



WOOLWICH TOWNSHIP

THE CORPORATION
OF THE
TOWNSHIP OF WOOLWICH

OFFICIAL PLAN

PLANING HORIZON

2016 to 2031

CONSOLIDATED VERSION (UPDATED IN 2020)

WOOLWICH OFFICIAL PLAN

INDEX

CONTENT

<u>CHAPTER 1</u>	
<u>INTRODUCTION</u>	
1.1 BACKGROUND	
1.2 PURPOSE OF THE PLAN	
1.3 HOW THE PLAN WILL BE USED	
1.4 THE PLAN AS A LEGAL DOCUMENT	
1.5 REVIEW AND AMENDMENT TO THE PLAN	
<u>CHAPTER 2</u>	
<u>THE TOWNSHIP OF WOOLWICH AND THE REGION</u>	
2.1 RELATIONSHIP BETWEEN WOOLWICH OFFICIAL PLAN AND REGIONAL OFFICIAL PLAN	
2.2 MATTERS OF REGIONAL AND PROVINCIAL INTEREST	
2.3 CO-ORDINATION WITH THE REGION	
2.4 IMPLEMENTATION GUIDELINES	
<u>CHAPTER 3</u>	
<u>SUMMARY OF THE PLAN</u>	
<u>CHAPTER 4</u>	
<u>GUIDING PRINCIPLES, COMMUNITY VALUES AND GOALS OF THE PLAN</u>	
4.1 GUIDING PRINCIPLES	
4.2 VISION STATEMENT	
4.3 VALUES	
4.4 GOALS	
<u>CHAPTER 5</u>	
<u>PLANNED TOWNSHIP STRUCTURE</u>	
5.1 BASIS	
5.2 LAND USE LOCATION MAP AND SCHEDULE	
5.3 POULATION AND FORECASTS	
5.4 GENERAL POLICIES FOR BRESLAU AND STOCKYARDS URBAN AREAS	
5.5 GENERAL POLICIES FOR ELMIRA AND ST. JACOBS TOWNSHIP URBAN AREAS	
5.6 REURBANIZATION TARGET	
5.7 DESIGNATED GREENFIELD AREAS	
5.8 TOWNSHIP URBAN GROWTH CENTRES	
5.9 FUTURE URBAN/TOWNSHIP URBAN AREA EXPANSION	

CHAPTER 6

<u>COUNTRYSIDE POLICIES</u>	.....
6.1 PRIME AGRICULTURAL AREAS AND RURAL AREAS	.....
6.2 FARM-RELATED DEVELOPMENT.....	.....
6.3 NON-FARM RELATED DEVELOPMENT	.....
6.4 MINOR LOT BOUNDARY ADJUSTMENTS.....	.....
6.5 PROTECTED COUNTRYSIDE.....	.....
6.6 AGGREGATE RESOURCES	.....
6.7 REGION OF WATERLOO INTERNATIONAL AIRPORT	.....
6.8 SPECIAL POLICY AREAS	.....

CHAPTER 7

<u>SETTLEMENT PATTERNS</u>	.....
7.1 SETTLEMENT AREA CLASSIFICATION	.....
7.2 SETTLEMENT SERVICE AREA	.....
7.3 COMPONENT OF A SETTLEMENT PLAN	.....
7.4 SETTLEMENT DESIGNATIONS.....	.....
7.5 SETTLEMENT HOUSING POLICIES.....	.....
7.6 GENERAL SETTLEMENT POLICIES	.....
7.7 SERVICING POLICIES - SETTLEMENTS	.....
7.8 SEVERANCE POLICIES - SETTLEMENTS	.....
7.9 SUSTAINABILITY AND DESIGN POLICIES.....	.....
7.10 INDIVIDUAL SETTLEMENT AREAS WITHIN THE TOWNSHIP.....	.....
7.11 RURAL SETTLEMENT PLAN - CROWSFOOT CORNER SETTLEMENT AREA.....	.....
7.12 RURAL SETTLEMENT PLAN - BLOOMINGDALE SETTLEMENT AREA	.....
7.13 RURAL SETTLEMENT PLAN - WINTERBOURNE SETTLEMENT AREA	.....
7.14 RURAL SETTLEMENT PLAN - HEIDELBERG SETTLEMENT AREA	.....
7.15 RURAL SETTLEMENT PLAN - WEST MONTROSE SETTLEMENT AREA	.....
7.16 RURAL SETTLEMENT PLAN - FLORADALE SETTLEMENT AREA	.....
7.17 RURAL SETTLEMENT PLAN - MARYHILL SETTLEMENT AREA	.....
7.18 RURAL SETTLEMENT PLAN - MUNDIL SETTLEMENT AREA	.....
7.19 RURAL SETTLEMENT PLAN - WEBER SETTLEMENT AREA	.....
7.20 RURAL SETTLEMENT PLAN - CONESTOGO SETTLEMENT AREA	.....
7.21 RURAL SETTLEMENT PLAN - SHANTZ STATION SETTLEMENT AREA	.....
7.22 RURAL SETTLEMENT PLAN - MARTIN GROVE SETTLEMENT AREA	.....
7.23 SHANTZ STATION COMMERCIAL AREA	.....
7.24 BAST PLACE INDUSTRIAL/COMMERCIAL AREA	.....
7.25 NELSON MONUMENTS INDUSTRIAL AREA	.....
7.26 SETTLEMENT PLAN - BRESLAU URBAN AREA	.....
7.27 SETTLEMENT PLAN - STOCKYARDS URBAN AREA	.....
7.28 SETTLEMENT PLAN - ST. JACOBS TOWNSHIP URBAN AREA	.....
7.29 SETTLEMENT PLAN - ELMIRA TOWNSHIP URBAN AREA	.....

