

CHAPTER 6

COUNTRYSIDE POLICIES

THE COUNTRYSIDE

The Township values its agricultural character and economy. Agriculture forms a significant component of the township's economic base and provides an important source of employment. It also facilitates people's access to locally grown food and contributes to the overall strength and vitality of the rural community. In recognition of these and other community benefits, the policies of this Plan establish a framework to maintain and improve the continuity of the township's agricultural land base, and to protect agricultural lands for long-term *agricultural use*.

The Township's Countryside is also comprised of a diverse range of other valuable natural resources, including *woodlands*, *mineral aggregate resources* and groundwater recharge areas. These valuable assets support an array of economic activities and are essential for the long-term prosperity, quality of life and environmental health of the Township. The policies of this Plan therefore seek to maintain and wisely maintain these valuable natural resources for both future and current generations.

This Plan designates a portion of the Township's *Prime Agricultura Areas* and *Rural Areas* as Protected Countryside. This overlay designation identifies a unique concentration of productive farmlands, significant mineral aggregate deposits, sensitive *environmental features*, and major groundwater recharge areas including portions of the Waterloo Moraine. The Protected Countryside is intended to permanently protect these critical areas from urban development and inappropriate rural activities, while providing for the continued uses of the lands for agriculture, mineral aggregate extraction and other appropriate rural uses.

The Plan seeks to preserve, protect and encourage the continued use of lands within the Countryside for *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*, and mineral aggregate extraction and forestry. Uses not directly related to food production, or associated uses thereof, will be directed to locate within the Rural Settlement Areas, Rural Employment Areas, Township Urban Areas or Urban Areas.

The Province has identified an *Agricultural System* for the Greater Golden Horseshoe. As part of the next *municipal comprehensive review* of the Regional Official Plan, the Township will collaborate with the Region to refine and implement the Provincial mapping of the agricultural land base in Woolwich Township. Until the Provincial mapping of the agricultural land base has been refined, the Township will continue to protect the *Prime Agricultura Areas* and *Rural Areas* designated in this Plan in accordance with the policies of this Plan.

6.1 PRIME AGRICULTURAL AREAS AND RURAL AREAS

- 6.1.1 *Prime Agricultural Areas* and *Rural Areas* are land use designations shown on Map 6.1 of this Plan. *Prime Agricultural Areas* will be protected for long-term use for agriculture.
- 6.1.2 The primary land uses permitted within *Prime Agricultural Areas* and *Rural Areas* will be *agricultural uses, agriculture-related uses* and *on-farm diversified uses* as detailed in this Chapter.
- 6.1.3 Within *Prime Agricultural Areas* and *Rural Areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* will be promoted and protected in accordance with Provincial standards. Non-farm-related development within *Prime Agricultural Areas* and *Rural Areas* designations will be subject to policies in Section 6.3 of this Plan.
- 6.1.4 *Mineral aggregate operations* may be permitted as an interim use within *Prime Agricultural Areas* and *Rural Areas* in accordance with the policies in Chapter 11 of this Plan.
- 6.1.5 *Recreational and tourism uses, rural institutional uses* and limited infill residential uses may be permitted within *Rural Areas* in accordance with the policies in Sections 6.3.4 and 6.3.5 of this Plan.
- 6.1.6 Small scale schools, places of worship and associated cemeteries, supporting the social and cultural needs of a unique segment of the region's rural community that relies on horse-drawn vehicles as their primary means of transportation, may be permitted within *Prime Agricultural Areas* and *Rural Areas* in accordance with Section 6.3.5.4 of this Plan.
- 6.1.7 Within the Environmentally Sensitive Landscape designation, as identified on Map 13.1 this Plan, the policies of Chapter 13 supersede the policies in this Chapter to the extent of any conflict.
- 6.1.8 The planning and location of utility corridors, lines, towers and associated uses will, wherever possible, respect the intent of this Plan to protect and preserve existing and potentially productive agricultural land to the greatest extent possible. Such uses will be encouraged to locate in areas having poorer soils and designed to minimize disturbance to existing farm operations. Such uses will not require an amendment to the Zoning By-law.

- 6.1.9 The Township will endeavor to support environmentally sustainable agriculture by assisting farmers in the development of individual Environmental Farm Plans to minimize soil degradation, protect the *quality and quantity of water* resources, improve the management of potential on-site pollution sources and to maintain, enhance or, where feasible, restore the *ecological functions* of elements of the Greenlands Network.
- 6.1.10 New land uses, including the creation of lots, and new or expanding livestock facilities will comply with the *minimum distance separation formulae*.
- 6.1.11 The Township will collaborate with the Region in the development and implementation of a regional agri-food strategy and other approaches to sustain and enhance the *Agricultural System* and the long-term economic prosperity and viability of the agri-food sector, including the maintenance and improvement of the *agri-food network* by:
- a) Providing opportunities to support access to healthy, local, and affordable food, urban and near-urban agriculture, food system planning and promoting the sustainability of agricultural, agri-food, and Agri-product businesses while protecting agricultural resources and minimizing land use conflicts;
 - b) Protecting, enhancing, or supporting opportunities for infrastructure, services, and assets. Where negative impacts on *the agri-food network* are unavoidable, they will be assessed, minimized, and mitigated to the extent feasible; and
 - c) Consider establishing or consulting with agricultural advisory committees or liaison officers.

