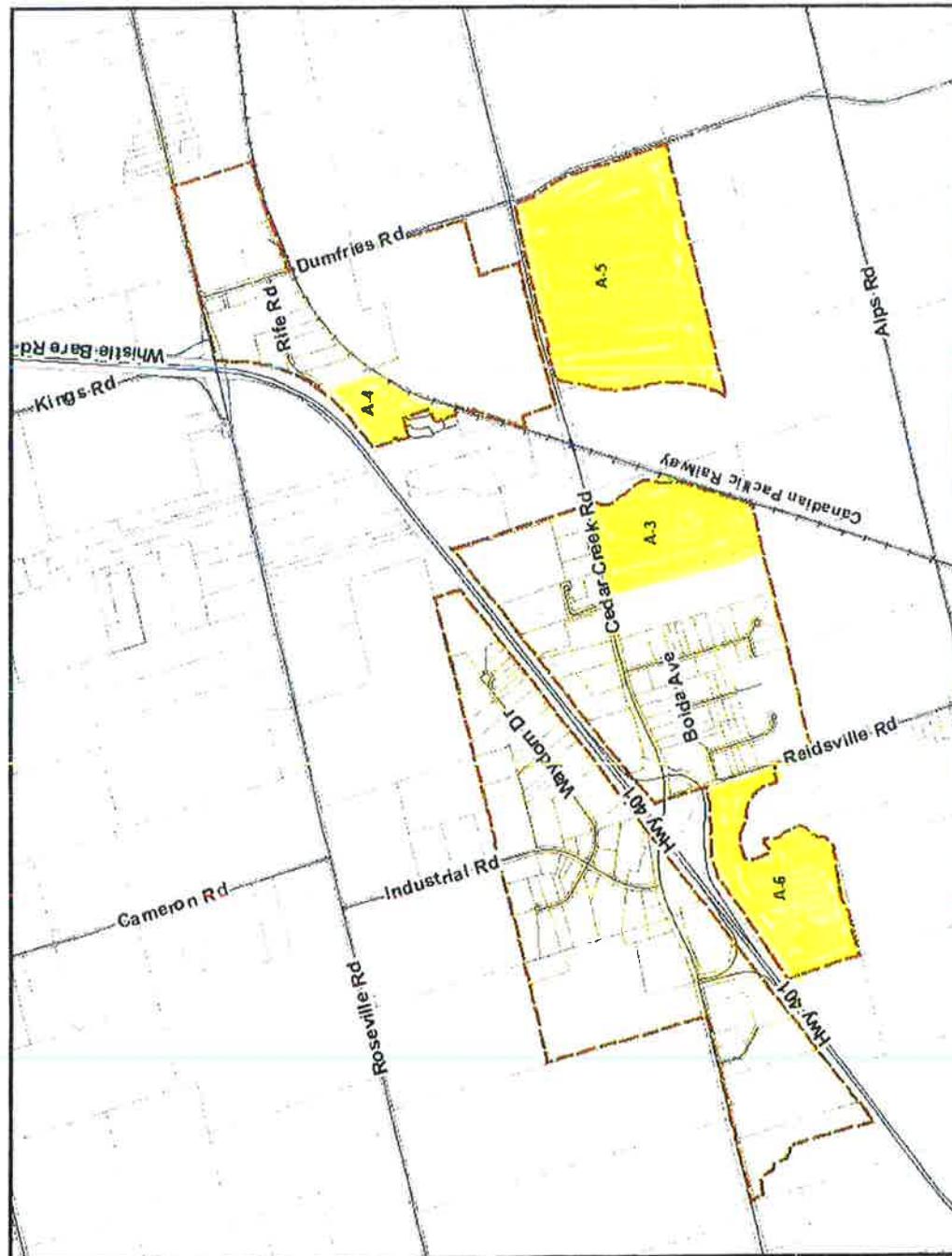


The TOWNSHIP of
NORTH DUMFRIES

Southwest Quadrant – Community of Ayr



Highway 401 / Regional Road 97 Business Area



**THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES
SPECIAL COUNCIL MEETING**

June 6, 2022 Session

No: C- 199-22

Moved by: Councillor McCreery


Seconded by: Councillor Rolleman

1. **THAT** PD Report No. 22-2022 be received;
2. **AND THAT** Council adopt the following policy directives pertaining to the Region's DRAFT Land Needs Assessment (April 2022) and the associated Regional Official Plan Review:
 - a. That the Greenfield Mill property, located at 3089 Greenfield Road as conceptually identified as Parcel A-2 on Schedule 3 attached, be included as a minor adjustment to the Settlement Area of Greenfield;
 - b. The existing Ayr Urban Area Boundary, as illustrated on Map 2.1 of the Township Official Plan, be adjusted as part of a rationalization of the existing settlement boundary to remove three parcels totaling approximately 10 ha of land as conceptually illustrated on Schedule 4 attached;
 - c. That the approximate 10 ha of land identified as part of Recommendation 2b above be applied to an adjusted Ayr Urban Area Boundary to include 1056 Swan Street as conceptually identified as Parcel B-1 on Schedule 3 attached;
 - d. That the Township supports the objectives of Option 2 – Community Area Land Needs for the 2021 - 2051 time period;
 - e. That as part of the new Community Area Land Expansion under Option 2 assigned to North Dumfries, that the property identified as 1056 Swan Street as conceptually identified as Parcel B-1 on Schedule 3 attached be included in the expanded Ayr Urban Area Boundary;
 - f. That the Township supports the objectives of Option 1 – Employment Area Land Needs for the 2021 - 2051 time period;
 - g. That as part of the new Employment Area Land requirements under Option 1 assigned to North Dumfries, that the properties identified conceptually as Parcels A-1, A-3 and A-4 on Schedule 3 attached be included within the

revised Employment Settlement Area boundaries;

- h. That Parcels A-5 and A-6 on Schedule 3 attached be considered as "strategic employment areas" in the Regional Official Plan for consideration as part of future land use planning exercises;
 - i. That the Region in the 2023 to 2025 time period undertake the preparation of an Optimization Study, in consultation with the Township, on the Ayr Wastewater Treatment Plant to determine what, if any, operating efficiencies and/or capital undertakings could be undertaken to establish additional capacity within the facility.
3. **AND THAT** Staff be directed to provide a copy of this Resolution to the Region of Waterloo as part of their on-going analysis and consideration of the draft Land Needs Assessment and the associated update to the Regional Official Plan;
4. **AND THAT** Staff, as additional information associated with the LNA process is released by the Region, provide further Reports to Council for review and discussion.

- ☒ Carried
- ☐ Lost
- ☐ Deferred



Susan Foxton
Mayor
Township of North Dumfries

Item #6.1