

# DECISION

With respect to Official Plan Amendment 6  
for the Region of Waterloo  
Subsection 17(34) and Section 26 of the *Planning Act*

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I hereby approve, as modified, Official Plan Amendment 6 for the Region of Waterloo as adopted by By-law No. 22-038, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Part B to By-law 22-038, is modified by:

(a) deleting the entirety of Section 2.E.2.4 as follows:

~~2.E.2.4 As part of the next municipal comprehensive review of this Plan, the Region, in collaboration with the Township of North Dumfries, will give priority consideration to expanding the boundary of the Ayr Township Urban Area to include the lands shown on Figure 17, subject to the following:~~

~~(a) the need for the urban boundary expansion in the Township of North Dumfries has been justified in accordance with Policy 2.C.3.1;~~

~~(b) the lands added to the Ayr Township Urban Area satisfy the applicable requirements of Policy 2.C.3.2; and~~

~~(c) the Ayr Township Urban Area has sufficient reserve capacity in the municipal water and wastewater system to service the lands; and~~

(b) deleting the entirety of "Attachment 'H', Figure 17 – Policy 2.E.2.4 Ayr Priority Consideration Area Lands Township of North Dumfries" to reflect the deletion of Section 2.E.2.4.

2. [New] Part B to By-law 22-038, is modified by:

(a) creating a new Section 2.J.10 as follows:

**2.J.10 Notwithstanding Policy 2.G.1, for the lands shown**

on Figure 17 in the Township of Woolwich, located at 335 Farmers Market Road, the Township of Woolwich may permit certain additional industrial/commercial uses, including self storage uses. Any development applications on the lands will not be approved until the applicant confirms that municipal water and wastewater system servicing of the lands as required will be provided through a cross-border servicing agreement, entered into between the City of Waterloo and the Township of Woolwich.; and

- (b) creating a new “Attachment ‘H’, Figure 17 – Policy 2.J.10 335 Farmers Market Road Township of Woolwich” as shown on Appendix A attached hereto, to identify the subject lands at 335 Farmers Market Road, Township of Woolwich.

3. [New] Part B to By-law 22-038, is modified by:

- (a) creating a new Section 2.J.11 as follows:

**2.J.11 Notwithstanding the other policies of this Plan, for the lands shown on Figure 18 (241 Queen Street West) the City of Cambridge shall permit high density residential and institutional uses with the following provisions:**

- a) **Maximum height of buildings and structures of 85 metres, inclusive of rooftop mechanical structures;**
  - b) **No maximum number of dwelling units per hectare;**
  - c) **Maximum lot coverage of 30 percent;**
  - d) **Minimum floor space index of 1.2;**
  - e) **Maximum floor space index of 2.9; and,**
  - f) **No minimum lot frontage;** and
- (b) creating a new “Attachment ‘H’, Figure 18 – Policy 2.J.11 241 Queen Street West City of Cambridge” as shown on Appendix B attached hereto, to identify the subject lands at 241 Queen Street West, City of Cambridge.

4. [New] Part B to By-law 22-038, is modified by creating a new Section 2.J.12 as follows:

**2.J.12 At the time of the next Township of Woolwich official plan update, for the Elmira Township Urban Area, the Township shall review and update its phasing and staging of development policies to expedite development applications for housing projects.**

5. [New] Part B to By-law 22-038, is modified by creating a new Section 2.J.13 as follows:

**2.J.13 Where lands are designated “Urban Designated Greenfield Area” through Regional Official Plan Amendment 2 (ROPA 2), they shall be designated “designated greenfield areas” in this Plan; where lands are removed from the “Prime Industrial / Strategic Reserve” designation through ROPA 2, they shall be removed from the “employment areas” designation in this Plan; and, where lands are designated “Prime Industrial / Strategic Reserve” through ROPA 2, they shall be designated “employment areas” in this Plan.**

6. [New] Part B to By-law 22-038, is modified by creating a new Section 2.J.14 as follows:

**2.J.14 For the lands added to the Urban Area or the Township Urban Area on Map 1, the Designated Greenfield Area on Map 2, and the Urban Area / Township Urban Area on Map 3, area municipalities shall identify appropriate land use designations, including the identification of employment lands, with consideration of applicable provincial policies and guidelines.**

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

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

7. Part B to By-law 22-038, is modified by modifying Section 3.A.4 as

follows:

3.A.4 Area municipalities will develop official plan policies and implementing zoning by-laws to permit and facilitate the use of land for additional residential units in Settlement Areas with full municipal water and sewage services by authorizing,

- (a) the use of ~~two~~ up to three residential units in a detached house, semi-detached house or row house; ~~and or~~
- (b) the use of ~~a~~ up to two residential units in a detached house, semi-detached house or row house and a residential unit in a building or structure ancillary to a detached house, semi-detached house or row house.

For additional clarity, the intent of this policy is to permit the use of up to three residential units on an urban residential lot. Parking requirements for additional residential units shall be in accordance with the Planning Act regulation.