6.2 FARM-RELATED DEVELOPMENT

6.2.1 Farm Buildings

Buildings and structures used in association with an *agricultural use, agriculture-related use, or on-farm diversified use* are permitted within *Prime Agricultural Areas* and *Rural Areas*, and will generally be located within the farm cluster in accordance with the following:

- a) The construction of any new buildings or structures will comply with the *minimum distance separation formulae* and satisfactorily address compatibility issues. Notwithstanding these requirements, where new or expanded livestock barns or manure storage facilities have the potential to affect or limit the development of lands designated by this Plan for non-farm uses within settlement areas, the Township may not support

development applications to permit such livestock barns or manure storage facility construction or expansion; and

- b) The construction of any new farm-related residential dwellings will be in accordance with the policies in Section 6.2.4 and Chapter 13 of this Plan.

6.2.2 On-Farm Diversified Uses

On-farm diversified uses may be permitted on parcels within *Prime Agricultural Areas* and *Rural Areas* provided that the proposed use:

- a) Is located on a farm that is actively in *agricultural use*;
- b) Is limited in area to minimize the amount of land taken out of agricultural production, ensure agriculture remains the primary or main use, and to limit off-site impacts to ensure compatibility with surrounding agricultural operations;
- c) Be secondary to the principal agricultural use of the property in both spatial and temporal terms (spatial, must be secondary to the agricultural use and conform to the size as noted in d) below and temporal, for uses that are temporary or intermittent);
- d) Does not generally exceed 2% percent of the total size of the farm parcel up to a maximum of one hectare, and where:
 - i) Existing laneways shared between *agricultural uses* and *on-farm diversified uses* shall not be counted towards the maximum 2% size of the *on-farm diversified use*;
 - ii) All aspects related to the proposed *on-farm diversified use*, such as buildings, outdoor storage, landscaped areas, berms, well and individual wastewater treatment systems, parking and new access roads form part of this maximum area. If more than one *on-farm diversified use* is proposed on a single property, the combined area of all *on-farm diversified uses* should be within the above maximum area;
 - iii) Any buildings, structures or facilities associated with the *on-farm diversified use*, except roadside produce stands, will be integrated with the farm cluster and constructed in a manner that will allow for ease of conversion to an agricultural-use should the *on-farm diversified use* cease to exist;
 - iv) Any retailing of products is minor and limited to those goods produced or manufactured primarily from the farm; and
 - v) The gross ground floor area of buildings used for *on-farm diversified uses* may be further limited in accordance with the Zoning By-law as noted further in this section below;
- e) Is not severed from the farm parcel;

- f) Does not include any use which is, or may become, obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, noise, fumes, vibration, refuse matter or water carried wastes; and
- g) Is not detrimental to the environment and complies with the environmental policies of Chapter 13 of this Plan.

Determination of whether a proposed *on-farm diversified uses* is or will be minor in scale relative to the farm operation will include an evaluation of the relationship between the existing agricultural operation and the proposed *on-farm diversified uses* and may consider such matters as the physical scale and nature in both the farming operation and the proposed *on-farm diversified uses*, plus any other factors as may be deemed appropriate.

Ground-mounted solar facilities are permitted within *Prime Agricultural Areas* and *specialty crop areas* only as *on-farm diversified uses*.

Zoning By-law regulations shall incorporate provisions to ensure that the *on-farm diversified uses* remain secondary by:

- a) Limiting the uses to those that are secondary and limited to dry industrial, non high-water use/effluent generation operations, farm related commercial, commercial uses related to the principal farm use, home occupations, home industries / on-farm businesses, group homes, *agri tourism uses*, and uses that produce value added agricultural products;
- b) Remain minor in scale relative to the farming operations and farm size;
- c) Do not undermine the agricultural nature of the area; and
- d) Do not have the potential to significantly negatively impact adjacent land uses or address adequate separations to mitigate impacts.

On-farm diversified uses may be subject to site plan control.

6.2.3 Agri-tourism Activities

In addition to the criteria set out in Policy 6.2.2, *Agri-tourism uses* may be permitted on a farm provided that the proposed use:

- a) Is related to the farm operation and minor in comparison to the farm operation on which it is located;
- b) Provides the necessary parking and vehicular access;
- c) Does not adversely impact the farm;
- d) Is compatible with surrounding land uses;
- e) Maintains an aesthetic balance compatible with the surrounding Countryside; and

- f) Does not include a restaurant, gift shop, general commercial retail operation, mini golf, driving range, paint ball, or other similar non-farm related uses.

