

CHAPTER 5

PLANNED TOWNSHIP STRUCTURE

5.1 BASIS

This Plan supports the development of a Planned Township Structure consisting of five distinct areas as outlined in the Regional Official Plan and further illustrated on Map 5.1. These areas include:

- 1) Urban Areas;
- 2) Township Urban Areas;
- 3) Rural Settlement Areas;
- 4) Rural Employment Areas; and
- 5) Countryside.

This section outlines the general land uses that will be permitted within each of these areas.

To guide the direction of future growth within the township, this Plan also delineates a Countryside Line around the Urban Areas and Township Urban Areas as shown on Map 5.1. The Countryside Line is intended to serve as a long-term boundary between the existing Urban Areas and Township Urban Areas and the Countryside.

Urban Areas

- 1 The Breslau and Stockyards Urban Areas are illustrated on Map 5.1 of this Plan. These two areas border the Cities of Kitchener and Waterloo respectively and form part of the primary Urban Area designation shown in the Regional Official Plan. Lands within the Urban Area are intended to accommodate the majority of the Region's population and employment growth to 2031, with a focus on *reurbanization* and where permitted, *mixed-use* development, in a more *compact built form*. However, the potential for such development in the Breslau and Stockyards Urban Areas is subject to the availability of *municipal water* and *wastewater services* extended from the Cities of Kitchener, Waterloo and/or Cambridge and other local planning considerations. Future development in the Breslau and Stockyards Urban Areas will occur in accordance with the policies set out in Sections 7 of this Plan.

Township Urban Areas

2. The Elmira and St. Jacobs Township Urban Areas are illustrated on Map 5.1 of this Plan. Lands within the Township Urban Area will be planned to accommodate a broad range and mix of land uses and, together with the Urban Areas, will serve as the focus for population and employment growth in the Township to 2031. Future development in the Elmira and St Jacobs Township Urban Areas will be in accordance with the specific policies outlined in Section 7 of this Plan.

Rural Settlement Areas

3. Rural Settlement Areas are illustrated on Map 5.1 of this Plan and identifies the township's smaller settlements that generally comprise a limited mix of land uses serving primarily the local community. These rural communities are intended to provide opportunities for living and working in the *Countryside* and play a key role in the economic health of the Township. Most of the township's Rural Settlement Areas have historically been developed on private wells and individual wastewater services, although certain Rural Settlement Areas may have smaller *municipal sanitary and/or water systems*. These areas will therefore experience limited growth and change in the future. Specific policies for the Rural Settlement Areas are set out in Section 7 of this Plan.

Rural Employment Areas

4. Rural Employment Areas are illustrated on Map 5.1 of this Plan and identifies existing clusters of small-scale employment and associated commercial and ancillary facilities located in the Countryside. The primary function of Rural Employment Areas is to provide rural employment opportunities compatible with the surrounding Countryside. Specific policies for the Rural Settlement Areas are set out in Section 7 of this Plan.

The Countryside

5. The *Countryside* is illustrated on Map 5.1 and includes all of the *Prime Agricultural Areas* and *Rural Lands* located outside of the Urban Areas, Township Urban Areas, Rural Settlement Areas and Rural Employment Areas. This area also includes a broad band of *environmental features* and productive agricultural lands within specific areas designated as the Protected Countryside. The Protected Countryside is intended to permanently protect these valuable areas from future urban development. Future development and specific policies for the *Countryside* and the Protected Countryside are outlined in this Chapter 6 of this Plan.

Countryside Line

The Countryside Line is designated on Maps 5.1 of this Plan. The Countryside Line represents the respective long-term boundary between the existing Breslau and Stockyards Urban Area as well as the Elmira and St. Jacobs Township Urban Areas, and the Countryside. Lands located between the Countryside Line and a Settlement Area Boundary will continue to be part of the *Countryside* and subject to the applicable designations in Section 6.1 as identified in Map 6.1. Under the Regional Official Plan, where the Countryside Line coincides with the Protected Countryside designation, the Countryside Line will be considered a permanent boundary.