CHAPTER 8

ECONOMIC POLICIES

- 8.1. ECONOMIC DEVELOPMENT GUIDING PRINCIPLES AND GENERAL POLICIES.....
- 8.2 EMPLOYMENT
- 8.3 AGRICULTURE
- 8.4 COMMERCIAL
- 8.5 TOURISM
- 8.6 WATERLOO REGION INTERNATIONAL AIRPORT ("AIRPORT")

CHAPTER 9

HOUSING POLICIES

- 9.1 GENERAL HOUSING POLICIES
- 9.2 RANGE AND MIX OF HOUSING TYPES
- 9.3 ASSISTED AND SPECIAL NEEDS HOUSING
- 9.4 CONDOMINIUM CONVERSION
- 9.5 HOUSING POLICIES - COUNTRYSIDE AREA
- 9.6 HOUSING POLICIES - COUNTRYSIDE SETTLEMENTS
- 9.7 HOUSING POLICIES - URBAN / TOWNSHIP URBAN AREAS
- 9.8 BED AND BREAKFAST OPERATIONS
- 9.9 HOME OCCUPATION

CHAPTER 10.....

OPEN SPACE POLICIES

- 10.1 GENERAL POLICIES
- 10.2 PARKLAND AND OPEN SPACE ACQUISITION

CHAPTER 11

MINERAL AGGREGATE RESOURCES POLICIES

- 11.1 DESIGNATION AND PROTECTION
- 11.2 EXISTING MINERAL AGGREGATE OPERATIONS
- 11.3 NEW MINERAL AGGREGATE OPERATIONS
- 11.4 STUDY & OTHER REQUIREMENTS FOR MINERAL AGGREGATE OPERATIONS
- 11.5 REVIEW CRITERIA FOR MINERAL AGGREGATE OPERATION
- 11.6 EXTRACTION BELOW THE WATER TABLE
- 11.7 WAYSIDE PITS & QUARRIES, PORTABLE ASPHALT & CONCRETE PLANTS
- 11.8 REHABILITATION OF MINERAL AGGREGATE OPERATIONS
- 11.9 CONSERVATION OF MINERAL AGGREGATE RESOURCES
- 11.10 CONFORMITY TO THE GROWTH PLAN (2019)
- 11.11 PUBLIC PARTICIPATION
- 11.12 ANNUAL REVIEW

CHAPTER 12.....

<u>CULTURAL RESOURCE MANAGEMENT POLICIES</u>	
12.1 GENERAL	
12.2 HERITAGE REGISTER	
12.3 DESIGNATION OF CULTURAL HERITAGE RESOURCES	
12.4 CULTURAL HERITAGE IMPACT ASSESSMENTS	
12.5 ARCHAEOLOGICAL RESOURCES	
12.6 CEMETERIES AND BURIAL PLACES	
12.7 CULTURAL HERITAGE LANDSCAPE	
12.8 WEST MONTROSE CULTURAL HERITAGE LANDSCAPE (CHL) POLICY AREA	

CHAPTER 13.....