Any use not directly related to the farming operation, (e.g., hay or corn maze, petting zoo, hay/sleigh rides, buggy or carriage rides, farm tours, processing demonstrations, etc.), shall be permitted by site specific Zoning By-law amendment, and the proposed uses must be reviewed to determine whether the proposed activity is or will be minor in scale relative to the farm operation, and may consider such matters as the physical scale and nature, the financial investment, plus any other factors that may be deemed appropriate. f

6.2.4 Farm-Related Residential Development

6.2.4.1 Additional permanent or temporary farm-related residential units may be permitted on a farm by site-specific Zoning By-law Amendment to accommodate full-time permanent and/or full-time seasonal farm employees, including members of the farm household directly involved in the farm operation, provided that:

- a) The size, nature and productive capacity of the farm operation warrant additional farm employment for extended periods of time such that additional on-site accommodation is considered necessary;
- b) Any new permanent dwellings will be limited to bunkhouses or the conversion and/or expansion of existing farm-related residential units;
- c) Any new temporary dwelling will be located near the existing farm buildings and will be removed if they are no longer required to accommodate farm employees;
- d) The site can be appropriately serviced by private wells and individual wastewater treatment systems;
- e) Shall not be located within floodplain areas; and
- f) Shall be located within the farm cluster and be in conformity with *minimum distance separation*.

6.2.4.2 Notwithstanding Policy 6.2.4.1, additional/accessory dwelling units are permitted as per Section 9.2.1 e) ii.

6.2.4.3 Consents to sever a new lot will not be granted for any farm-related residential units established in accordance with Policies 6.2.4.1 or 6.2.4.2.

6.2.5 Agriculture-Related Uses

6.2.5.1 *Development applications* to establish an *agriculture-related use* within *Prime Agricultural Areas* or *Rural Areas* may be permitted through an amendment to the Zoning By-law, provided that the proposed use:

- a) Conforms to the Zoning By-law and policies of this Plan;
- b) Minimizes the amount of land removed from agricultural production and is suitable for the site in comparison to other reasonable alternatives available in the township, including sites with poorer agricultural soils or where fragmented or smaller lots and/or a mix of non-farm lots may already exist;
- c) Is not located within a *woodland*, except where an exception from the Regional Woodland Conservation By-law has been obtained;
- d) Mitigates any potential land use conflicts with adjacent farms and other land uses and complies with the Province's guidelines and standards on land use compatibility and including any relevant environmental approvals;
- e) Maintain the agricultural and rural character which may include reusing existing buildings, designing new structures that fits aesthetically within the agricultural area, minimizing outdoor storage and lighting, avoiding major modification of land and natural heritage features, visually screening uses from neighbours and roadways, and limiting the use of signage;
- f) Demonstrating that there is a minimum cumulative impact of multiple Agricultural-Related Uses within the agricultural area; and
- g) Can be appropriately serviced by private wells and individual wastewater treatment systems.

6.2.5.2 *Development applications* to create a new lot for an *agriculture-related use* established in accordance with Policy 6.2.5.1 may be permitted provided that:

- a) The severed lands will be limited to a minimum size needed to accommodate the use on private wells and individual wastewater treatment systems;
- b) The severance will not result in an undersized farm that may not be economically viable (including long term flexibility to convert to other *agricultural uses*), as determined in accordance with Policy 6.2.6.1; and
- c) The consent to sever will not receive final approval until the buildings or structures associated with the use have been constructed or substantially completed.

6.2.6 Farm Parcel Creation/Alteration

- 6.2.6.1 Where a new farm is proposed to be created, or where part of an adjoining farm is to be severed and merged in title with an existing farm, the *development application* will comply with the following:
- a) Each resultant farm that is created must have a minimum area of 40 hectares; or
 - b) Resultant farms having less than a minimum of 40 hectares will:
 - i) Be of a size appropriate for the type of *agricultural uses* common in the area;
 - ii) Be sufficiently large enough to sustain an economically viable farm operation and to maintain flexibility for future changes in the type or size of agricultural operations; and
 - iii) Be permitted by a site-specific Zoning By-law Amendment.
- 6.2.6.2 The Township has an existing supply of farm parcels in the Countryside that are less than 40 hectares and support a variety of farm uses. This Plan encourages the retention of these parcels for agricultural uses and discourages the use of these lots for non-agricultural uses.

6.3 **NON-FARM RELATED DEVELOPMENT**

6.3.1 Intensification of Existing Non-Farm Related Development

Within *Prime Agricultural Areas* and *Rural Areas*, minor intensification of *existing* employment, commercial, recreational or institutional uses, including minor changes to the uses thereof, may be permitted within the limits of the existing property. Minor changes in use may be permitted through an amendment to the Zoning By-law provided the use is appropriate and compatible with surrounding uses. A minor change in use under this policy does not include the conversion of an existing Agriculture - Related Use to a non-farm related industrial, commercial, or recreational use.

6.3.2 Creation of New Non-Farm Lots

Development applications to create a new non-farm-related lot within *Prime Agricultural Areas* and *Rural Areas* will not be permitted except otherwise permitted in accordance with Sections 6.3.3, 6.3.4 6.3.5 and 6.3.6. For the purposes of this Plan, the creation of a new non-farm-related lot includes *development applications* proposing to alter or recognize an existing vacant lot of record, which is undersized as regulated by the Zoning By-law, lacks frontage onto a public road, or is undevelopable for other reasons, to permit a new *non-farm-related residential lot*.