5.2 LAND USE LOCATION MAP AND SCHEDULE

This Chapter includes a schedule entitled "Land Use Location Schedule" and a corresponding Map 5.2 entitled "Land Use Location Map". The purpose of the schedule and map is to list the specific areas within the Planned Township Structure, reference their respective policy section and illustrate their approximate location within the township.

It is the intent of this Plan that all lands within the township will be included in the *Countryside* save and except for those Urban Area, Township Urban Areas, Rural Settlement Areas and Rural Employment Areas. In addition, there are a number of Special Policy Areas located within the *Countryside* that allow certain urban uses in addition to those permitted within the *Countryside* designation. The policies and land uses permitted in the *Countryside* designation, as well as the maps, policies and land uses related to the Special Policy Areas are contained in Chapter 6. The maps, policies and land uses related to the Urban Area, Township Urban Areas, Rural Settlement Areas and Rural Employment Areas are contained in Chapter 7.

LAND USE LOCATION SCHEDULE

NAME- (CLASSIFICATION OF SETTLEMENT)	CHAPTER	POLICY
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Rural Settlement Areas

Crowsfoot Corner Settlement Area (Residential Settlement)	7	7.11
Bloomington Settlement Area (Service Settlement)	7	7.12
Winterbourne Settlement Area (Service Settlement)	7	7.13

LAND USE LOCATION SCHEDULE

NAME- (CLASSIFICATION OF SETTLEMENT)	CHAPTER	POLICY
Heidelberg Settlement Area (Urban Settlement)	7	7.14
West Montrose Settlement Area (Service Settlement)	7	7.15
Floradale Settlement Area (Service Settlement)	7	7.16
Maryhill Settlement Area (Service Settlement)	7	7.17
Mundil Settlement Area (Residential Settlement)	7	7.18
Weber Settlement Area (Residential Settlement)	7	7.19
Conestogo Settlement Area (Urban Settlement)	7	7.20
Shantz Station Settlement Area (Service Settlement)	7	7.21
Martin Grove Settlement Area (Residential Settlement)	7	7.22
<u>Rural Employment Areas</u>		
Shantz Station Commercial Area	7	7.23
Bast Place Industrial/Commercial Area	7	7.24
Nelson Monuments Industrial Area	7	7.25

LAND USE LOCATION SCHEDULE

NAME-
(CLASSIFICATION OF SETTLEMENT)

CHAPTER

POLICY

Urban Areas

Breslau Urban Area
(Urban Settlement)

7

7 26

Stockyards Urban Area

7

7 27

Township Urban Areas

St. Jacobs Township Urban Area
(Urban Settlement)

7

7.28

Elmira Township Urban Area
(Urban Settlement)

7

7.29

5.3 POPULATION AND FORECASTS

5.3.1 The Township's population and employment forecasts are allocated by the Region through the Regional Official Plan. These Township forecasts are outlined in Table 1 below and will be used in all planning, infrastructure, and other studies undertaken by or for the Township. Longer term forecasts may be used if based on the Regional forecasts as determined and implemented in the Regional Official Plan which may be amended from time to time as part of their comprehensive review.

Table 1: Township Population and Employment Forecast

Type	2006	2031
Population	20,100	36,500
Employment	13,540	19,000

Notes

1. Population figures in this table show "census-based population plus 4% under coverage." As such, it does not include university and college students who temporarily reside in the Region (either in student residences or other accommodation) to study at post-secondary institutions.
2. All population and employment in this table represent mid-year figures.

