



**THE CORPORATION  
OF THE  
TOWNSHIP OF WOOLWICH**

**OFFICIAL PLAN**

**CONSOLIDATED VERSION (UPDATED TO DECEMBER 31, 2011)**

## **TOWNSHIP OF WOOLWICH OFFICIAL PLAN APPROVAL**

The Council of the Township of Woolwich adopted the Township of Woolwich Official Plan on October 24, 2000 by By-law 75-2000.

On May 8, 2002 the Township of Woolwich Official Plan was approved with modifications by the Regional Municipality of Waterloo in accordance with Section 17(34) of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

This November 2010 Consolidation of the Township Official Plan incorporates all modifications of the Regional Municipality of Waterloo approved on May 8, 2002 and having come into effect on June 3, 2002 as well as Official Plan Amendment Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17.

TOWNSHIP OF WOOLWICH

BY-LAW NUMBER 75-2000


A BY-LAW TO ADOPT AN OFFICIAL PLAN FOR THE TOWNSHIP OF WOOLWICH AND TO REPEAL BY-LAW 58-80 AS AMENDED, EXCEPT AS IT RELATES TO THE LANDS THAT ARE SUBJECT TO OPA 46

The Council of the Township of Woolwich, pursuant to Section 17(22) and 21(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended hereby enacts as follows:

1. That the attached Plan, being comprised of the text and attached schedules, and constituting the Township of Woolwich Official Plan, is hereby adopted as it applies to all of the geographic area of the Township, save and except as it applies to the lands that are subject to OPA No. 46 and to the continued provisions of the former Township Official Plan as it relates to OPA No. 46.
2. The Township Clerk is hereby authorized to make application to the Regional Municipality of Waterloo for approval of the Official Plan for the Township of Woolwich according to Section 17(23) of the Planning Act, R.S.O. 1990, c.P.13, as amended.
3. Subject to the approval by the Regional Municipality of Waterloo, By-law 58-80, being a by-law to adopt the Official Plan for the Township of Woolwich, and all amendments thereto, is hereby repealed, except as it relates to the lands that are subject to Official Plan Amendment No. 46 ("OPA No. 46"), which was adopted by Council on July 21, 1998, and in this regard OPA No. 46 and all of the provisions of the Official Plan of the Township of Woolwich, text and schedules, applicable to the lands which are subject to OPA No. 46 are intended to be continued.
4. Sections 1 and 2 of this By-law shall come into force and take effect on the date of enactment hereof.

By-law read, first, second and third time and finally passed at the Council Chambers in the Township of Woolwich this 24<sup>th</sup> day of October, A.D. 2000

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

# WOOLWICH OFFICIAL PLAN

## INDEX

CHAPTER	TITLE	PAGE
<b>1</b>	<b>INTRODUCTION</b>	<b>1-1</b>
	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	
<b>2</b>	<b>THE TOWNSHIP OF WOOLWICH AND THE REGION</b>	<b>2-1</b>
	2.1 Relationship between Woolwich Official Plan and Regional Official Policies Plan	
	2.2 Implementation Plans	
	2.3 Matters of Regional and Provincial Significance	
<b>3</b>	<b>SUMMARY OF THE PLAN</b>	<b>3-1</b>
<b>4</b>	<b>VALUES AND GOALS OF THE PLAN</b>	<b>4-1</b>
	4.1 Values	
	4.2 Goals	
<b>5</b>	<b>POPULATION POLICY</b>	<b>5-1</b>
	5.1 Basis	
	5.2 Population and Projections	
<b>6</b>	<b>RURAL LAND USE POLICY (Modification No. 1)</b>	<b>6-1</b>
	6.1 Rural Land Use Designation	
	6.1.1 Farm Related Development	
	6.1.1.1 Farm Buildings	
	6.1.1.2 On-Farm Business Activities	
	6.1.1.3 Farm Related Residential Development	
	6.1.1.4 Farm Related Non-Residential Uses	
	6.1.1.5 Farm Parcel Creation/Alteration	
	6.1.2 Non-Farm Related Development	
	6.1.2.1 Non-Farm Related Residential Development	
	6.1.2.1.3 Surplus Heritage Residence	
	6.1.2.1.4 Infilling Policies	
	6.1.2.2 Non-Farm Related Non-Residential Development	
	6.1.3 Aggregate Resources	
	6.1.4 Existing Uses	
	6.2 Land Use Location Map and Schedule	

<b>7</b>	<b>SETTLEMENT PATTERNS</b>	<b>7-1</b>
	7.1 Identified Settlements	
	7.2 Land Use Policies- Identified Settlements	
	7.3 Servicing Policies- Identified Settlements	
	7.4 Severance Policies - Identified Settlements	
	7.5 Design Policies	
	7.6 Crowsfoot Corner Settlement Area Plan	
	7.7 Bloomingdale Settlement Area Plan	
	7.8 Winterbourne Settlement Area Plan	
	7.9 Heidelberg Settlement Area Plan	
	7.10 West Montrose Settlement Area Plan	
	7.11 Floradale Settlement Area Plan	
	7.12 Maryhill Settlement Area Plan	
	7.13 Mundil Settlement Area Plan	
	7.14 Weber Settlement Area Plan	
	7.15 Conestogo Settlement Area Plan	
	7.16 Breslau Settlement Area Plan	
	7.17 St. Jacobs Settlement Area Plan	
	7.18 Elmira Settlement Area Plan	
	7.19 Shantz Station Settlement Area Plan	
	7.20 Eldale Settlement Area Plan	
	7.21 Martin Grove Settlement Area	
	7.22 Industrial/Commercial and Industrial Designation	
	7.23 Industrial/Commercial Area – Stockyards Area	
	7.24 Industrial Area – South Breslau	
	7.25 Commercial Area – Shantz Station	
	7.26 Industrial/Commercial Area – Bast Place	
	7.27 Industrial Area – Nelson Monuments	
	7.28 Open Space Area – Three Bridges	
	7.29 Open Space Area –St John’s Kilmarnock	
	7.30 Open Space Area – Waterloo Rod and Gun	
	7.31 Future Industrial lands	
<b>8</b>	<b>ECONOMIC POLICY</b>	<b>8-1</b>
	8.1 Agriculture	
	8.2 Manufacturing and Service Industry	
	8.3 Commercial	
<b>9</b>	<b>HOUSING POLICY</b>	<b>9-1</b>
	9.1 General Housing Policies	
	9.2 Density Targets	
	9.3 Range and Mix of Housing Types	
	9.4 Assisted and Special Needs Housing	
	9.5 Housing Policies - Rural Areas	
	9.6 Housing Policies - Residential and Service Settlements	
	9.7 Housing Policies – Township Urban Settlements	
	9.8 Bed and Breakfast Operations	

