

CHAPTER 5

POPULATION POLICY

5.1 BASIS

The Regional Municipality of Waterloo is divided into Cities and Townships.

These two categories of municipalities have been created in recognition that each is to serve a different basic function. The Cities are established to provide that broad range of municipal services and facilities required, to serve major concentrations of non-farm related people and uses.

The Townships, on the other hand, have a major responsibility for the protection and preservation of lands for food production as well as to provide for moderate urban development within defined Settlement Areas.

Based on the recognition of this basic division of responsibility, Chapter 9 - Housing Policy - adopts the policy that the Township will concentrate on providing housing to meet the needs of its residents and for a controlled and moderate growth of population in its defined Settlement Areas. The Plan further provides that it is not the intent of the Township that it should accommodate a major portion of the urban growth anticipated for the Region as a whole.

5.2 POPULATION AND PROJECTIONS

The Township population and household forecasts contained in Table 1 of this Plan are taken from Regional Forecasts contained in the Regional Official Policies Plan. These population and household forecasts will be used in all planning, infrastructure, and other studies undertaken by or for the Township. Long-term forecasts may be used if based on the Regional Population and Household Forecast.

Table 1: Township Population and Household Forecast

	<u>1999</u>	<u>2016</u>
Population	18,100	24,600
Households	6089	8500

Provision is made in the plan to control the rate of growth and at the same time to permit sufficient flexibility to accommodate the minor fluctuations, which are bound to occur.

This plan is premised on concentrating the majority of urban growth in the Township within the Elmira, St. Jacobs and Breslau Urban areas where municipal services can be provided in a cost-effective and environmentally responsible manner. The Region and Township have invested significantly in municipal infrastructure in Elmira, St. Jacobs and Breslau to accommodate this growth. Limited growth shall be directed within the existing boundaries of the Urban, Service and Residential settlements and Industrial/Commercial designations. OPA No. 1

5.2.1 Residential growth within the Elmira Settlement Area shall be considered;

- a) on municipally operated sewage collection system to the design capacity of the sewage treatment facilities available. Development approvals will be staged so that development will not exceed the capacity of the plant at any given time.
- b) on other approved means of sewage treatment and in accordance with the policies established within the Elmira Settlement Area section of this Plan.

5.2.2 Residential growth within the St. Jacobs Settlement Area shall be considered:

- a) on municipally operated sewage collection system to the available capacity of the sewage treatment facilities. Development approvals will be staged so that development will not exceed the capacity of the plant at any given time.
- b) on other approved means of sewage treatment and in accordance with the policies established within the St. Jacobs Settlement Area section of this Plan.

5.2.3 Residential growth within the other Settlement Areas defined by this Plan will take place in accordance with the policies established within each Settlement Area subject to the other policies of this Plan and the policies of the Regional Official Policies Plan.

5.2.4 Farm Related Residential units, accessory to farming operations may be permitted without severance, subject to the policies of this plan and the Regional Official Policies Plan.

5.2.5 Residential units on existing vacant lots shall be permitted where permitted by the Zoning By-law.

5.2.6 Urban uses will be considered within Identified Settlement areas, Industrial/ Commercial, Industrial and Commercial areas defined by this Plan or by amendment thereto.

5.2.7 Urban uses will be considered on lots created by the Committee of Adjustment in accordance with the provisions of this Plan and which comply with provisions of the Zoning By-law.

OPA No. 1 (Deleted Footnote)