

## CHAPTER 7

### SETTLEMENT PATTERNS

Chapter 5 identified the Planned Community Structure for the township in accordance with the Regional Official Plan. These areas are illustrated on Map 5.1 of this Plan and include the following:

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

The Urban Areas, Township Urban and Rural Settlement Areas are further identified as Settlement Areas in this Plan and each varying in size, range of uses, level of infrastructure, services, amenities and built form. In addition, the Township has several Rural Employment Areas that permit a limited range of commercial and/or industrial uses. The individual Settlement Areas and Rural Employment Areas within the Township, as well as their respective plans and policies, are contained in Sections 7.11 to 7.29 of this Chapter. Any lands outside the Settlement Areas and Rural Employment Areas are within the *Countryside* and the policies related to this area are further detailed in Chapter 6.

Chapter 5 also provided a broad planning framework on how each Settlement will grow in the township to align with the Planned Community Structure identified in the Regional Official Plan. This Chapter further supports and implements this broad planning framework with general policies and guidelines that are applied to Settlement Areas. In addition, there are specific policies and guidelines that affect one or more Settlement Areas in order to differentiate how each Settlement Area will uniquely grow, the range of uses that are permitted, the level of infrastructure, services and amenities that are or will be provided, and the nature of their built form.

#### **7.1 SETTLEMENT AREA CLASSIFICATION**

7.1.1 This Plan recognizes three distinct classifications of Settlement Areas, which are defined as follows:

a) Residential Settlement

A Residential Settlement is an area containing a small concentration of predominantly rural non-farm related single detached dwellings on large lots at low density serving the function of a residential subdivision only and without

accompanying service, commercial or industrial facilities, subject to the controls and regulations imposed through the Settlement Plan and the Zoning By-law.

b) Service Settlement

A Service Settlement is an area containing a small concentration of predominantly rural non-farm related single family dwellings on large lots at low density, but which also provides limited commercial, industrial and service facilities to a surrounding rural area as well as to the immediate residents, subject to the controls and regulations imposed through the Settlement Plan and the Zoning By-law.

c) General Urban Settlement

A General Urban Settlement is an area containing a broad range of residential, commercial, service, recreational and industrial uses. It is intended that this broader range of uses will be encouraged as part of future development, subject to the controls and regulations imposed through the Settlement Plan and the Zoning By-law.

7.1.2 Each Settlement Area in this Plan shall fall into one of the above three classifications. It is intended that future development within a Settlement Area shall only be considered if the proposed development complies with the applicable classification. The location of the Settlement Areas is noted on the “Land Use Location Map” on Map 5.2, and each Settlement Area has policies and a Settlement Plan included later in this Chapter.

7.1.3 Development within the Settlement Area is also subject to the following:

- a) where an existing lot is partly within a Settlement Area, the part of the lot located in the Settlement Area will be designated in this Plan and identified appropriately in the Zoning By-law, in accordance with this Plan and the Regional Official Plan. Consent applications to sever the lot along the boundary of the Rural Settlement Area, to create a *new non-farm lot* outside of the Rural Settlement Area will not be permitted;
- b) the Settlement Plan in this Chapter shall delineate the boundaries in a definitive manner; and
- c) *development applications* may be approved provided that any new lots can be appropriately serviced by private wells and individual wastewater treatment systems where municipal services are not available.



#### 7.1.4 Rural Employment Areas

In addition to the Settlement Areas, there are a number of area specific Industrial/Commercial, Industrial and Commercial Areas are also identified on Map 5.2 - "Land Use Location Map". Policies and maps corresponding to these Areas are included in this Chapter. A general description of the Rural Employment Areas is as follow:

- a) Rural Employment Areas refer to existing clusters of small-scale, industrial and associated commercial and ancillary uses. The primary function of Rural Employment Areas is to provide rural employment opportunities compatible with the surrounding countryside. Residential development will not be permitted within these areas;
- b) Where lands are located within a Rural Employment Areas and are designated and zoned to permit commercial uses, as of the date of the adoption of the Regional Official Plan, development in conformity with such designations and zoning will continue to be permitted;
- c) Where an existing lot is partly within a Rural Employment Areas the part of the lot located in the Rural Employment Areas will be designated and zoned in this Plan and the Regional Official Plan. Consent applications to sever the lot along the boundary of the Rural Employment Areas to create a new non-farm lot outside of the Rural Employment Areas will not be permitted; and
- d) Expansion to Rural Employment Areas will not be permitted, except as provided for in Policies 6.G.8 of the Regional Official plan.