<b>10</b>	<b>OPEN SPACE POLICY</b> 10.1 General Policies 10.2 Parkland and Open Space Acquisition	<b>10-1</b>
<b>11</b>	<b>AGGREGATE RESOURCES POLICY</b> 11.3 Definition of Resource Areas 11.4 Control of Future Pits and Quarries 11.5 Wayside Pits or Wayside Quarry 11.6 Official Plan Conformity 11.7 Zoning By-law 11.8 Public Participation 11.9 Annual Review 11.10 Rehabilitation of Existing Pits 11.11 Study and Other Requirements for Complete Applications for Mineral Aggregate Operations	<b>11-1</b>
<b>12</b>	<b>HERITAGE POLICY</b>	<b>12-1</b>
<b>13</b>	<b>ENVIRONMENTAL STEWARDSHIP</b> 13.1 Basis of Environmental Stewardship Policies 13.2 Natural Habitat Network 13.3 Environmental Preservation Areas 13.4 Provincially Significant Wetlands 13.5 Environmentally Sensitive Policy Areas 13.6 Fish Habitat 13.7 Significant Valleylands 13.8 Sensitive Groundwater Areas, Recharge Areas, Discharge Areas and Headwaters 13.9 Locally Significant Natural Features 13.10 Significant Woodlands 13.11 Restricted Land Use Areas 13.11.6 One Zone Flood Plain Policies 13.11.7 Two Zone Flood Plain Policies 13.12 Biodiversity 13.13 Tree Management 13.14 Other Natural Areas and Features 13.15 Watershed Planning 13.16 Environmental Impact Statements 13.17 Environmental Impact Statements for Locally Significant Natural Areas 13.18 Environmental Impact Statements for Fish Habitat 13.19 Contaminated Sites	<b>13-1</b>
<b>14</b>	<b>HEALTH AND SOCIAL SERVICES POLICY</b>	<b>14-1</b>

<b>15</b>	<b>TRANSPORTATION POLICY</b>	<b>15-1</b>
	15.1 Public Transit	
	15.2 Railways	
	15.3 Waterloo Regional Airport	
	15.4 Regional and Provincial Roads	
	15.5 Township Roads	
<b>16</b>	<b>UTILITIES</b>	<b>16-1</b>
	16.1 Water	
	16.2 Wastewater Servicing	
	16.3 Stormwater	
	16.4 Major Utilities Corridors or Rights-of-Way	
<b>17</b>	<b>FINANCE POLICY</b>	<b>17-1</b>
<b>18</b>	<b>COMMUNITY IMPROVEMENT POLICY</b>	<b>18-1</b>
	18.1 Community Improvement Goals	
	18.2 Community Improvement Objectives	
	18.3 Criteria for Selection of Community Improvement Areas	
	18.4 Delineation of Areas in Need of Community Improvement	
	18.5 Phasing and Implementation	
	18.6 Maintenance and Occupancy Standards	
<b>19</b>	<b>IMPLEMENTATION POLICY</b>	<b>19-1</b>
	19.1 Public Participation	
	19.2 Site Plan Control Areas	
	19.3 Holding Provisions	
	19.4 Development Charges	
	19.5 Temporary Uses	
	19.6 Use Permitted in All Designations	
<b>20</b>	<b>GLOSSARY</b>	<b>20-1</b>

## MAPS

<b><u>TITLE</u></b>	<b><u>PAGE NO.</u></b>
Rural Special Policy Area – 2240 New Jerusalem Road	6-12
Land Use Location Map	6-13
<b><u>Settlement Plans</u></b>	
Crowsfoot Corner	7-14
Bloomingtondale	7-16
Winterbourne	7-18
Heidelberg	7-20
West Montrose	7-22
Floradale	7-24
Maryhill	7-26
Mundil	7-28
Weber	7-30
Conestogo	7-32
Breslau	7-41
St. Jacobs	7-63
St. Jacobs Transportation Network	7-64
Elmira	7-96
Elmira Transportation Network	7-97
Shantz Station	7-99
Eldale Road	7-102
Martin Grove	7-104
<b><u>Industrial/Commercial, Industrial and Commercial Areas</u></b>	
Stockyards	7-114
South Breslau	7-117
Shantz Station	7-119
Bast Place	7-121
Nelson Monuments	7-123
<b><u>Open Space Areas</u></b>	
Three Bridges	7-125
St. John's Kilmarnock	7-127
Waterloo Rod and Gun	7-129
<b><u>Environmental</u></b>	
Environmental Areas Map	13-21
Restricted Land Use Areas	13-22
Flood Plain Map	13-23
<b><u>Community Improvement Area Boundaries</u></b>	
St. Jacobs	18-6
Elmira	18-7
Breslau	18-8
West Montrose	18-9