

## CHAPTER 18

### COMMUNITY IMPROVEMENT POLICY

The Township of Woolwich recognizes the importance of establishing a comprehensive program devoted to the on-going maintenance and improvement of both municipally owned and non-municipal property and facilities. The following policies are adopted to clearly state the Township's intent to support community improvement efforts. These policies shall apply to all Settlement Plans where community improvement areas have been identified.

#### 18.1 COMMUNITY IMPROVEMENT GOALS

The Township adopts the following policies relative to Community Improvement Goals:

- 18.1.1 To stabilize and preserve existing viable residential, commercial and mixed land use areas in the Township.
- 18.1.2 To ensure that municipally operated facilities and community services are provided at satisfactory standards consistent with the identified needs of all residents in the Township.
- 18.1.3 To utilize community improvement opportunities and techniques to bring cohesiveness to the Township's planning, engineering and community services programs such that these services may be provided in an efficient and cost effective manner.
- 18.1.4 To protect and enhance the historical attributes of the Township and to ensure that redevelopment activities do not detract from heritage resources.
- 18.1.5 To utilize community improvement initiatives as a stimulus for further investment and redevelopment by the private sector.
- 18.1.6 To maximize the benefits associated with community improvement projects with a rational and logical phasing and priority program to implement projects across the Township, as necessary.

#### 18.2 COMMUNITY IMPROVEMENT OBJECTIVES

The Township adopts the following policies relative to Community Improvement Objectives:

##### RESIDENTIAL

- 18.2.1 To encourage the rehabilitation and upgrading of existing housing stock so as to achieve and maintain a minimum standard of housing.
- 18.2.2 To upgrade municipal services, public utilities and social and recreational facilities.
- 18.2.3 To maintain the long-term viability of older, stable and predominantly residential neighbourhoods by encouraging the rehabilitation and upgrading of the housing stock within these areas.

- 18.2.4 To maintain and strengthen the character of residential neighbourhoods by signing and enforcing restricted parking areas along local streets.
- 18.2.5 To continue to develop open space areas and recreation facilities for use by local residents and the community at large.

#### COMMERCIAL

- 18.2.6 To minimize land use conflicts in the core areas by encouraging the continued development and improvement of the retail, service and commerce components of these areas.
- 18.2.7 To improve parking facilities and the flow of vehicular and pedestrian traffic in the core areas.
- 18.2.8 To encourage the maintenance and rehabilitation of existing commercial and institutional developments in the core areas.
- 18.2.9 To encourage the redevelopment of vacant or derelict properties in the core areas in order to strengthen the local focus of business and commerce.
- 18.2.10 To improve the overall attractiveness of the core areas in terms of aesthetics and public amenities.
- 18.2.11 To upgrade municipal services, public utilities and social and recreational facilities.

#### MIXED USE

- 18.2.12 To upgrade municipal services, public utilities and social and recreational facilities.
- 18.2.13 To develop open space areas and recreation facilities, as appropriate, for use by the community.
- 18.2.14 To recognize and encourage the role mixed land use areas play in the overall pattern of land use of the community as an area of transition or buffering between differing land uses.
- 18.2.15 To improve parking and cycling facilities and the flow of vehicular and pedestrian traffic in mixed land use areas.
- 18.2.16 To encourage redevelopment of vacant or derelict properties in mixed land use areas to an appropriate and viable use.

### 18.3 CRITERIA FOR THE SELECTION OF COMMUNITY IMPROVEMENT AREAS

The Township adopts the following policies relative to selection criteria for Community Improvement Areas. Areas shall be considered for designation as a Community Improvement Area where one or more of the following criteria apply:

#### RESIDENTIAL

- 18.3.1 A significant portion of the residential buildings are in need of rehabilitation.
- 18.3.2 Deficiency of parkland or other identified recreational facility resources.
- 18.3.3 Need for improvement to municipal services, including streets, roads, storm sewers, sanitary sewers, sidewalks, curbs and gutter, streetlights and watermains.
- 18.3.4 An area with conflicting vehicular, cyclist and pedestrian traffic circulation and/or parking deficiencies.
- 18.3.5 A stable existing pattern of residential land use.
- 18.3.6 At least 50% of the total land area is residential.
- 18.3.7 An area containing a significant historic or heritage-resource or a land use or building which lends itself to community improvement.