<u>ENVIRONMENTAL PROTECTION AND STEWARDSHIP POLICIES</u>	
13.1 BASIS OF ENVIRONMENTAL STEWARDSHIP POLICIES	
13.2 GREENLANDS NETWORK.....	
13.3 LANDSCAPE LEVEL SYSTEMS	
13.4 ENVIRONMENTAL SENSITIVE LANDSCAPES.....	
13.5 SIGNIFICANT VALLEYS	
13.6 REGIONAL RECHARGE AREAS (ENVIRONMENTAL PROTECTION	
13.7 CORE ENVIRONMENTAL FEATURES	
13.8 FISH HABITAT	
13.9 SUPPORTING ENVIRONMENTAL FEATURES	
13.10 ENVIRONMENTAL LINKAGES	
13.11 ENVIRONMENTAL SIGNIFICANT RECHARGE AND DISCHARGE AREAS	
13.12 WATERSHED PLANNING	
13.13 ENVIRONMENTAL IMPACT STATEMENTS	
13.14 NATURAL HAZARDS (PREVIOUSLY RESTRICTED LAND USE AREA)	
13.15 ENVIRONMENTAL STEWARDSHIP	
13.16 SOURCES WATER PROTECTION	
13.17 A CULTURAL OF CONSERVATION	
13.18 CLIMATE CHANGE	

CHAPTER 14.....

<u>STRONG AND HEALTHY COMMUNITY POLICIES</u>	
14.1 PUBLIC SERVICE FACILITIES	
14.2 AIR QUALITY	
14.3 ENERGY CONSERVATION	
14.4 ACCESS TO LOCALLY GROWN AND OTHER HEALTHY FOODS	
14.5 LIGHTING FOR DARK SKY	

CHAPTER 15.....

TRANSPORTATION POLICIES.....

- 15.1 GENERAL INFRASTRUCTURE POLIICES
- 15.2 GENERAL TRANSPORTATION POLICIES
- 15.3 PUBLIC TRANSIT
- 15.4 RAILWAYS
- 15.5 REGION OF WATERLOO INTERNATIONAL AIRPORT
- 15.6 ROADS HIERARCHY
- 15.7 TOWNSHIP ROADS
- 15.8 TRANSPORTATION NOISE
- 15.9 ACTIVE TRANSPORTATION NETWORKS

CHAPTER 16.....

UTILITIES

- 16.1 WATER
- 16.2 WASTEWATER TREATMENT
- 16.3 STORMWATER MANAGEMENT
- 16.4 MAJOR UTILITIES CORRIDORS OR RIGHT-OF-WAYS
- 16.5 WASTE MANAGEMENT

CHAPTER 17.....

FINANCE POLICIES

CHAPTER 18.....

COMMUNITY IMPROVEMENT POLICIES.....

- 18.1 COMMUNITY IMPROVEMENT GOALS.....
- 18.2 COMMUNITY IMPROVEMENT OBJECTIVES
- 18.3 CRITERIA FOR THE SELECTION OF COMMUNITY IMPROVEMENT AREAS
- 18.4 PHASING AND IMPLEMENTATION
- 18.5 MAINTENANCE AND OCCUPANCY STANDARDS
- 18.6 EXISTING COMMUNITY IMPROVEMENT AREAS WITH THE TOWNSHIP

CHAPTER 19.....

<u>IMPLEMENTATION POLICIES</u>	
19.1 PUBLIC PARTICIPATION	
19.2 INTERPRETATION	
19.3 AMENDMENTS TO THE PLAN	
19.4 MONITORING AND REVIEW	
19.5 SITE PLAN CONTROL AREAS	
19.6 ZONING BY-LAW	
19.7 DEVELOPMENT REVIEW AND COMPLETE APPLICATIONS	
19.8 POLICIES FOR LEGAL NON-CONFORMING USES	
19.9 USES PERMITTED IN ALL DESIGNATIONS	
19.10 EXISTING USES	
19.11 HOLDING PROVISIONS	
19.12 TEMPORARY USES	
19.13 CONDITIONAL ZONING	

SECTION 20.....

<u>GLOSSARY</u>	
------------------------------	--

SCHEDULES

SCHEDULE 1	SOURCE WATER PROTECTION PERMITTED USES
SCHEDULE 2	DESIGNATED ROAD ALLOWANCE WIDTH – TOWNSHIP ROADS

APPENDICIES

APPENIDX I	URBAN & ARCHITECTURAL CONTROL GUIDELINES
APPENDIX II	BRESLAU ENVIRONMENTAL MAPPING
APPENDIX III	BRESLAU CULTURAL HERITAGE RESOURCE MAPPING
APPENDIX IV	BRESLAU DEVELOPMENT YIELD TABLE
APPENDIX V	STOCKYARDS DEMONSTRATON PLAN
APPENDIX VI	STOCKYARDS URBAN & ARCHITECTURAL CONTROL GUIDELINES
APPENDIX VII	WEST MONTROSE CULTURAL HERITAGE CONSERVATION PLAN