3. The above figures are intended to be forecasts and are a guide to justifying future urban expansion within the township as part of a *municipal comprehensive review* of the Regional Official Plan. In addition, the rate or timing of development of lands within the Urban Area/Township Urban Area boundaries shall be consistent with the Township's phasing/staging policies contained in this Plan and align with the forecasts contained in Table 1.
4. In accordance with the 2015 Ontario Municipal Board (now Local Planning Appeal Tribunal) decision relating to final approval of the Regional Official Plan, 170 hectares of Urban Area Designated Greenfield Area has been brought into the Regional Official Plan within the City of Cambridge and the Township of Woolwich through Regional Official Plan Amendment No. 2 in conformity with revised 2031 forecasted population contained in the Provincial Growth Plan. Inclusion of the revised population associated with the 2031 forecasted population related to Woolwich in Table 1 above, and specifically to Breslau noted in Section 7.26.2.1 b), will be determined through the Region's next *Municipal Comprehensive Review* of the Regional Official Plan. Input to the revised 2031 population forecast in the Region's next *Municipal Comprehensive Review* will be obtained from the processing of the *development applications* of lands within the Township that are contained in Amendment No. 2 of the Regional Official Plan.

5.3.2 This Plan includes policies to control the rate of growth in the Township to accommodate the population and employment forecasts shown Table 1 gradually over the horizon.

5.4 GENERAL POLICIES FOR THE BRESLAU AND STOCKYARDS URBAN AREAS

- 5.4.1 In preparing or reviewing planning studies, or in reviewing *development applications* or *site plans*, the Township will ensure that development occurring within the Breslau and Stockyards Urban Areas will be planned and developed in a manner that:
- a) Supports the Planned Township Structure defined in this Plan;
 - b) Uses *municipal water and wastewater systems* unless otherwise identified in this Plan;
 - c) Contributes to the creation of *complete communities* with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit in addition to motor vehicles;
 - d) Protects the natural environment, surface water and ground water resources;
 - e) *Conserves the cultural heritage resources* and supports the adaptive reuse of historic buildings;
 - f) Respects the scale, physical character and context of established neighbourhoods in areas where *reurbanization* is planned to occur;
 - g) Facilitates residents' access to locally grown and other healthy foods into neighbourhoods; and
 - h) Promotes building designs and orientations that incorporate energy conservation features and use of alternative and/or renewable energy systems.

5.5 GENERAL POLICIES FOR THE ELMIRA AND ST. JACOBS TOWNSHIP URBAN AREAS

- 5.5.1 In preparing or reviewing planning studies, or in reviewing *development applications* or *site plans*, the Township will ensure that development occurring in the Elmira and St. Jacobs Township Urban Areas will be planned and developed in conformity with sections a) to h) of Policy 5.4.1.
- 5.5.2 Residential growth within the Elmira and St. Jacobs Township Urban Areas will be staged so that development will not exceed the capacity of *municipal water and wastewater services* at any given time.
- 5.5.3 There may be existing areas on private services which can continue to develop within the limits of the property. *Development application* to create a new lot or facilitate *reurbanization* on private wells and individual wastewaters services will not be permitted.

5.6 REURBANIZATION TARGET

- 5.6.1 In accordance with the Regional Official Plan, new residential development occurring within the *built-up areas* of the Urban Areas and Township Urban Areas will be counted towards the achievement of the Region's minimum annual residential *reurbanization* target of 45 percent. This target applies to the Region of Waterloo as a whole and will be measured by the Region on average across the entire *built-up area* designated in the Regional Official Plan.
- 5.6.2 The Township will contribute to achieving the Region's minimum annual residential *reurbanization* target, starting in 2015 and for each year thereafter, by planning to achieve a minimum annual *reurbanization* target of 20 percent within the Township.
- 5.6.3 The Township will phase in and achieve the *reurbanization* target of this Plan by:
- a) Identifying *strategic growth areas, including the Elmira Township Urban Growth Centre*, to support achievement of the *reurbanization* target and recognize these areas as focal points for development;
 - b) Identifying the appropriate type and scale of development in *strategic growth areas* and transition of built form to adjacent areas;

- c) Encouraging *reurbanization* generally throughout the delineated *built-up area*, except where *infrastructure* is inadequate and/or there are significant physical constraints and/or there are significant compatibility issues;
- d) Ensuring lands are zoned and development is designed in a manner that supports the achievement of *complete communities*;
- e) Supporting the creation of secondary suites throughout the township in accordance with the housing policies of this Plan;
- f) Prioritizing planning and investment in *infrastructure* and *public service facilities* that will support *reurbanization*;
- g) Developing and implementing urban design and site design guidelines, and other supporting documents that direct the development of a high-quality *public realm* and *compact built form*; and
- h) Updating the policies and designations of this Plan, the Zoning By-law and other supporting documents as required.