#### COMMERCIAL

- 18.3.8 Older areas of predominately commercial use, which are potentially stable and viable.
- 18.3.9 A need for improvement to municipal services, including streets, roads, storm sewers, sanitary sewers, watermains, sidewalks, curbs and gutters and streetlights.
- 18.3.10 An area with conflicting vehicular and pedestrian traffic circulation and/or parking deficiencies.
- 18.3.11 A significant portion of the commercial buildings is in need of rehabilitation.
- 18.3.12 Identified land use conflicts resulting from non-compatible uses or underutilization of land, which can detract from the viability of the area.
- 18.3.13 An area containing a significant historic or heritage resource or a land use or building which lends itself to community improvement.

#### MIXED USE

- 18.3.14 Need for improvement to municipal services, including streets, roads, storm sewers, sanitary sewers, sidewalks, curbs and gutters, streetlights and watermains.

- 18.3.15 Land use conflicts from non-compatible uses or underutilization of land, which can detract from the viability of the area.
- 18.3.16 Deficiency of parkland or other identified recreational resource facilities.
- 18.3.17 An area with conflicting vehicular and pedestrian traffic circulation and/or parking deficiencies.
- 18.3.18 A significant portion of the properties and structures in the area are in need of rehabilitation.
- 18.3.19 An area containing a significant historic or heritage resource or a land use or building which lends itself to community improvement.

#### 18.4 DELINEATION OF AREAS IN NEED OF COMMUNITY IMPROVEMENT

The Township adopts the following policies relative to the Delineation of Areas in Need of Community Improvement:

- 18.4.1 Township Council may designate by by-law specific "Community Improvement Project Areas" within the general "Community Improvement Areas" shown on the Maps included in Chapter 18. These areas are eligible for "Community Improvement" as defined in the Planning Act.
- 18.4.2 Boundaries for "Community Improvement Areas" shall be considered flexible and minor extensions may be permitted by specific by-laws designating "Community Improvement Project Areas" without amendment to this Plan.
- 18.4.3 The Designation of "Community Improvement Project Areas" will depend on the availability of Federal and Provincial programs, Township resources, as well as on the relative need for physical improvements in specific areas.
- 18.4.4 Community improvements will be phased in order to prevent any unnecessary economic hardship on the community and to establish a natural and logical sequence for improvement based on appropriate engineering and planning studies.

#### 18.5 PHASING AND IMPLEMENTATION

The Township adopts the following policies relative to Phasing and Implementation of Community Improvement:

- 18.5.1 Development applications will be evaluated considering the objectives of Community Improvement.
- 18.5.2 The continued activity of community groups and associations within the Township will be encouraged.
- 18.5.3 The relative need for Community Improvements will be considered in the preparation of annual municipal capital expenditure budgets.
- 18.5.4 Community improvement legislation as provided in the Planning Act will be utilized.

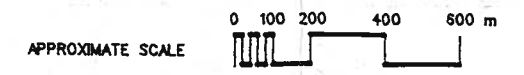
- 18.5.5 The Municipal Property Maintenance and Occupancy Standards By-law will be enforced in order to maintain minimum standards of occupancy for any class or type of building, structure or land use.
- 18.5.6 An active program for informing property owners of the various forms of building and property rehabilitation assistance programs will be undertaken.
- 18.5.7 The use of flexible zoning techniques, as such opportunities are available under the Planning Act will be considered where such techniques would support community improvement objectives.
- 18.5.8 Opportunities to utilize Provincial and Federal programs, which contribute to community improvement, will be exercised.








