

**DRAFT ZONING BY-LAW**  
**A BY-LAW TO FURTHER AMEND ZONING BY-LAW 55-86**  
**OF THE TOWNSHIP OF WOOLWICH**  
**(BRESLAU PROPERTIES LTD AND WALDEN LANDS)**

WHEREAS the Council of the Corporation of the Township of Woolwich deems it desirable to further amend By-law 55-86, as amended:

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:

1. That Parts 17 of Schedule 'B' of By-law 55-86, as amended be deleted and replaced by the Plan attached as Schedule 2 of this By-law which rezones a 57.74 hectare property located at 231 Woolwich Street, 110 & 118 Menno Street, 33 and 37-38 Mader's Lane, described as Part of Lots 108, 109, 114 and 115 Germany Company Tract, Township of Woolwich, Regional Municipality of Waterloo within Plan of Subdivision Application 30T-20701 - from Agricultural (A) to Residential Mixed Medium Density with Design Guidelines (R-4A), Site-Specific Residential – Mixed High Density with Design Guidelines (R-5A), Site-Specific Residential – Multiple with Design Guidelines (R-7A), Residential – Multiple/Design Guidelines/Mixed Use (R-7B), Site-Specific Residential – Multiple/Design Guidelines/Mixed Use (R-7B), Commercial Mixed Use (C-4B), Open Space One (O-1) and Open Space Two (O-2) as per Schedule 1, attached.
2. That Parts 18 of Schedule 'B' of By-law 55-86, as amended be deleted and replaced by the Plan attached as Schedule 3 of this By-law which rezones a 57.74 hectare property located at 231 Woolwich Street, 110 & 118 Menno Street, 33 and 37-38 Mader's Lane, described as Part of Lots 108, 109, 114 and 115 Germany Company Tract, Township of Woolwich, Regional Municipality of Waterloo within Plan of Subdivision Application 30T-20701 - from Agricultural (A) to Residential Mixed Medium Density with Design Guidelines (R-4A), Site-Specific Residential – Mixed High Density with Design Guidelines (R-5A), Site-Specific Residential – Multiple with Design Guidelines (R-7A), Residential – Multiple/Design Guidelines/Mixed Use (R-7B), Site-Specific Residential – Multiple/Design Guidelines/Mixed Use (R-7B), Commercial Mixed Use (C-4B), Open Space One (O-1) and Open Space Two (O-2) as per Schedule 1, attached.
3. Notwithstanding any other provision of this By-law, the lands illustrated on the Plan forming Section 26.1.XXX of Schedule 'A' (the 'Plan') are subject to the following provisions, in addition to the regulations of the zone within which the parcel lies:

A. Special Lot and Setback Provisions

- i. Notwithstanding Section 11B.3 of this By-law, the Residential – Mixed High Density with Design Guidelines (R-5A) Zone shall have the following regulations:
  - a) Minimum Side Yard Setback- 0.6 metres, provided the total distance between the abutting residential unit is not less than 1.8 metres;
  - b) For the purpose of calculating Minimum Lot Width as defined in Section 2.77 of this By-law, the building line shall be 7 metres setback from the front lot line;
- ii. Notwithstanding Section 11B of this By-law, the Residential – Mixed High Density with Design Guidelines (R-5A) Zone, applicable to Block 39 of the Plan shall have the following regulations:
  - a) Notwithstanding any other provisions of this By-Law, the lands illustrated as Area A on the plan forming Schedule 4 shall be provided as a buffer strip.
  - b) For the purposes of this By-law, a buffer strip shall not be used for any other purpose other than to protect the existing trees and provide area for the potential planting of compatible shrubs, hedges or plants.
- iii. Notwithstanding Section 15A.4 of this By-law, the Residential – Residential – Multiple with Design Guidelines (R-7A) Zone shall have the following regulations:
  - a) For the purpose of calculating Minimum Lot Width as defined in Section 2.77 of this By-law, the building line shall be 7 metres setback from the front lot line;
  - b) Minimum Building Line Setback:
    - Front wall of a one car garage – 6 metres
- iv. Notwithstanding Section 15B of this By-law, the Residential – Multiple/Design Guidelines/Mixed Use (R-7B) Zone shall have the following regulations:
  - a) Minimum setback from a property line abutting a rail line shall be 15 metres;
  - b) Condominium Approved Development, pursuant to The Planning Act, shall be deemed to be a Group Multiple Housing Development as per Sections 2.56 and 15B.2.3 of the By-law. Internal lot lines created by:
    - a. A phased registration of a plan of condominium; or
    - b. A plan or plans of condominium registered on a portion of a lot which is part of a comprehensively

planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act, shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.

shall not be construed to be lot lines for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.

4. That this By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Woolwich subject to the provisions of the Planning Act, 1990, and amendments thereto.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

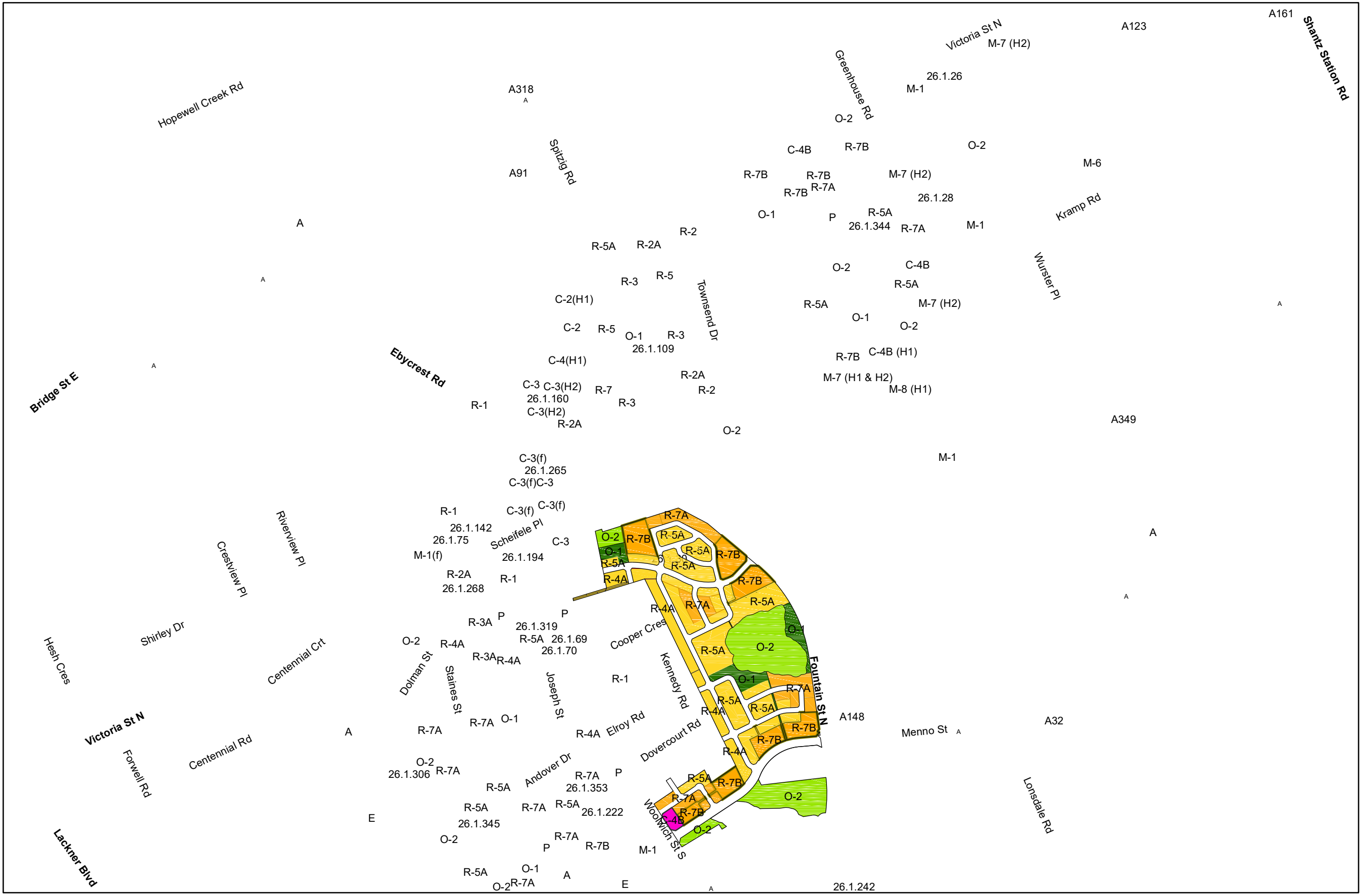
\_\_\_\_\_  
MAYOR

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CLERK



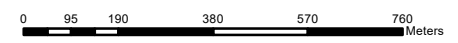
TOWNSHIP OF WOOLWICH  
ZONING MAP-  
"Breslau"