5.6.4 The Township will not approve any *development applications* to reduce the net residential density in areas planned for medium or high-density housing, if the reduction in density will significantly impact the ability to achieve the *reurbanization* target in Section 5.6.1, and the density target for the *designated greenfield areas* in Section 5.7, of this Plan.

5.7 DESIGNATED GREENFIELD AREAS

5.7.1 The township's *designated greenfield areas* are designated on Maps 5.3 and 5.4 of this Plan. This designation identifies lands within the Breslau and Stockyards Urban Areas, and the Elmira and St. Jacobs Township Urban Areas that are outside the delineated *built-up area*.

5.7.2 The Township, in collaboration with the Region, will ensure that development occurring in the *designated greenfield areas* of the Breslau and Stockyards Urban Areas will be planned and developed to:

- a) Conform to the general development policies set out in Policy 5.4;
- b) Establish a network of continuous sidewalks, community trails and bicycle pathways that provide direct, safe, comfortable, and convenient linkages within the neighbourhood and externally to other neighbourhoods, including linkages to *transit stops*, *employment areas*, school sites, food destinations and community facilities;
- c) Provide any required easements, land dedications and *pedestrian* amenities to support walking, cycling and existing or planned transit services for everyday activities;

- d) Ensure that the design of the road network provides for direct and efficient transit routes within and between communities;
- e) Strive to locate land uses such that the distance to a *transit stop* is generally within a 450-metre walking distance; and
- f) Discourage the use of noise attenuation walls and berms, where appropriate, through the use of *passive noise attenuation* measures.

5.7.3 The Township, in collaboration with the Region, will ensure that development occurring in the *designated greenfield areas* of the Elmira and St. Jacobs Township Urban Areas will be planned and developed to:

- a) Conform to the general development policies set out in Section 5.5;
- b) Establish a network of continuous sidewalks, community trails and bicycle pathways that provide direct, safe, comfortable, and convenient linkages within the neighbourhood and externally to other neighbourhoods, including linkages to *transit stops*, *employment areas*, school sites, food destinations and community facilities;
- c) Provide a development pattern and road network that supports the integration of transit services, where planned to be available in the future;
- d) Provide any required easements, land dedications and *pedestrian* amenities to support walking, cycling and existing or planned transit services for everyday activities;
- e) Discourage the use of noise attenuation walls and berms, where appropriate, through the use of *passive noise attenuation* measures; and
- f) Support development on *municipal water and wastewater services*.

5.7.4 The Regional Official Plan establishes a region-wide minimum density target measured over the entire *designated greenfield areas* identified in the Regional Official Plan. The Township will contribute to achieving this density target by ensuring that the Township's *designated greenfield areas* are planned and developed to achieve the following density targets:

- a) Within the Elmira and St. Jacobs Township Urban Areas, areas primarily serving a residential function will meet or exceed a minimum, average density of 45 people and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006;
- b) Within the Elmira and St. Jacobs Township Urban Areas, areas primarily serving an employment function (serviced) will meet or exceed a minimum, average density of 40 jobs per hectare;

- c) Within Breslau Urban Area primarily serving a residential function will meet or exceed a minimum, average density of 55 people and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006; and
- d) Within the Breslau and Stockyards Urban Areas, areas primarily serving an employment function (serviced) will meet or exceed a minimum, average density of 40 jobs per hectare.

The above density targets will be measured in accordance with the methodology established in the Regional Official Plan, which excludes only *provincially constrained environmental areas*.