### **7.2 SETTLEMENT SERVICE AREA**

Within the limits of certain Settlement Areas, this Plan may define a Service Area. The Service Area is intended to indicate the approximate area, which is or can be provided with municipally operated water supply and/or sewage collection and treatment within the capacity of existing facilities. Major Urban Growth may be limited to the defined Service Area except as specifically provided for by means of the Settlement Plan policies for the specific Settlement.

### **7.3 COMPONENT OF A SETTLEMENT PLAN**

A Settlement Plan is a more detailed policy statement related to a specific Identified Settlement as defined by this Plan or by amendment thereto.

A Settlement Plan may indicate the following:

- a) The Settlement Area limits;
- b) A statement of the Settlement classification in accordance with sub-section 7.1.1 of this Plan;
- c) A land use policy and corresponding map to indicate the applicable land use designations this is outlined in Section 7.4 for the respective Settlement Areas;
- d) The limits of any *environmental features* identified in Chapter 13 of this Plan;
- e) Existing and proposed Primary / Regional Roads, and Collector/ Local Roads;
- f) The limits of the Service Area as per Section 7.2, where applicable and the general statement concerning water supply, sewage treatment and surface drainage requirements;
- g) A statement regarding the municipality's intentions regarding Zoning By-laws, the provision of an Implementation Plan and intent regarding review and amendment;
- h) Additional and more detailed policies particularly in the case of larger Service or General Urban Settlement Areas and in cases where a Service Area is defined; and
- i) For Urban Areas and Township Urban Areas, policies on residential growth rates and staging.

## **7.4 SETTLEMENT DESIGNATIONS**

### **7.4.1 GENERAL DESIGNATIONS**

The following designations apply to many of the *built-up areas* and *designated greenfield areas* within the Settlement Areas. However, there are additional designations in this subsection that apply to only the Township Urban Areas and those policies will be found in those respective Settlement Area policies. The Environmental Protection and Open Space designations, as well as the Natural Hazards overlay, may be used within Urban Areas, Township Urban Areas, Rural Settlement Areas and Site-Specific Policy Areas, where applicable.

#### **7.4.1.1 Urban Designation**

Urban shall indicate the area within the Settlement Area Boundary which may be developed primarily for low density residential uses and may allow a limited range of non-residential uses that are compatible and appropriate for the Settlement Area without amendment to this Plan.

#### 7.4.1.2 Residential and Ancillary Uses Designation

This designation is intended to indicate areas within which consideration may be given to the provision of living accommodations of all kinds and uses ancillary to a residential area.

Ancillary uses are intended to allow consideration in the implementing Zoning By-law for those types of related or ancillary uses which normally form part of a residential neighbourhood which may include uses such as home occupations, schools, churches, parks and neighbourhood commercial uses. The specific uses to be permitted, regulations and locations will be established in the Zoning By-law.

It is the stated intent of this Plan that the designation "Residential and Ancillary Uses" is not to be read as a commitment by Council to allow 'living accommodation of all kinds' nor any or all ancillary uses in any specific area at any specific time. This designation is only intended to indicate that residential and ancillary uses in the areas so designated may be considered.

It is the specific intent of this Plan that the Zoning By-law may specify and limit the type of living accommodation which will be permitted in any specific area and may limit or exclude entirely the ancillary uses to be permitted.