6.3.3 Surplus Dwellings Designated under the Ontario Heritage Act

Within *Prime Agricultural Areas* or *Rural Areas*, where two or more farm parcels are to be merged in title into one ownership, with each lot having one dwelling, a new lot may be created for the dwelling surplus to the needs of the merged farm provided that:

- a) The surplus dwelling is designated by the Township as a heritage property under the Ontario Heritage Act; and
- b) The new lot has a maximum area of one hectare, except where natural features or existing lot patterns justify the inclusion of additional lands.

6.3.4 Recreational and Tourism Uses

6.3.4.1 Within *Rural Areas*, *development applications* to establish or expand a *recreational and tourism use* may be permitted by a site-specific amendment to this Plan and the Zoning By-law provided that:

- a) The need for the use or expansion is justified taking into consideration the nature of the proposed use and the availability of lands designated within settlement areas;
- b) The amount of land proposed to be designated and zoned is the minimum required for the appropriate development of the proposed use, minimizing the amount of land removed from agricultural production;
- c) The use complies with the *minimum distance separation* as per Section 6.1.10;
- d) The use is clearly demonstrated to be compatible with the adjacent agricultural operations;
- e) The use is supported through the submission of environmental and servicing studies as required by the policies of this Plan;
- f) Any buildings or structures associated with the use are small-in-scale and do not provide overnight guest accommodation, except for campgrounds;
- g) The use complies with other policies in this Plan regarding mineral aggregate extraction, source water protection, the Greenlands Network and water and wastewater servicing; and
- h) For proposed golf courses, the proponent submits a Best Management Practices report to the satisfaction of the Township and Region that outlines the measures to minimize irrigation, fertilizer and pesticide use requirements through use of integrated Pest Management, promotes native and naturalized vegetation and minimizes active use areas.

6.3.4.2. Within *Rural Areas*, *development applications* to sever new lots for *recreational and tourism uses* established in accordance with 6.3.4.1 may be permitted, provided that:

- a) The new lot will be limited to a minimum size needed to accommodate the use;
- b) The severance will not result in an undersized farm that may not be commercially viable in accordance with Policy 6.2.6.1;
- c) The lands to be severed have been designated in this Plan and zoned to permit only the proposed use; and
- d) The new lot can be appropriately serviced by private water and private wastewater treatment systems.

6.3.4.3 Within *Rural Areas*, *development applications* to expand the lot areas of *existing recreational and tourism uses* may be permitted, provided that:

- a) The existing use is not a legal non-conforming use;
- b) There is demonstrated need for the additional land area;
- c) The use minimizes the amount of land that is removed from agricultural production;
- d) The expansion does not adversely affect the ability of surrounding agricultural operations to carry out *normal farm practices*;
- e) The severance will not result in an undersized farm that may not be commercially viable, as determined in accordance with Policy 6.2.6.1; and
- f) The use complies with the *minimum distance separation formulae* as per Section 6.1.10.

6.3.5 Rural Institutional Uses

6.3.5.1 Within *Rural Areas*, *development applications* to establish a *rural institutional use* may be permitted by an amendment to the Zoning By-law provided that:

- a) There is a demonstrated need for the use to locate within the *Rural Areas*; and
- b) The use is in conformity with Policy 6.3.4.1 (a) to (g).

6.3.5.2 Notwithstanding Policy 6.3.5.1, to help preserve and support the historic, social and cultural needs of a unique segment of the Region's community which relies on horse-drawn vehicles as their primary means of transportation, the Township may permit the establishment of small-scale schools, places of worship and associated cemeteries within *Prime Agricultural Areas* or *Rural Areas* by an amendment to the Zoning By-law. In *Prime Agricultural Areas*, an alternative locational analysis must also be completed and Policies 6.3.4.1 a) to g) apply.

- 6.3.5.3 In addition to Section 6.3.4.1 a) to g), *development applications* to sever new lots for a *rural institutional use* established in accordance with Policy 6.3.5.1, or a small-scale school, place of worship and associated cemetery established in accordance with Policy 6.3.5.2, may be permitted provided that:
- a) The new lot will be limited to a minimum size needed to accommodate the use;
 - b) The severance will not result in an undersized farm that may not be commercially viable, as determined in accordance with Policy 6.2.6.1;
 - c) The severed lands are zoned in the Township's Zoning By-law to permit only the proposed institutional use; and
 - d) The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.

- 6.3.5.4 Within *Prime Agricultural Areas* or *Rural Areas*, *development applications* to expand the lot area for a *rural institutional use* established in accordance with Section 6.3.5.1, or a small-scale school, place of worship and associated cemetery established in accordance with Section 6.3.5.2, may be permitted provided that:
- a) The existing use is not a legal non-conforming use;
 - b) There is a demonstrated need for the additional land area;
 - c) The use minimizes the amount of land removed from agricultural production;
 - d) The expansion does not adversely affect the ability of surrounding agricultural operations to carry out *normal farm practices*; and
 - e) The severance will not result in an undersized farm that may not be commercially viable, as determined in accordance with Policy 6.2.6.