5.7.5 The Township will develop phasing policies in this Plan and other strategies for *designated greenfield areas* to ensure a logical and orderly progression of development.

5.7.6 The Township may develop and implement urban design guidelines for development within *designated greenfield areas*.

5.8 TOWNSHIP URBAN GROWTH CENTRES

5.8.1 Township Urban Growth Centres is generally shown on Map 5.4- and corresponds with the Elmira Settlement's Core Area boundary as further detailed in Chapter 7 and will be planned in accordance with the following:

- a) To accommodate additional population and employment growth consistent with the traditional role as the social, economic and cultural activities in the Township as focal points for investment in institutional and local human services as well as commercial, recreational, cultural and entertainment land uses; and
- b) To provide for development patterns that supports the integration of existing or planned Regional transit services and *pedestrian activity*.

5.8.2 The Township will work in collaboration with the Region in supporting growth and development through *infrastructure* investments in such areas as:

- a) Regional transit system;
- b) Regional Road and cycling network and pedestrian environment;
- c) Municipal drinking water supply systems and municipal water systems;
- d) *Community infrastructure*;
- e) *Community Improvement Plans*;
- f) Waste management;
- g) Wastewater; and
- h) Other programs that support the goals and objectives of this Plan, the Regional Official Plan and Provincial policies.

5.9 FUTURE EXPANSIONS OF URBAN AREAS AND TOWNSHIP URBAN AREAS

Future expansions to the boundaries of the Breslau and Stockyards Urban Areas, or the Elmira and St. Jacobs Township Urban Areas are only permitted onto lands within the Countryside Line identified on Maps 5.1 and 6.1 of this Plan. Such expansions will also be subject to the policies of Section 2.2.8 of the Provincial Growth Plan through a *municipal comprehensive review* of the Regional Official Plan and all other applicable policies of the Regional Official Plan.

5.10 FUTURE URBAN AREA

Regional Official Plan Amendment No. 2 added up to 55 hectares of Urban *designated greenfield area* lands adjacent to the Breslau Settlement Area located to the north of the proposed Ottawa Street extension and west of Fountain Street. In accordance with Policy 2.B.3 (i) (i) of the Regional Official Plan, this area may be designated in this Plan through a corresponding Official Plan Amendment. On October 9, 2020, the Region approved Official Plan Amendment 34, as modified, to rationalize the boundaries of the Breslau Urban Area boundary in accordance with Policy 2.B.4, which also implemented Regional Official Plan Amendment No. 2 to add the new Urban *designated greenfield area* lands into the Breslau Settlement Area. As these lands are not currently designated in this Plan to permit future urban land uses, Maps 5.1, 5.2 and 5.3 and the associated maps in Section 7.26 refers to these lands as “Future Urban Area” until such time as the development applications for the respective properties are approved and in-effect, including appropriate land use designations contained in Section 7.4 and any other associated policies as deemed required.