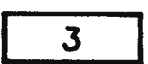

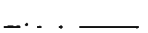

## 18.6 MAINTENANCE AND OCCUPANCY STANDARDS

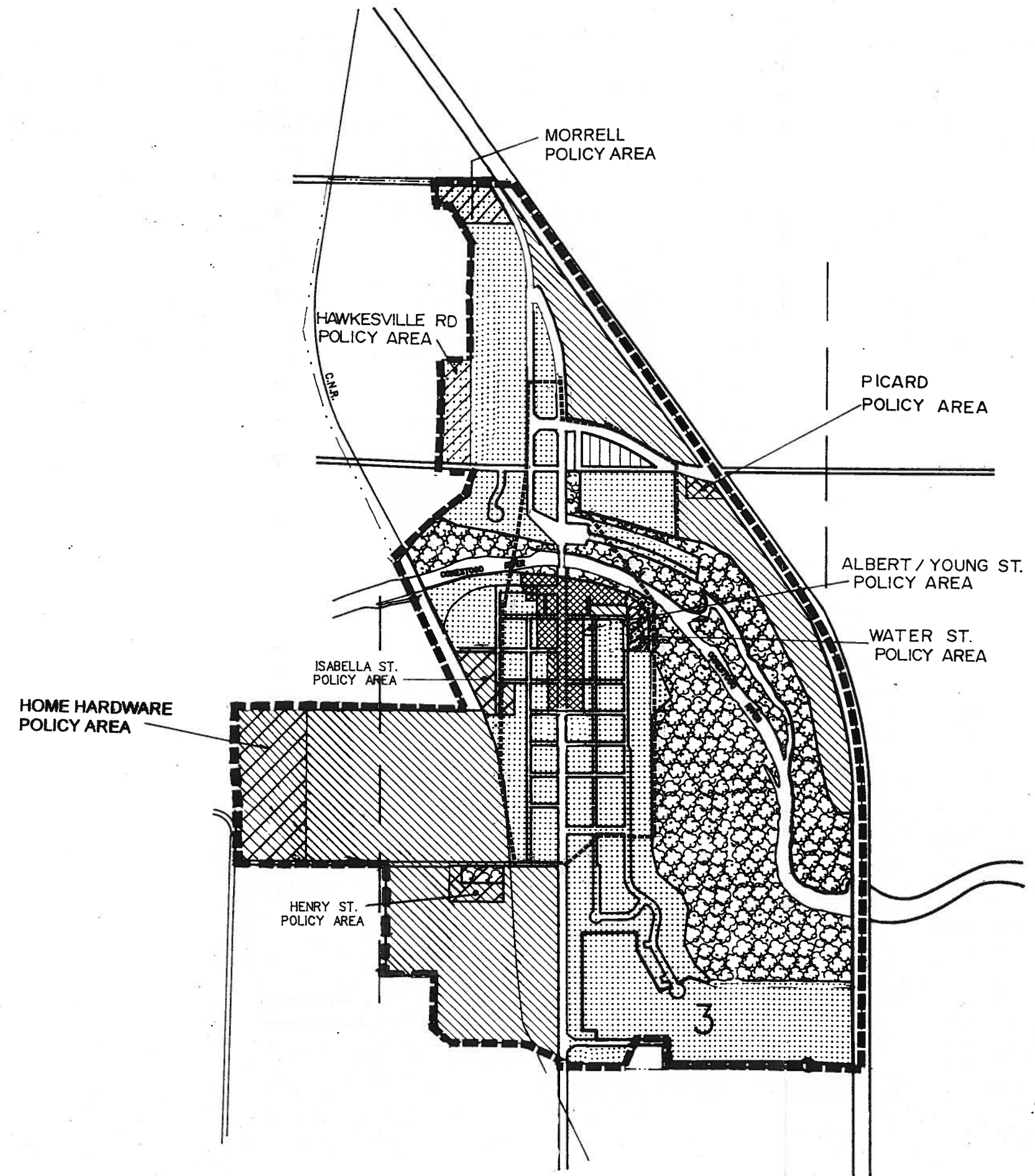
The Township adopts the following policies relative to Maintenance and Occupancy Standards:

- 18.6.1 The Township shall endeavour to keep in a fit and well-maintained condition all municipally owned properties and structures and to provide or maintain in good repair such municipal services as roads, sidewalks, and water and sewage facilities.
- 18.6.2 The Township will pass By-laws pursuant to the Planning Act to establish minimum standards of maintenance and occupancy and to conserve, sustain and protect existing and future development. The Maintenance and Occupancy By-law applicable to all property within the municipality may contain requirements with respect to:
  - a) Garbage disposal and pest prevention;
  - b) Structural maintenance, safety and cleanliness of buildings;
  - c) Services to buildings, including plumbing, heating and electricity;
  - d) Keeping properties free from rubbish, debris, weeds, abandoned or used vehicles, trailers, boats, barges, mechanical equipment or material;
  - e) Maintaining yards, lands, parking and storage areas, fences, swimming pools, accessory buildings and signs; and
  - f) Occupancy standards.

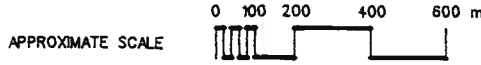
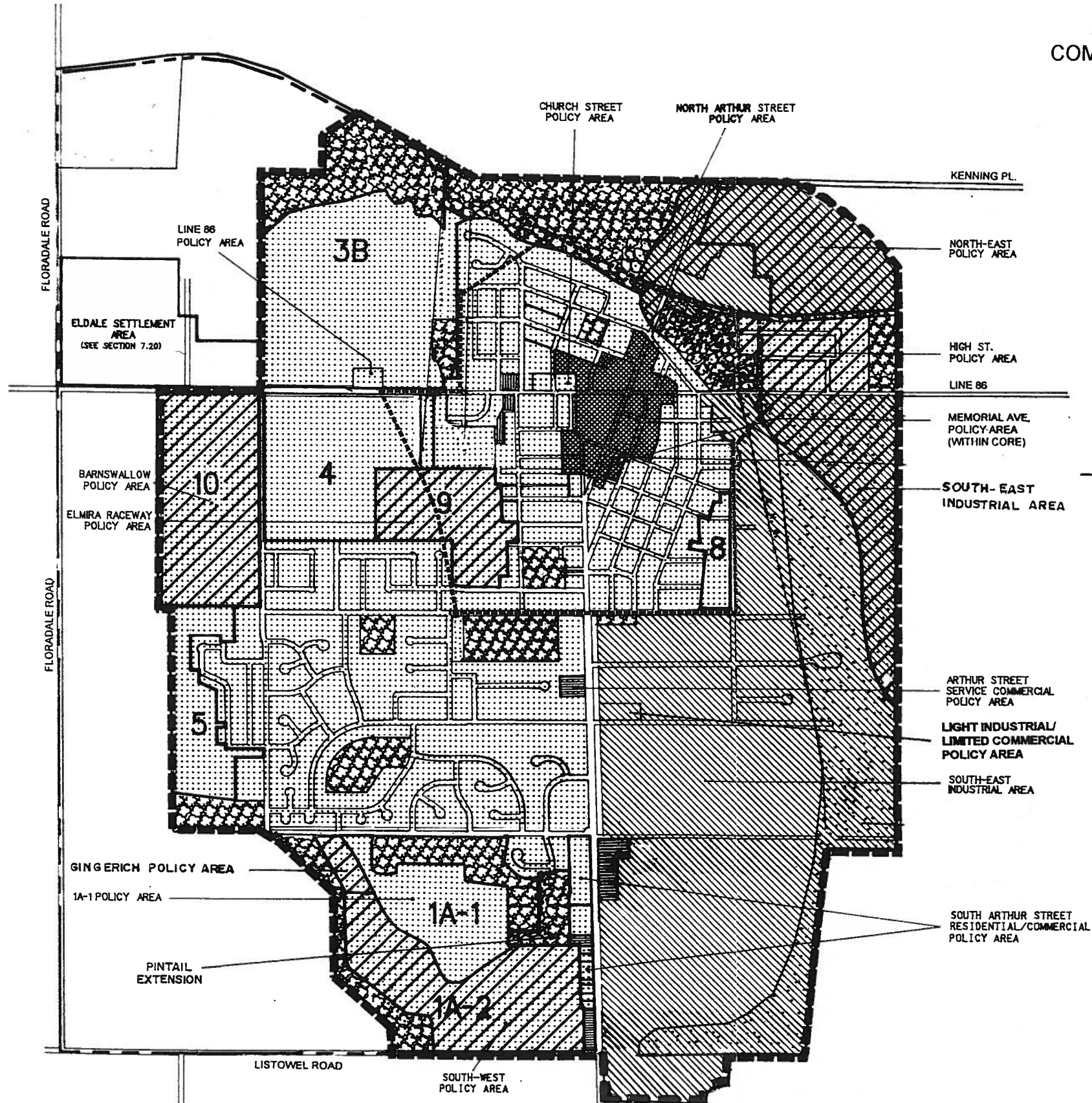
**TOWNSHIP OF WOOLWICH  
COMMUNITY IMPROVEMENT AREA – "St. Jacobs"**