6.3.6 Severances for Woodlands/Conservations Lands

The creation of lots with appropriate frontage for the purpose of conserving *environmental features* or elements of the Greenlands Network designated on Map 13.1 of this Plan, may be permitted only where such lands are both designated by this Plan and zoned to prohibit any use not related to conservation, and are covered by a conservation easement granted in favour of the Region, the Township, or a conservation organization acceptable to the Township. The creation of such lots will not be permitted where the configuration of the remnant parcels will create the potential for new non-farm uses or lots, or result in farms, which may not be commercially viable in accordance with Policy 6.2.6.1 of this Plan.

6.4 MINOR LOT BOUNDARY ADJUSTMENTS

- 6.4.1 Notwithstanding the lot creation policies of this Chapter, a new farm parcel or new non-farm lot will not be deemed to have been created where consent is given for the following purposes:
- a) Making minor adjustments to lots so as to permit conformity with existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private wells or individual wastewater treatment systems on abutting lots, provided that such adjustments do not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act;
 - b) Making minor adjustments to the boundaries of two adjoining non-farm lots recognized by the Zoning By-law, provided that such adjustments do not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act;
 - c) Making minor adjustment to the boundaries between an adjoining farm and a non-farm lot that does not decrease the size of the farming operation;
 - d) Acquiring land for *infrastructure*, where the need for the project has been demonstrated through an Environmental Assessment or other appropriate study and the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
 - e) Addressing legal or technical matters such as easements, rights-of-way, corrections of deeds, and quit claims that do not result in the creation of a separate lot, except where such easements or rights-of-way are intended to facilitate the construction of new buildings or structures on a vacant lot of record otherwise undevelopable due to a lack of frontage onto a public road. Consents for such easements will be considered an application to create a new lot and will be subject to the applicable lot creation policies of Plan; and
 - f) Severing from each other two or more non-farm lots that have unintentionally merged in title, provided the severances reflect the original lot lines and are considered within five years of the merger taking place.

6.5 THE PROTECTED COUNTRYSIDE

The Protected Countryside is designated on Map 6.1 of this Plan. This overlay designation identifies a continuous band of *environmental features* and agricultural lands within the region and township that are to be permanently protected from urban development. Lands within the Protected Countryside contain a large concentration of *Prime Agricultural Areas, woodlands, watercourses, wetlands, Environmentally Sensitive Landscapes,*

Regional Recharge Areas, *mineral aggregate resources* and portions of the Waterloo Moraine. The Protected Countryside is intended to permanently protect these valuable areas from urban development, while providing for the continued use of the lands for agriculture, environmental and other appropriate rural uses, including appropriate access to *mineral aggregate resources* and other natural resources, in conformity with the policies in this Plan. The following policies apply to the Protected Countryside:

- 6.5.1 Land uses within the Protected Countryside will be regulated in accordance with the underlying policies of the *Prime Agricultural Areas*, *Rural Areas* or landscape level *environmental features* designated in this Plan.
- 6.5.2 Expansions of the Township Urban Areas, Urban Areas, Rural Settlement Areas or Rural Employment Areas will not be permitted into the Protected Countryside, except as provided for in Policy 6.5.3.
- 6.5.3 Minor expansions of Rural Settlement Areas or Rural Employment Areas located within the Protected Countryside may be permitted to facilitate the enlargement of an *existing* employment, recreational or institutional use subject to the *municipal comprehensive review* provisions in the Regional Official Plan. Such expansions will not be permitted where the lands subject to the expansion proposal are also designated as *Environmentally Sensitive Landscape* in this Plan.
- 6.5.4 The overlay designation of lands as Protected Countryside will not affect *agricultural uses* and associated *normal farm practices* as defined in applicable Provincial legislation and regulations in conformity with this Plan and the Zoning By-law, and statutes, policies and regulations of other government agencies, including agricultural drainage through municipal or agreement drains.
- 6.5.5 Nothing in this Plan shall prevent the owner of a legal lot of record located within the Protected Countryside from obtaining a building permit to construct or enlarge a house, accessory building or farm structure, provided it is in conformity with all other Township, Regional, and Grand River Conservation Authority requirements and regulations.