MAP 5.1 Township of Woolwich Planned Township Structure

Legend

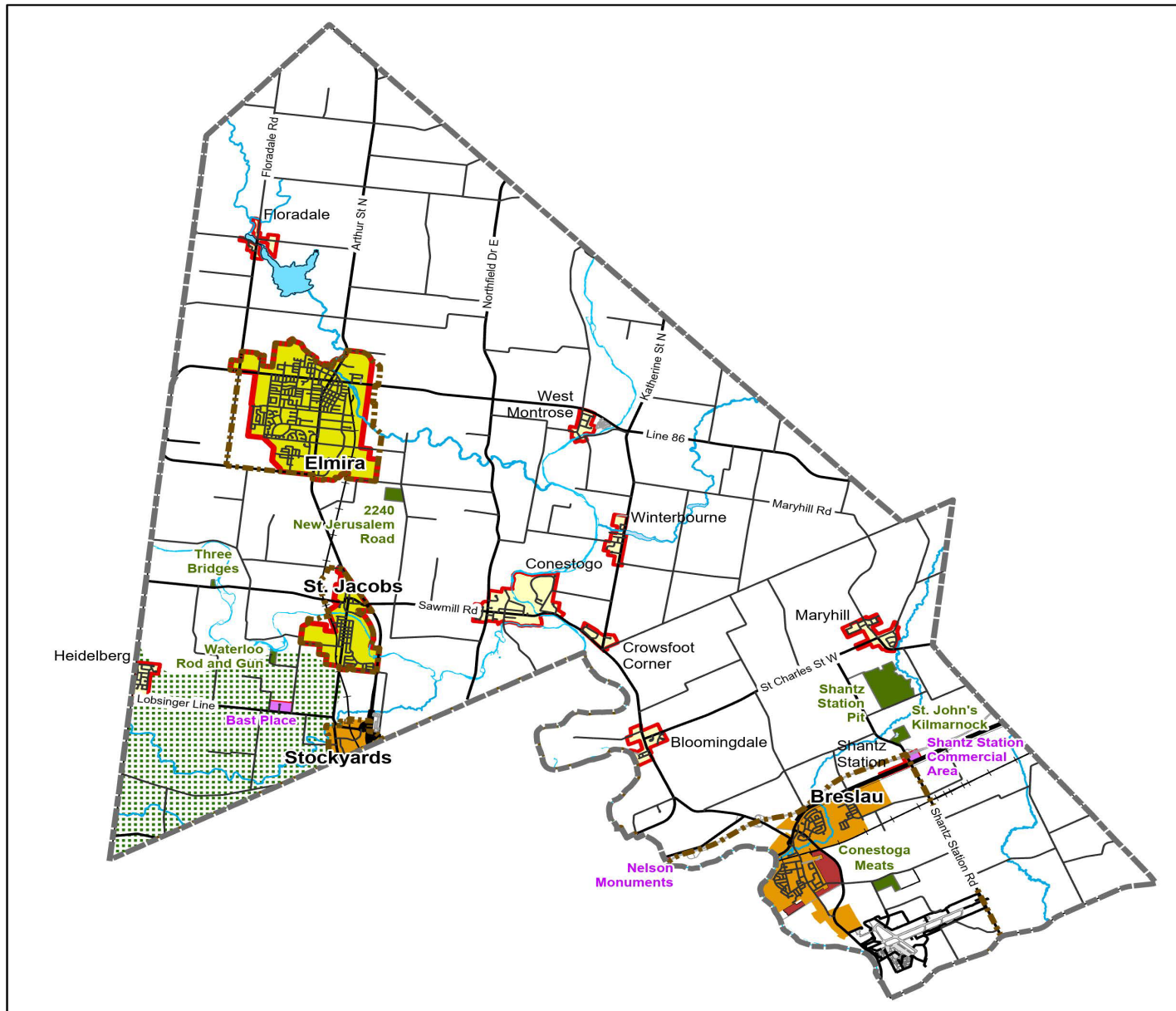
- Countryside Line
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Future Road
- Rail line
- Airfield
- Airport
- Urban Area
- Township Urban Area
- Rural Settlement Area
- The Countryside
- Future Urban Area
- Rural Employment Area
- Site Specific Policy Area
- Protected Countryside
- Township Boundary



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Township of Woolwich
2022



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MAP 5.2 Township of Woolwich Land Use Location