8. The definition of Major Goods Movement Facilities and Corridors in Part B, "Attachment 'D', Glossary of Terms" to By-law 22-038 is modified as follows:

The transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (PPS 2020)

9. [New] A definition of Rail facilities is added to Part B, "Attachment 'D', Glossary of Terms" to By-law 22-038 as shown below:

**Rail facilities**

**Means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities. (PPS 2020)**

10. Part B, "Attachment 'E', Map 1 – Regional Structure" to By-law 22-

038 is deleted and replaced with Modified "Attachment 'E', Map 1 – Regional Structure" as shown in Appendix C, attached hereto.

11. Part B, "Attachment 'F', Map 2 – Urban System" to By-law 22-038 is deleted and replaced with Modified "Attachment 'F', Map 2 – Urban System" as shown in Appendix D, attached hereto.
12. Part B, "Attachment 'G', Map 3 – Employment Area" to By-law 22-038 is deleted and replaced with Modified "Attachment 'G', Map 3 – Employment Areas" as shown in Appendix E, attached hereto.

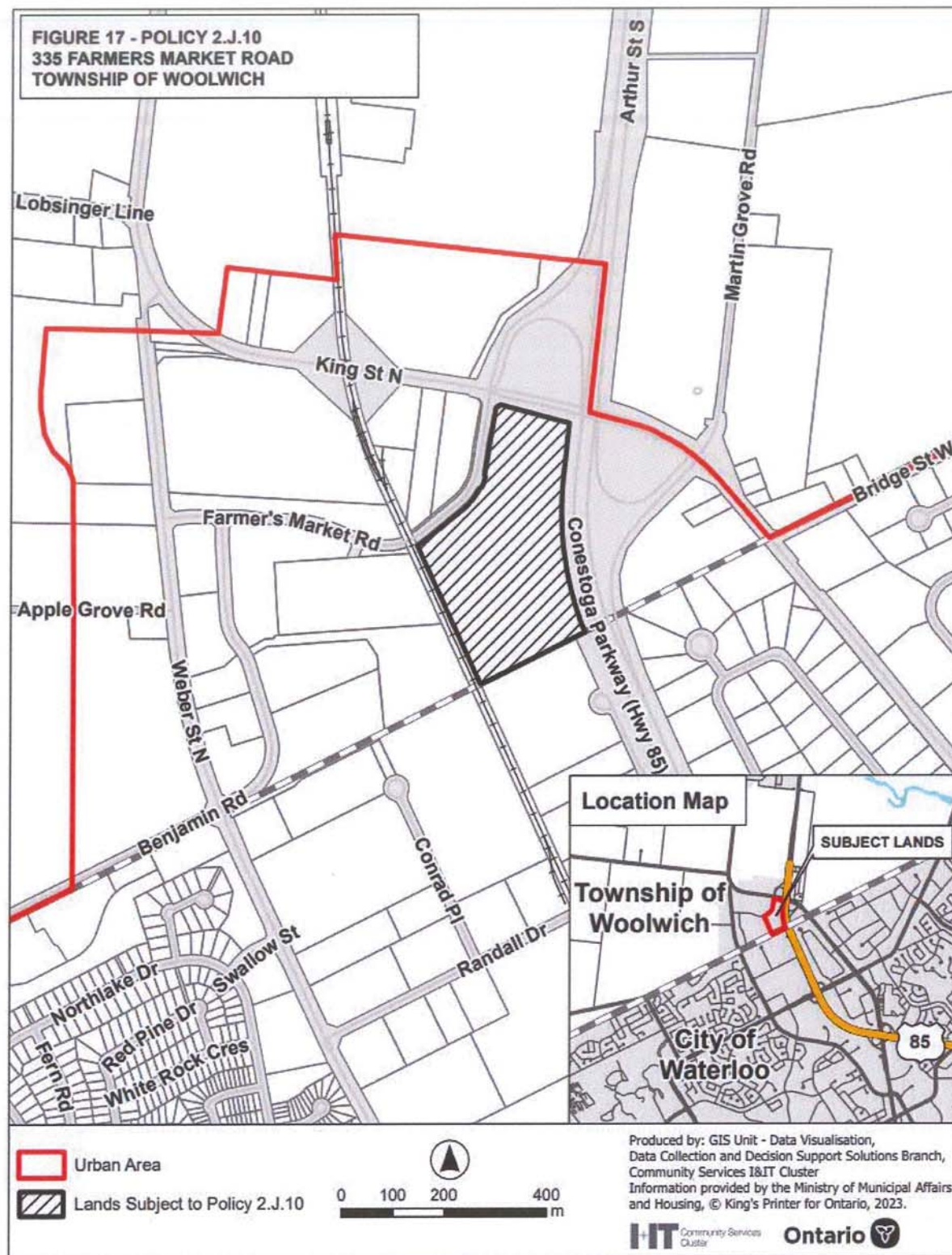
Dated at Toronto this 11<sup>th</sup> day of April, 2023.



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Hannah Evans  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

## Appendix A





## Appendix B