#### 7.4.1.3 Core Area Designation

This land use term is intended to indicate the area within which existing and future commercial and service uses will be encouraged and where limited industrial uses may be permitted within the Zoning By-law. No such area shall be designated within Residential Settlements. In Service Settlements, commercial and service uses will be discouraged from locating anywhere but within the defined Core Area. In the General Urban Settlements, provision may be made for the location of certain types of commercial and service uses in areas other than the defined Core Area.

#### 7.4.1.4 Commercial Designation

Commercial is applied to areas to indicate that the predominant use of the land so designated shall be for commerce which is defined as the buying and selling of goods and services, and offices. This definition need not prevent some of the land so designated from being used for other purposes provided that such other uses are compatible with and complementary to the predominant use of commerce.

Commercial land use designation will not appear in Residential Settlements. In Service Settlements, commercial uses will be limited, in the main, to the defined Core Area. In the General Urban Settlements, several sub-categories of commercial may be established by the Zoning By-law or in the Settlement Plan itself.

It is not intended by this Plan that a commercial designation is to signify that all the uses described in the commercial designation will necessarily be allowed in any specific area. The designation is only to indicate the general limits of the area in which the defined commercial uses may be considered. The actual uses to be permitted will be regulated by means of the Zoning By-law. The Zoning By-law may permit residential uses in some commercial zones and may permit some light manufacturing or assembly uses in some instances.

#### 7.4.1.5 Service Commercial Designation

Permitted uses within the Service Commercial designation will be limited to those commercial uses not appropriate for development in the Core Area because of their function and individual land area requirement by virtue of large single floor space and associated parking and/or outdoor storage area requirements.

Uses such as or similar to the following shall be permitted:

- Automotive sales and rental;
- Automotive service station;
- Automotive supply and repair;
- Building supply centre;
- Recreational Vehicles sales and rental;
- Recreational Vehicles supply and repair;
- Garden centre or nursery;
- Hotel/Motel;
- Industrial and farm equipment sales and rental;
- Restaurant;
- Funeral Home;
- Medical Clinic;
- Convenience Retail;
- Feed, seed and farm supply depot with limited accessory retail;
- Office equipment and furniture sales with limited accessory retail;
- Commercial Recreation;
- Home Brewing outlet;
- Repair, rental and service (i.e., Rent All); and
- Industrial wholesale outlet.

#### 7.4.1.6 Industrial Designation

The Industrial classification of land shall mean that the predominant use of the land in the area so designated shall be for industry which is defined as manufacturing, extracting and processing of materials, service, assembly and fabricating, repair workshops and storage.

This definition need not prevent the use of some of the lands within this designation for other purposes provided that the location of these uses in an industrial area will in no way detract from the area for sound industrial development. In addition to the above, within areas designated Industrial permitted uses include:

- facilities for industrial research and development;
- non-accessory offices;
- health care services; and
- a data services operation.

Notwithstanding the above the Zoning By-law may restrict or prohibit the location of these uses within an industrial area to address issues of compatibility with heavier industrial operations and surrounding land uses, and to address servicing and transportation issues.

It is not intended that Industrial uses will be permitted in Residential Settlements except by amendment to this Plan. In the case of Service Settlements, it is not the intent in most cases to pre-designate lands for future industrial purposes.

Existing industrial uses may be recognized, and provision made for expansion by appropriate zoning and such zoning shall be deemed to be in conformity with this Plan. It is further intended that a limited amount of additional light industrial use may be allowed within Service Settlements without amendment to this Plan having regard for the Ministry of the Environment, Conservation and Parks' Land Use Compatibility Guidelines. Zoning for new industrial uses within a Service Settlement shall be by means of a Site-Specific By-law which may permit only a specific use or uses, and which may be subject to site plan control.

#### 7.4.1.7 Industrial/Commercial Designation

Within the Industrial/Commercial designation, industrial uses shall be limited to those types of manufacturing, extracting, processing, service, assembly and fabrication, repair and storage which are normally considered to be light industrial use, and which are not deemed to be obnoxious uses.