6.6 AGGREGATE RESOURCES

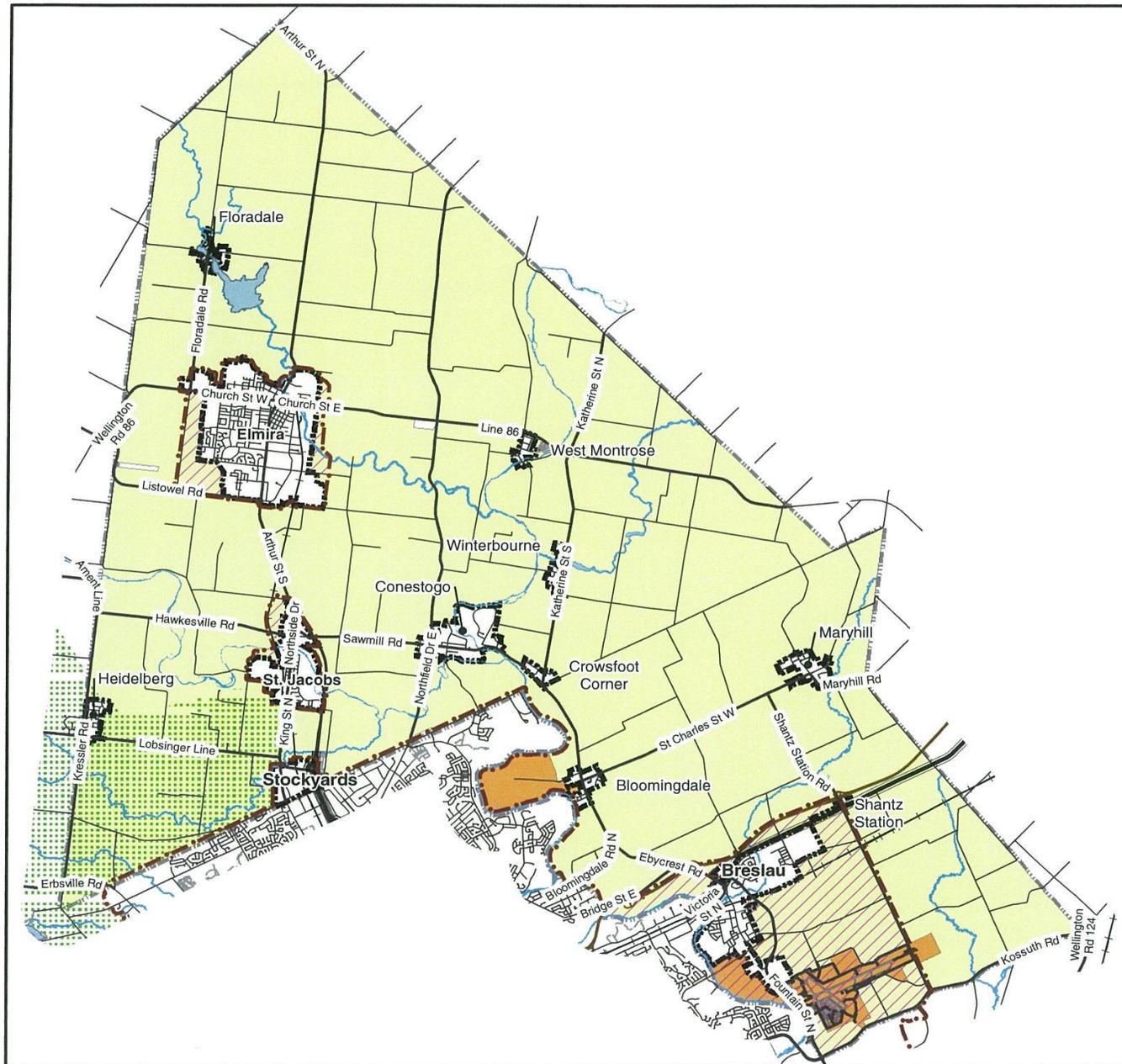
Chapter 11 of this Plan recognizes the value of aggregate resources as an interim use within the Countryside and includes policies to ensure the availability and proper utilization of these natural resources. The establishment of a pit or quarry, or a change to a below water table extraction within the Countryside, may be permitted after consideration and evaluation of the requirements of Chapter 11 and the remaining policies of this Plan.

6.7 REGION OF WATERLOO INTERNATIONAL AIRPORT

The Region of Waterloo International Airport (the “Airport”) is located within the Countryside as shown on Map 5.1 of this Plan. This Airport is owned by the Region and is subject to Federal aviation regulations. Any future development on the Airport lands is intended to support the Airport and its operations, and will be subject to the Regional Official Plan, the Airport Master Plan, and the Airport Zoning Regulations passed under the Aeronautics Act. The Township adopts the following policies related to the Airport:

- 6.7.1 *Development applications* proposing new residential development or other *sensitive land uses* will not be permitted in areas above 30 Noise Exposure Forecast (NEF).
- 6.7.2 Appropriate warning and/or noise attenuation measures will be required as a condition of approval for any *development applications* proposing new residential development or other *sensitive land uses* in areas between 25 and 30 NEF, including the requirement for permanent signage at the entrance to subdivisions identifying the presence of aircraft noise and other necessary noise attenuation measures.
- 6.7.3 *Development applications* proposing redevelopment of existing residential land uses or other *sensitive land uses*, or infilling of residential or other *sensitive land uses*, in areas above 30 NEF may only be permitted where the proposed development:
 - a) Will not negatively impact the long-term function of the Airport;
 - b) Incorporates appropriate warning and/or noise attenuation measures; including noise warning and other necessary noise attenuation measures; and
 - c) Will not cause a potential aviation safety hazard.
- 6.7.4 The NEF contours established under the Region of Waterloo International Airport Master Plan will be used for the purposes of implementing this policy and any other policies or legislation administered by the Provincial or Federal governments.
- 6.7.5 In planning for land uses, or during the review of *development applications*, the Township will ensure that any future development in the vicinity of the Airport will:
 - a) Support the long-term operation and economic role of the Airport;

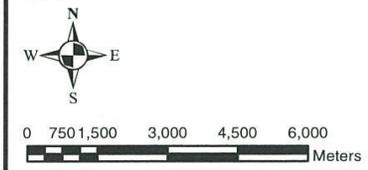
- b) Protect the Airport from development that would preclude or hinder its expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental concerns;
- c) Ensure that the Airport and *sensitive land uses* are designated, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants;
- d) Provide for the inclusion of warning clauses advising property owners in the vicinity of the Airport of potential outdoor lighting and height restrictions, and of the potential for occasional noise-related impacts;
- e) Prohibit land uses that may cause a potential aviation safety hazard; and
- f) Be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.



