

CHAPTER 3

SUMMARY OF THE PLAN

- 3.1 This Plan is a Subsidiary Plan to the Regional Official Policies Plan and is intended to form a policy framework to guide the future growth and development of the Woolwich Planning Area within the broader policies of the Regional Official Policies Plan.
- 3.2 This plan is based on the population forecasts and household forecasts contained in the Regional Official Policies Plan, which forecasts an increase in the Township's population from 18,100 in 1999 to 24,600 in 2016, and the Township's households from 6,089 in 1999 to 8,500 in 2016. **Modification No. 4**
- 3.3 The Plan adopts policies to protect and preserve the Rural Land Use area and severely restricts the use of these areas for any purpose other than for the production of food.
- 3.4 The Plan designates a number of Identified Settlement areas and directs urban uses to these defined Identified Settlement areas.
- 3.5 The Plan restricts the creation of non-farm related development in the Rural Land Use area.
- 3.6 The Plan makes provision for the protection and preservation of significant environmental areas and sets policies to restrict urban uses in areas of poor drainage, organic soils, steep banks, swampy or low-lying areas.
- 3.7 The Plan provides for the location of farm-related businesses in the Rural Land Use area.
- 3.8 The Plan provides for the recognition by zoning of existing uses that do not conform to the general policies of this Plan.
- 3.9 The Plan adopts economic policies which are intended to create an atmosphere for economic development where existing business expansion and new business investment are encouraged and which recognize the importance of the agricultural industry to the economic base of the municipality as well as recognizing the need to encourage manufacturing, service industry, appropriate tourism and forestry.
- 3.10 Commercial uses required to serve the needs of the residents are encouraged within Identified Settlement areas and other designated commercial areas.
- 3.11 Housing policies are adopted to encourage the provision of those various types of housing required to meet the needs of the residents. Other than farm-related housing units, housing in the main will be encouraged to locate in Identified Settlement areas.
- 3.12 The Plan provides for high standards of open space and recreational facilities to serve the needs of the residents.

- 3.13 The Plan provides for the utilization of aggregate resources. While recognizing the limits of Township jurisdiction, policies are contained within this Plan which assure control of the opening of new pits/quarries or expansions of existing pits/quarries, assure the highest possible standards of operation of pits/quarries and progressive rehabilitation of pits/quarries and provide for public participation in any application to open or operate any new pits/quarries or expansions of existing pits or quarries (with the exception of wayside pits or quarries). **Modification No. 5**
- 3.14 The Plan adopts policies aimed at protecting and preserving buildings or structures of historical or cultural merit and/or of architectural uniqueness and of archaeological sites and sites of historic or unique environmental significance.
- 3.15 The Plan adopts environmental policies particularly related to the protection of significant environmental areas and Restricted Land Use areas.
- 3.16 Although health and social services are primarily the responsibility of higher levels of government, the Plan adopts policies aimed at assuring that the highest possible standards of health and social services will be available to the residents of the Township.
- 3.17 The Plan recognizes the need for an integrated transportation system to serve the needs of the residents of the Township and adopts policies to assure an adequate road system and continued recognition of the need for public transit in the future and the value of both rail and air services in the future transportation needs of the area.
- 3.18 The Plan provides that, insofar as it is possible, the taking of water from any particular area will not have detrimental effect on neighbouring property owners, that waste disposal and storm water discharge will not have unacceptable impacts on the environment and that all major utility corridors or rights-of-way will be subject to careful scrutiny and public input prior to being established.
- 3.19 The Plan provides for a financial policy which will recognize and implement the policies of the Official Plan and contains a Chapter setting policies to assure public participation in planning decisions.
- 3.20 The Plan adopts policies, which establish a policy framework to guide the identification of Community Improvement Project areas, and the timing and phasing of Community Improvement works.