

The Corporation of the Township of Woolwich

By-law No. ###-2022

A By-law to Further Amend Zoning By-law 55-86, of the Township of Woolwich (Conestogo Mill, 1795 and 1805 Sawmill Road)

Whereas on -----, 2022, the Council of Woolwich deems it desirable to further amend By-law 55-86, as amended;

Now therefore the Council of the Corporation of the Township of Woolwich hereby Enacts as follows:

1. That Section 26.1.238 of By-law 55-86, as amended, be further amended by deleting and replacing the Section with the following Section and corresponding Schedule 'A', to change the zoning from Agricultural (A) with site specific provisions to Open Space (O-2) and Commercial C-3 and C-3(F) with site specific provision for the properties described as 1795 and 1805 Sawmill Road, GCT Part of Lots 31 and GCT Pt Lot 31 RP58R8008 Pt 1, Township of Woolwich,
- 26.1.238 Notwithstanding any other provisions of this By-law, the lands illustrated on the Plan forming Section 26.1.238 of Schedule 'A' (hereafter referred to as the "plan") of this By-law may be used for the following specific uses:

Part 1 (1805 Sawmill Rd)

Permitted uses shall be limited to:

- Art Gallery,
- Assembly Hall,
- Banquet Hall / Facilities,
- Commercial Entertainment Facility (as defined per Section 2.22a),
- Microbrewery, Winery, and Distillery (means a light industrial use, licensed under the Liquor Control and Licensing Act, within a building or part thereof for the small-scale manufacturing of beverages including beer, wine, cider, and spirits for sale to business customers and many include accessory sales of these beverage products to the public within the manufacturer's store on the premise and/or hospitality area, provided that the combined gross floor area of the accessory retail sales and hospitality/lounge area, including any outdoor lounge patio does not exceed the gross floor area of the manufacturing floor area.)
- Establishment for Dispensing of Refreshments to the Public,
- Indoor Storage or Warehousing,
- Office,

- Residential Building – One Unit,
- Showroom or Wholesale Outlet,
- Studio,
- Private Club, and,
- Accessory uses including associated offices, parking, loading, warehousing, and retail / showroom.

Part 2 (1795 Sawmill Road)

Permitted uses shall be limited to:

- Office;
- Residential Building – One Unit; and
- Accessory uses to any of the uses listed above.

Subject to the following:

- a) Parking requirements for Parts 1 and 2 will be shared between the two properties, and a minimum of 90 parking spaces shall be provided for the permitted uses;
- b) That any Assembly Hall or Banquet Hall use be limited in area such that an associated required parking based on the capacity of the building shall not exceed the maximum parking requirement of 62 parking spaces;
- c) An Establishment for Dispensing of Refreshments to the Public is limited to a maximum 80m² of floor space devoted to the public (for parking reasons);
- d) That parking and emergency vehicle access shall be permitted within the “floodplain area” as shown on the Plan;
- e) All accessory buildings on the property will be used as ancillary to any of the uses listed above;
- f) All new buildings, or structures shall conform to the requirements of Section 18, including height and setbacks; and
- g) In conformity with all other provisions of Section 6 and Section 18.

Holding Provision

Notwithstanding any other provisions of this By-law, the development of the lands within Part 1, identified with a C-3(H) Symbol, shall not be allowed to establish the following use:

- Microbrewery, Winery, and Distillery

Until such time that a building permit is submitted to the satisfaction of the Township Chief Building Official that the use can be accommodated within the building, meeting all applicable Building Code requirements including demonstrating that adequate water and private sanitary can be provided for the use, and that the holding provision has been lifted.

2. That this By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Woolwich subject to the provisions of the Planning Act, 1990, and amendments thereto.

Finally passed and enacted this ---- of -----, 2022.

Mayor

Clerk