

The Corporation of the Township of Woolwich

By-law No. XX-2024

A By-law to Adopt Official Plan Amendment Number 8, to the Official Plan of the Woolwich Planning Area

(Trinity United Church – 21 Arthur Street North and 4 Cross Street, Elmira)

The Council of the Corporation of the Township of Woolwich, in accordance with the provisions of Section 21, of the Planning Act, 1990, as amended, hereby ENACT AS FOLLOWS:

1. THAT Amendment Number 8 to the Official Plan of the Township of Woolwich consisting of the attached text, is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Council of the Regional Municipality of Waterloo for approval of Amendment Number 8, to the Official Plan of the Township of Woolwich.
3. THAT this By-law shall come into force and take effect on the final passing thereof.

Finally passed and enacted this 24th day of September 2024.

Mayor

Clerk

Township of Woolwich Official Plan Amendment

Part A - Preamble

The purpose of this Amendment is:

1. To permit a density on the property at 21 Arthur Street North and 4 Cross Street in Elmira of 168 units per net residential hectare.

Location

This Amendment applies to 21 Arthur Street North and 4 Cross Street in Elmira, which is 0.3157 hectares in size.

Basis of the Amendment

The proposed amendment is appropriate because it facilitates the construction of a mixed-use development that is consistent with Provincial policy and conforms to Regional and Township policy regarding intensification within the Township Urban Growth Centre. The development provides additional housing choice within the Township and conforms to the Township's policies regarding an active first floor use.

Part B – The Amendment

The Amendment consists of the following components:

1. That Section 7.29.5.2. of the Township of Woolwich Official Plan, as amended, be further amended to increase the density from 127 to 168 units, and so amending to read as follows:
 - 7.29.5.2 Y: 21 Arthur St N Special Policy Area
 - a) Notwithstanding Section 7.29.5.2(c) the maximum permitted net residential density shall be 168 units per hectare.