-  RESIDENTIAL & ANCILLARY USES
-  CORE AREA
-  INDUSTRIAL LAND USE AREA
-  OPEN SPACE LAND USE AREA
-  COMMERCIAL AREA
-  SPECIAL POLICY AREA
-  RESTRICTED LAND USE AREA
-  STAGING AREAS - REFER TO SECTION 7.17.16
-  ST. JACOBS SETTLEMENT PLAN LIMIT
-  ROPP SETTLEMENT BOUNDARY
-  Community Improvement Area Boundary



TOWNSHIP OF WOOLWICH  
COMMUNITY IMPROVEMENT AREA – "Elmira"










- RESIDENTIAL & ANCILLARY USES
- CORE AREA
- INDUSTRIAL LAND USE AREA
- OPEN SPACE LAND USE AREA
- SERVICE COMMERCIAL
- SPECIAL POLICY AREA
- RESTRICTED LAND USE AREA
- COMMERCIAL
- STAGING AREAS - REFER TO SECTION 7.18.16
- ROPP AGRICULTURAL RESOURCE AREA/ FUTURE TOWNSHIP URBAN AREA LIMIT
- ELMIRA SETTLEMENT PLAN LIMIT
- Community Improvement Area Boundary

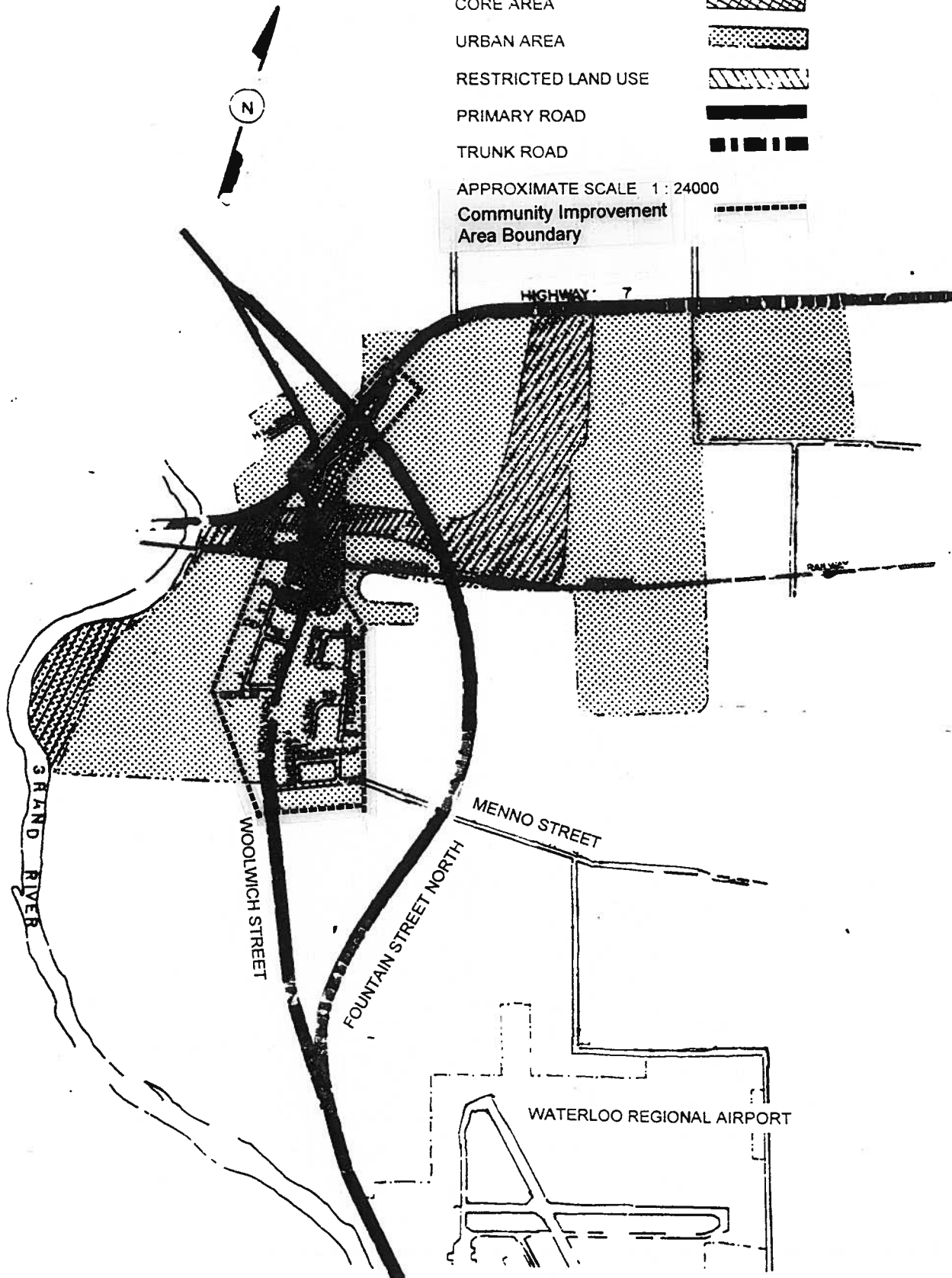
Modification No. 52  
Modification No. 53  
OPA No. 3



# TOWNSHIP OF WOOLWICH COMMUNITY IMPROVEMENT AREA – "Breslau"

## LEGEND

- SETTLEMENT BOUNDARY 
- CORE AREA 
- URBAN AREA 
- RESTRICTED LAND USE 
- PRIMARY ROAD 
- TRUNK ROAD 
- APPROXIMATE SCALE 1 : 24000
- Community Improvement Area Boundary 





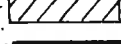



TOWNSHIP OF WOOLWICH

COMMUNITY IMPROVEMENT AREA – “West Montrose”

LEGEND

APPROXIMATE SCALE - 1 : 5000

- SETTLEMENT BOUNDARY ————
- CORE AREA ———— 
- URBAN AREA ———— 
- RESTRICTED LAND USE AREA ———— 
- PRIMARY ROADS ———— 
- Community Improvement Area Boundary ———— 