B17



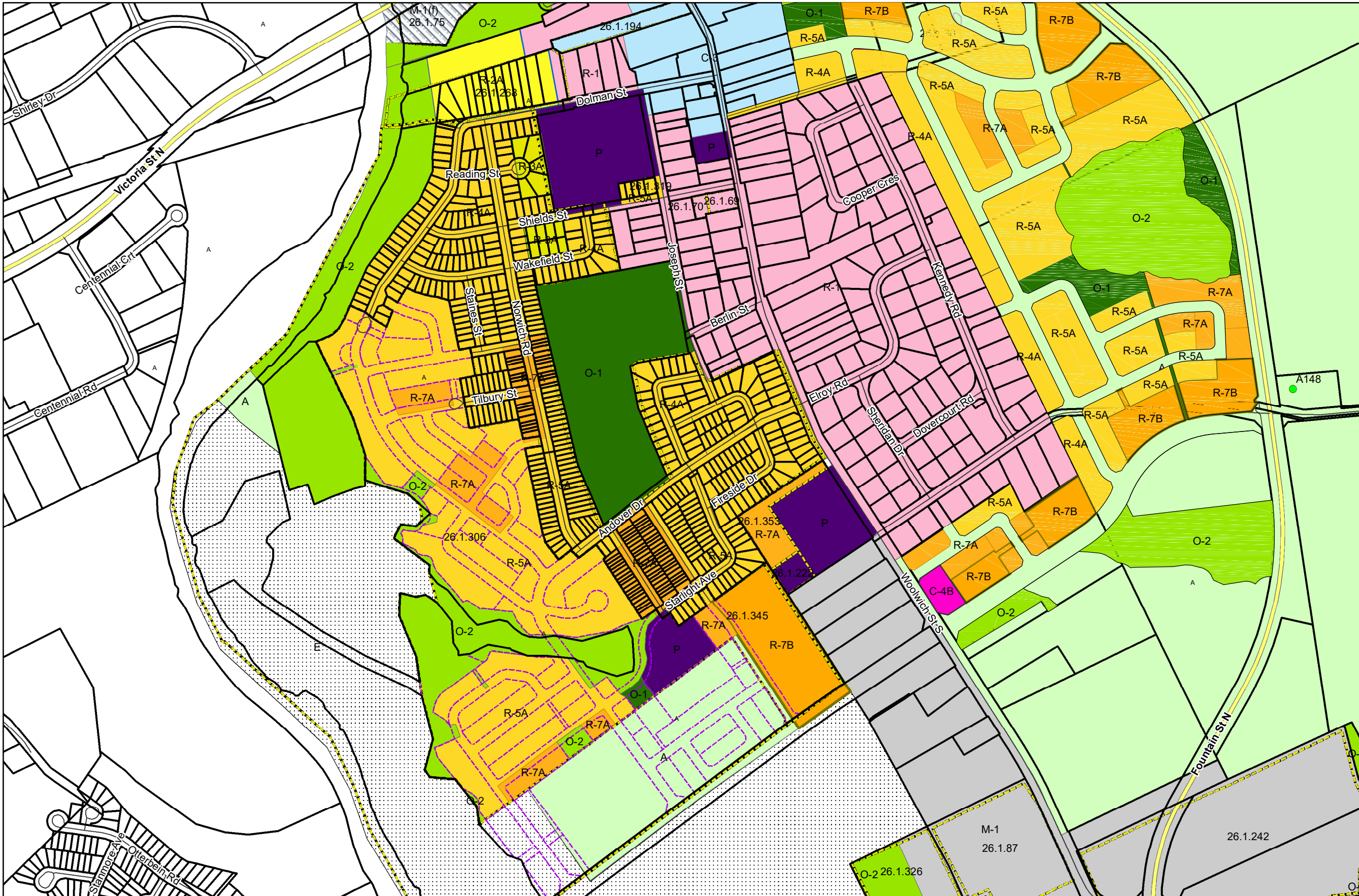
Legend

- ▲ Extraction (see site specific)
- Site Specific - Urban (see section noted)
- Site Specific - Rural (see section noted)
- M-3
- M-5
- M-6
- M-6(F)(H)
- M-6(H)
- M-7
- M-7 (H1 & H2)
- M-7 (H2)
- M-8
- M-8 (H1)
- O-1
- O-2
- P
- P(H)
- P(f)(H)
- R-1
- R-1(F)
- R-1(f)
- R-2
- R-2(F)
- R-2(FW)
- R-2A
- R-3
- R-3A
- R-4
- R-4(F)
- R-4(FW)
- R-4(f)
- R-4A
- R-5
- R-5(F)
- R-5(FW)
- R-5(f)
- R-5A
- R-6
- R-6(F)
- R-6(FW)
- R-7
- R-7(F)
- R-7(FW)
- R-7A
- R-7B



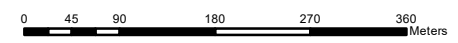
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# TOWNSHIP OF WOOLWICH ZONING MAP- "Breslau"



### Legend

- ▲ Extraction (see site specific)
  - ▭ Site Specific - Urban (see section noted)
  - Site Specific - Rural (see section noted)
- |              |               |
|--------------|---------------|
| A            | M-3           |
| A(F)         | M-5           |
| A(f)         | M-6           |
| C-1          | M-6(F)(H)     |
| C-1(FF)      | M-6(H)        |
| C-1(FW)      | M-7           |
| C-1(f)       | M-7 (H1 & H2) |
| C-2          | M-7 (H2)      |
| C-2(FF)      | M-8           |