Commercial uses to be permitted within the industrial/commercial designation are not intended to include retail outlets which provide for day-to-day retail shopping needs nor for the location of shopping centres or the type of retail shopping that would normally be found within a shopping centre facility. Commercial uses will, in the main, be restricted to those types, which are secondary to an industrial use or which are intended primarily to serve the industrial area and to those types of commercial outlets which, because of site and/or location requirements, are normally considered for inclusion within a highway commercial designation.

Within areas designated Industrial or Industrial/Commercial the permitted uses shall also include:

- facilities for industrial research and development;
- non-accessory offices;
- health care services; and
- a data services operation.

Notwithstanding the above the Zoning By-law may restrict or prohibit the location of these uses within an industrial area to address issues of compatibility with heavier industrial operations and surrounding land uses and to address servicing and transportation issues.

#### 7.4.1.8 Open Space Designation

The Open Space Land Use designation will include major publicly owned park areas, cemeteries, major school sites, fairgrounds, golf courses, etc. It is intended where the Open Space designation is applied to such areas within Settlements that the areas shall continue to be used for public and quasi-public purposes and shall not be used for other urban development purposes except by amendment to this Plan.

#### 7.4.1.9 Environmental Protection Designation

- i) The Environmental Protection designation comprises of the components of the Greenlands Network described in Chapter 13 such as:
  - Significant valleylands;
  - Significant woodlands;
  - Provincially significant wetlands;
  - Environmentally Sensitive Policy Areas (ESPA);
  - Potential Environmentally Significant Valley Features;
  - Potential Supporting Environmental Features; and
  - An ecological buffer associated with natural heritage features.
- ii) The permitted uses on lands within the Environmental Protection designation shall be:
  - Forest, fish and wildlife management;
  - Stewardship, conservation, restoration and remediation undertakings;
  - Flood or erosion control projects (i.e. Natural Hazards see Chapter 13);
  - Public infrastructure and roads, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental or planning approval;
  - Low intensity recreational uses that require very little terrain or vegetation modification, including but not limited to non-motorized trail, natural heritage education and appreciation and passive park use on public land; and
  - Within the defined ecological buffer element of the Environmental Protection Designation, compatible land uses that may be permitted include limited portions of stormwater management facilities, trails, passive/active parks, school grounds, common element open spaces related to a condominium development and landscaped boulevards associated with public roads if supported by an approved Environmental Impact Statement. Minor transitional grading within the outer portion of the buffer to transition natural topography to required development grades may be permitted where the alteration does not negatively affect the intended *ecological functions* of the buffer and the alteration provides a benefit to the community as demonstrated in an approved Environmental Impact Statement.
- iii) Policies associated with this designation are outlined in Chapter 13 and where applicable, Chapter 7 of a Settlement Area.

#### 7.4.1.10 Natural Hazards

Natural Hazards is not a designation within the Settlement Areas but is an overlay that is applied to the underlying designation. This overlay identifies areas regulated by the Grand River Conservation Authority because they contain physical characteristics that could be unsafe to *development* due to naturally occurring hazards from watercourses, such as flooding, erosion or slope failure. As such, *development* of the underlying designation may be restricted or prohibited due to the Natural Hazards pursuant to Section 13.14 of this Plan.

#### 7.4.2 DESIGNATIONS FOR TOWNSHIP URBAN AREAS AND URBAN AREAS

Within the Township Urban Areas and Urban Areas, the designations noted in Section 7.4.1 alone may not be sufficient to accomplish the broader goals, built form and planning framework described in Chapter 5 as well as in this Chapter for these larger communities. As such, more detailed designations and associated policies for the newer *designated greenfield areas* are to be applied and considered to be more appropriate for these larger communities.