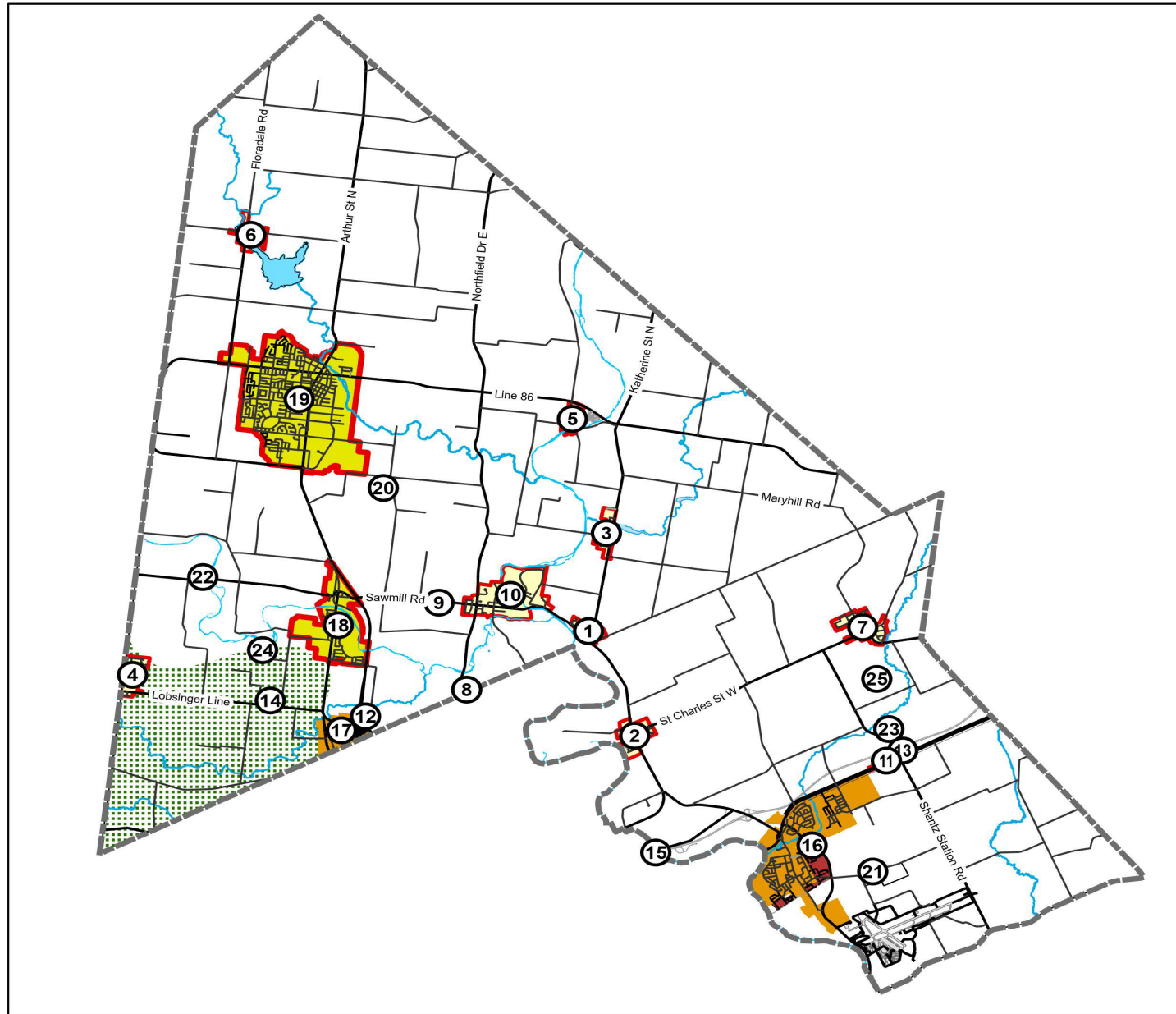
Legend

-  Settlement/Site Specific Policy Area
-  Urban Area
-  Township Urban Area
-  Rural Settlement Area
-  The Countryside
-  Protected Countryside
-  Township Boundary
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Future Road
-  Airfield
-  Airport
-  Future Urban Area



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MAP 5.3 Township of Woolwich Urban Areas

Legend

- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Future Road
- Airfield
- Airport
- Built Up Area
- Designated Greenfield Area
- Future Urban Area
- Settlement Area Boundary
- Township Boundary

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2022

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MAP 5.4 Township of Woolwich Urban Areas