| C-2(FW)      | M-8 (H1)      |
| C-2(H1)      | M-8 (H1)      |
| C-2A         | O-1           |
| C-3          | O-2           |
| C-3(F)       | P             |
| C-3(H2)      | P(H)          |
| C-3(f)       | P(f)(H)       |
| C-4          | R-1           |
| C-4(H1)      | R-1(F)        |
| C-4A         | R-1(f)        |
| C-4B         | R-2           |
| C-4B (H1)    | R-2(FF)       |
| C-5          | R-2(FW)       |
| C-6 (PART 1) | R-2A          |
| C-6 (Part 2) | R-3           |
| C-7          | R-3A          |
| C-7(H)       | R-4           |
| C-8          | R-4(FF)       |
| E            | R-4(FW)       |
| M-1          | R-4(f)        |
| M-1(F)       | R-4A          |
| M-1(H)       | R-5           |
| M-1(f)       | R-5(FF)       |
| M-2          | R-5(FW)       |
| M-2(F)       | R-5(f)        |
| M-2(FF)      | R-5A          |
| M-2(FW)      | R-6           |
| M-2(H)       | R-6(FF)       |
| M-2(f)       | R-6(FW)       |
|              | R-7           |
|              | R-7(FF)       |
|              | R-7(FW)       |
|              | R-7A          |
|              | R-7B          |



SCHEDULE 4

