

**DATE:** September 9, 2024

**REPORT NO:** PD-41-2024

**SUBJECT:** **Township Initiated Zoning Bylaw Amendment for Urban and Rural Settlement Boundary Expansions**

**CONTACT:** Gerrit Boerema, Manager of Planning and Building

**OVERVIEW:**

- On July 18, 2022 Township Council adopted Official Plan Amendment (OPA) No. 62 which, following Regional Council approval, added approximately 540 hectares to the Smithville Urban Boundary, and over 60 hectares to a number of Rural Settlement Areas (Hamlets).
- OPA No. 63, which contains the land use policies and designations associated with these expansions, was adopted by Council on August 11, 2022 and later approved by the Region with modifications following the approval of their new official plan.
- OPA No. 63 was subsequently appealed, but the majority of OPA No. 63 has now been settled with only a number of site specific policies around Stage 4 environmental mapping still being dealt with. The remainder of OPA No. 63 is in effect.
- In order to ensure that the added settlement lands transition to urban lands, Administration is recommending that a Township-initiated zoning by-law amendment process, including public participation, be started to rezone these lands from agricultural and other rural zones to a development zone in anticipation of future development proposals.
- *The Planning Act* further requires that zoning by-laws be brought into conformity with local and regional Official Plans, which includes a public consultation process.

**RECOMENDATION:**

1. That, Technical Report PD-41-2024, titled “Township Initiated Zoning Bylaw Amendment for Urban and Rural Boundary Expansions”, dated September 9, 2024, be received; and
2. That, staff be authorized to initiate a zoning by-law amendment to the Township’s Zoning By-law, 2017-70, as amendment, including public consultation and a public meeting.

## **ALIGNMENT TO STRATEGIC PLAN:**

### **Theme #**

- **BUILD** a safe, connected, caring and active community
- **CHAMPION** strategic and responsible growth

## **BACKGROUND:**

On July 18, 2022 Township Council adopted Official Plan Amendment (OPA) No. 62 which, following Regional Council approval, added approximately 540 hectares to the Smithville Urban Boundary, and over 60 hectares to a number of Rural Settlement Areas (Hamlets). These lands are intended to accommodate future residential and employment growth to the year 2051.

OPA No. 63, which contains the land use policies and designations associated with these expansions, was adopted by Council on August 11, 2022 and later approved by the Region with modifications following the approval of their new official plan. OPA No. 63 includes policies around block planning, minimum population densities, and environmental protection and restoration areas.

OPA No. 63 was subsequently appealed, but the majority of OPA No. 63 has now been settled through the Ontario Land Tribunal, with only a number of site-specific policies surrounding Stage 4 environmental mapping still being dealt with relating to lands in Stage 4 of the expansion, surrounding the Leisureplex on the west side of Smithville. The remainder of OPA No. 63 is in effect for all other expansion areas.

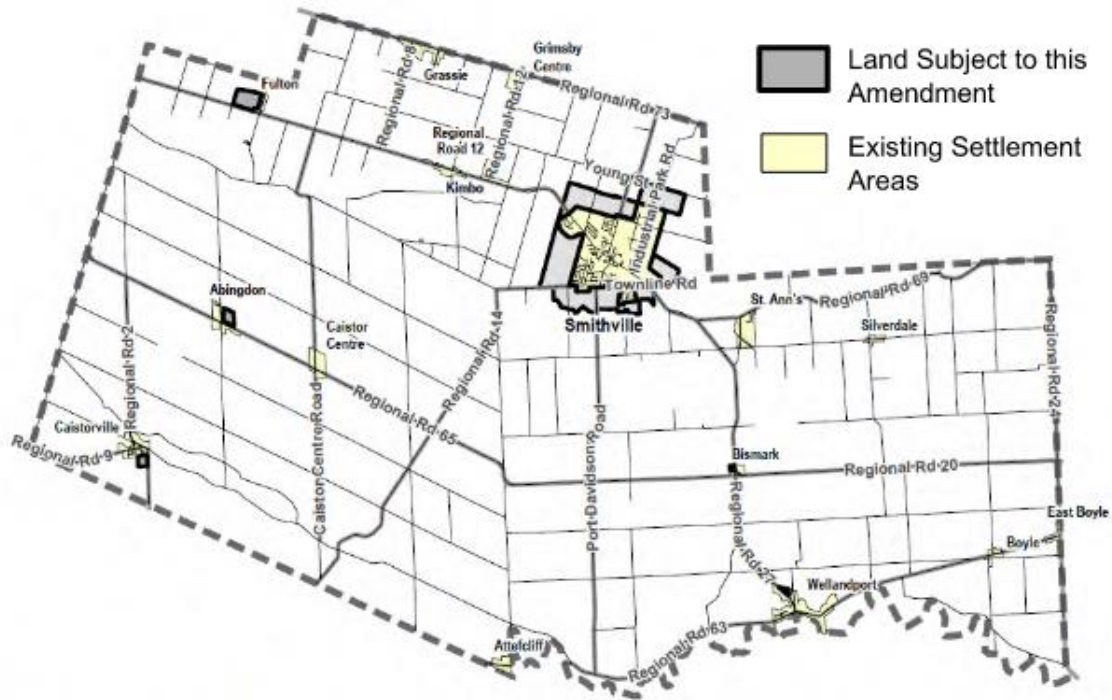
## **CURRENT SITUATION:**

*The Planning Act* requires in Section 27 that Councils of lower-tier municipalities shall amend not only Official Plans but also Zoning By-laws to conform to upper tier official plans. As the Region and Township have both adopted OPA's 62 and 63, and all but a few site specific policies, including Stage 4 environmental mapping, remain appealed in OPA No. 63, a zoning amendment should be initiated to ensure the orderly transition of lands added to the settlement area to support future growth.

Administration is recommending that a Township-initiated zoning by-law amendment be commenced to bring the Zoning By-law into conformity with both the Regional and Local Official Plans. This would involve rezoning land from agricultural and rural zones to a Development 'D' zone. The Development zone is intended to be a transitional zone which would limit new or expanding uses that do not conform to the long-term development of the expansion lands. Landowners would then be required to further rezone the lands to the appropriate residential, commercial, institutional or employment zone based on the detailed development concepts an at the time of development application.

The Zoning By-law Amendment will focus on those areas shown in grey on the figure below:

**Location Map**



**FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this report. The Zoning By-law Amendment preparation will be done internally.

**INTER-DEPARTMENTAL COMMENTS:**

Inter-departmental comments will be provided following circulation.

**CONCLUSION:**

In order to bring the Township's Zoning By-law into conformity with OPA No. 62 and 63, and the Regional Official Plan, staff is recommending to Committee and Council that the Township initiate a Zoning By-law Amendment.

**Prepared & Submitted by:**

**Gerrit Boerema, MCIP, RPP  
Manager of Planning**

**Approved by:**

**Brian Treble, MCIP, RPP  
Director of Planning & Building**

**Truper McBride, MCIP, RPP  
Chief Administrative Officer**