Legend

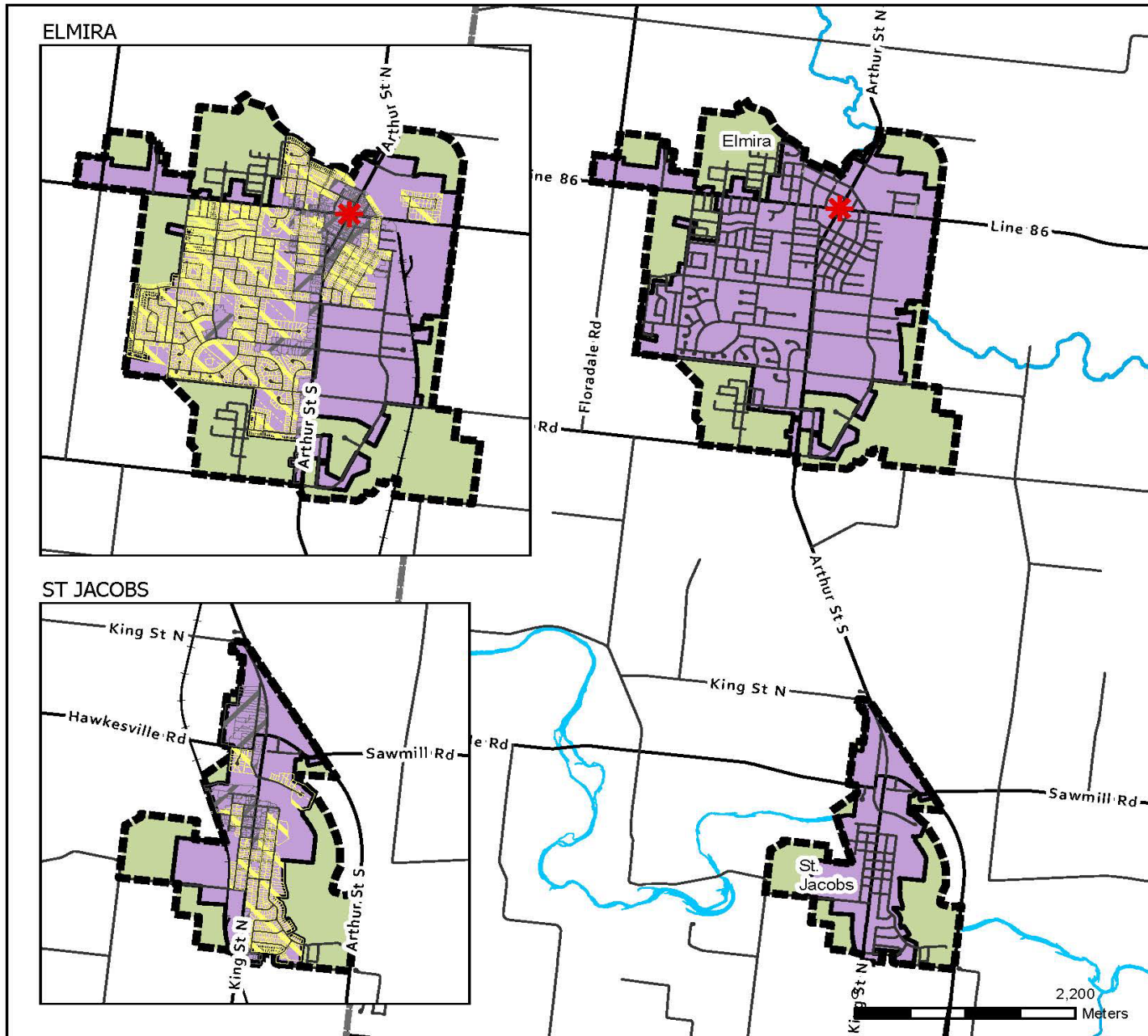
-  Township Urban Area Growth Centre
-  Settlement Area
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Future Road
-  Airfield
-  Stable Residential
-  Infill Potential
-  Built Up Area
-  Designated Greenfield Area



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