MAP 6.1 Township of Woolwich The Countryside

Legend

- Countryside Line
- == Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Future Urban Area / Township Urban Area Expansion
- Airport
- Rail line
- Future Road
- Airfield
- ▭ Settlement Area Boundary
- ▨ Protected Countryside
- Prime Agricultural Areas
- Rural Areas
- ▭ Township Boundary



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Township of Woolwich
2021

6.8 SITE-SPECIFIC POLICY AREAS

Notwithstanding the policies contained in this Chapter, the Township adopts the following Site-Specific Policy Areas:

6.8.1 2240 New Jerusalem Road Site-Specific Policy Area

The following policies apply to the property at Part Lot 84, GCT, known as 2240 New Jerusalem Road, generally shown on Map 5.2 with Symbol Number 20 and detailed on Schedule A at end of this subsection:

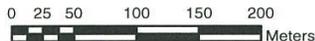
- a) A Fabric and Dry Goods store, being a maximum of 45 square metres, shall be permitted as an *on-farm diversified use* in accordance with the policies noted above in Section 6.2.2.1



**Schedule 'A'
Site Specific Policy Area
2240 New Jerusalem Rd**

Legend

-  Site Specific Policy Area
-  Property Line
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Natural Hazards
-  Environmental Protection


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6.8.2 Conestoga Meats Packers Site-Specific Policy Area

The following policies apply to a property described as Part Lots 103, 104, 109 and 110 German Company Tract, more specifically as Parts 1 and 2 of Plan 58R-4463 and known at 313 Menno Street (the “Conestoga Meat Packers Lands”) generally shown on Map 5.2 with Symbol Number 21 and detailed on Schedule A at end of this subsection.

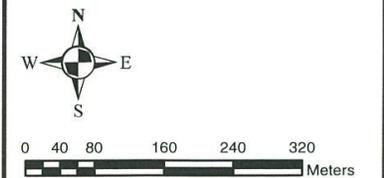
- a) The Conestoga Meat Packers Lands are designated Rural Land Use in this Plan but located within the Countryside Line as defined in the Regional Official Plan.
- b) Notwithstanding Section 6.3.1.1 of this Plan and in accordance with Section 6.C.10 of the Regional Official Plan, the Conestoga Meat Packers Land is permitted an expansion to their existing employment use, being an abattoir and meat processing facility.
- c) That the maximum size of the abattoir and meat packing facility on the Conestoga Meat Packers Lands shall not exceed a total gross floor area of 41,808 m² (450,000 ft²) and a maximum area of operation of approximately 20 hectares (49 acres) as shown in Schedule ‘A’.
- d) That the Zoning By-law provides the necessary regulations for the appropriate development of the Conestoga Meat Packers Lands and being compatible with the adjacent land uses and surrounding community of Breslau.
- e) The Conestoga Meat Packers Lands may be serviced by a municipal water supply. This property is in transition to be fully connected to municipal services. In the interim, the Conestoga Meat Packers Lands may be serviced by a private wastewater facility in accordance with the Ministry of Environment, Conservation and Parks (MOECP).
- f) That the Zoning By-law includes a holding provision to restrict development beyond 32,516 m² (350,000 ft²) of total gross floor area until the Conestoga Meat Packers Lands connects to municipal sanitary services or a servicing solution is addressed to the satisfaction of the Township, and an updated traffic impact study is approved by the Township and Region.
- g) That any expansion of the Conestoga Meat Packers Lands beyond the 41,808 m² (450,000 ft²) and/or beyond the area of operation of approximately 20 hectares (49 acres) as shown in Schedule ‘A’ shall require an amendment to the Zoning By-law and shall demonstrate the following to the satisfaction of the Township:
 - i) The need to expand or intensify the use;
 - ii) That the uses minimize the amount of land removed from agriculture production or provide appropriate justification for such removal of agricultural land;

- iii) That the land use mitigates any potential land use conflicts with adjacent farms and other land uses;
 - iv) That the proposed land use will not compromise comprehensive planning of the Breslau Settlement as provided in Section 7.26 of this Plan or the future development of a *complete community* on the lands located within the Countryside Line as defined in the Regional Official Plan; and
 - v) The uses are in conformity with all other applicable policies in this Plan and the Regional Official Plan.
- h) All development shall be subject to the Township's Site Plan Control By-law and shall have enhanced site plan standards to address the location, setback, mass and orientation of their facility along Menno Street and Lonsdale Road to address land use compatibility with adjacent properties, such as the residential dwelling on Lonsdale Road, as well as enhanced landscape standards to provide for appropriate buffer plantings along the boulevard and within the Conestoga Meat Packers Lands. The Township may utilize the provisions of Site Plan Control to the maximum extent permitted under the Planning Act, including without limitation of building material, color and architecture detail.
- i) In addition to policy h) above, the following studies may be required as part of the site plan approval process:
- i) Prior to site plan approval, a detailed stationary noise study has been submitted for any expansion to the existing abattoir and meat packing facility in accordance with the Ministry of the Environment, Conservation and Parks' Publication NPC-300, if required, and to the satisfaction of the Township of Woolwich in consultation with the Regional Municipality of Waterloo. Any required on-site implementation measures identified in the stationary noise study should be secured as part of a site plan agreement with the Township; and
 - ii) Prior to site plan approval, an odour study has been submitted for any expansion to the existing abattoir and meat packing, if required, to the satisfaction of the Regional Municipality of Waterloo and the Township.



**Schedule 'A'
Site Specific Policy Area
Conestoga Meats
313 Menno Street**

- Legend**
-  Site Specific Policy Area
 -  Property Line
 -  Provincial Highway
 -  Regional Road
 -  Township Road
 -  Private Lane
 -  Natural Hazards
 -  Environmental Protection



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6.8.3 Three Bridges Site-Specific Policy Area

The following policies apply to the Three Bridges property described as Part Lot 17 German Company Tract, Parts 1 and 2 of Plan 58R-4994, addressed as 632 Hawkesville Road Woolwich Township (i.e. the “Three Bridges Lands”), generally shown on Map 5.2 with Symbol Number 22 and detailed on Schedule A at end of this subsection:

- a) The Three Bridges Lands are within *Prime Agricultural Areas* in the Regional Official Plan, designated as Open Space pursuant to Section 7.4.1.7 and a Natural Hazards overlay pursuant to Chapter 13, through a Site-Specific Policy Area to this Plan.
- b) Notwithstanding Section 6.1, the Three Bridges Lands shall be recognized in accordance with following objectives:
"To encourage the creation, maintenance and improvement of Open Space and Recreation facilities by private enterprise in order to fulfill the needs and desires of the residents."
- c) The Zoning Bylaw shall refine the list of permitted uses described in 6.8.3 b) to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule 'A'
Site Specific Policy Area
632 Hawksville Road
Three Bridges**

Legend

-  Property Line
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Natural Hazards
-  Environmental Protection
-  Site Specific Policy Area



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6.8.4 St. John's Kilmarnock Site-Specific Policy Area

The following policies apply to the St. John's Kilmarnock property described as Part Lot 83 German Company Tract and part of Hornings Track, Part 2 of Plan 58R-6818, addressed as 2201 Shantz Station Road Woolwich Township as (i.e. the "St. John's Kilmarnock Lands"), generally shown on Map 5.2 with Symbol Number 23 and detailed on Schedule A at end of this subsection:

- a) The St. John's Kilmarnock Lands are within the *Prime Agricultural Areas* in the Regional Official Plan and designated as Open Space pursuant to Section 7.4.1.7, through a Site-Specific Policy Area to this Plan.
- b) Notwithstanding Section 6.1, the St. John's Kilmarnock Lands shall be recognized in accordance with following objectives:
 - To encourage certain institutional uses on the property that are residentially non-intensive in nature;
 - To encourage uses that can be adequately supported on private services;
 - To encourage development that will be non-intensive and compatible with adjacent land uses; and
 - To provide for the rehabilitation of the site when considering the new use.
- c) The Zoning Bylaw shall refine the list of permitted uses outlined in Section 6.8.4 b) to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule 'A'
Site Specific Policy Area
2201 Shantz Station
Road
St Johns Kilmarnock**

Legend

-  Natural Hazards
-  Environmental Protection
-  Property Line
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Site Specific Policy Area



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6.8.5 Waterloo Rod and Gun Site-Specific Policy Area

The following policies apply to the Waterloo Rod and Gun property described as Part Lot 10 and 11 German Company Tract, Parts 1 and 2 of Plan 58R-4384, addressed as 1075 Bo-De Lane Woolwich Township as shown on the Plan below in this subsection (i.e. the “Waterloo Rod and Gun Lands”), generally shown on Map 5.2 with Symbol Number 24 and detailed on Schedule A at end of this subsection:

- a) The Waterloo Rod and Gun Lands are within *Prime Agricultural Areas* in the Regional Official Plan and an approximate 6.5-hectare front portion (of the 22.4-hectare property) is designated as Open Space pursuant to Section 7.4.1.7 and a Natural Hazards overlay pursuant to Chapter 13, through a Site-Specific Policy Area to this Plan.
- b) Notwithstanding Section 6.1, the Waterloo Rod and Gun shall be recognized in accordance with following objectives:
“To encourage the creation, maintenance and improvement of Open Space and Recreational facilities by private enterprise in order to fulfill the needs and desires of the residents.”
- c) The Zoning Bylaw shall refine the list of permitted uses described in Section 6.8.5 b) to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



Schedule 'A'
Site Specific Policy Area
1075 Bo-De Lane
Waterloo Rod and Gun

Legend

- Property Line
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Natural Hazards
- Environmental Protection
- Site Specific Policy Area



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