##### 7.4.2.1 Low/Medium Density Residential Designation

- i) The Low/Medium Density designation is intended to promote primarily low-density residential development with some opportunities to incorporate compatible medium density residential uses in appropriate locations, while supporting local community uses and facilities. The policies are intended to promote well designed and attractive new residential neighbourhoods.
- ii) The following uses may be permitted within the Low/Medium Density Residential designation subject to the application of the appropriate zoning:
  - Low density residential uses;
  - Medium density residential uses up to a maximum of 20 percent of the total number of housing units;
  - Assisted and special needs housing;
  - Home occupations;
  - Bed and breakfast establishments;
  - Public community uses, including, but not limited to, fire halls, community centres, elementary and/or secondary schools;
  - Public and private utilities, except for electricity generating plants or facilities;
  - Parks, open space, pedestrian and bicycle routes;
  - Places of worship; and
  - Small scale convenience commercial.



#### 7.4.2.2 Medium/High Density Residential Designation

- i) The Medium/High Density Residential designation is intended to promote primarily medium density residential development with some opportunities to incorporate compatible high-density residential uses in appropriate locations, while supporting local community uses and facilities. The policies are intended to promote well designed and attractive new residential neighbourhoods.
- ii) The following uses may be permitted within the Medium/High Density Residential designation subject to the application of the appropriate zoning:
  - Medium density residential uses;
  - High density residential uses;
  - Live-work units;
  - Mixed use buildings;
  - Assisted and special needs housing;
  - Public community uses, including but not limited to, fire halls, community centres, elementary and/or secondary schools;
  - Small scale convenience retail;
  - Home occupations;
  - Institutional uses;
  - Public and private utilities, except for electricity generating plants or facilities; and
  - Parks, open space, pedestrian and bicycle routes.

#### 7.4.2.3 Commercial/Mixed Use Designation

- i) The Commercial/Mixed Use Designations are to provide neighbourhood scale retail opportunities in a pedestrian friendly, mixed use format in proximity to the primary residential neighbourhoods. This designation will incorporate a variety of institutional, retail and service commercial, cultural and residential uses within a mixed- use context.
- ii) The following uses may be permitted within the Commercial/Mixed Use designation subject to the application of the appropriate zoning:
  - All forms of commercial/retail stores, limited in size to a maximum of 600 square metres per store;
  - Restaurants and other service commercial uses, limited in size to a maximum of 300 square metres per restaurant;
  - Business and professional offices;
  - Live-work units;
  - Mixed use buildings;
  - Assisted and *special needs housing*;
  - Institutional uses;

- Public and private utilities, except for electricity generating plants or facilities; and
- Parks, open space, pedestrian and bicycle routes.

#### 7.4.2.4 Commercial/Business Park Designation

- i) The Commercial/Business Park designation shall promote commercial uses that generate low traffic volumes, not rely on attracting the travelling public, are destination oriented and offer a personal service to the public or a small-scale operation providing a service/product to a business.
- ii) The commercial uses permitted in the Commercial/Business Park designation may include:
  - Personal service uses;
  - Financial institutions;
  - Catering services;
  - Sales and service of business machines and specialized office and industrial equipment;
  - Veterinary clinics;
  - Facilities for research and development;
  - Professional offices;
  - Executive and/or administrative or business offices of an industrial enterprise whose industrial activities are conducted off-site;
  - Data service operations;
  - Private clubs (but not including a rental banquet hall);
  - Commercial schools;
  - Fire stations, police stations and ambulance bases;
  - Public and private utilities, except for electricity generating plants or facilities; and
  - Parks, open space, pedestrian and bicycle routes.
- iii) Retail outlets as a primary use are not permitted, except for the retailing of business machines and specialized office and industrial equipment. Repair, processing or manufacturing are only permitted as accessory to a main permitted use and shall not include obnoxious or incompatible operations.

#### 7.4.2.5 Commercial/Retail Designation

- i) The Commercial/Retail designation will include a variety of retail and service commercial uses which will serve the needs of the community and may include uses catering to the traveling or drive-by consumer, as well as larger retail stores that are more land extensive.

- ii) The following uses are permitted within the Commercial/Retail designation subject to the application of the appropriate zoning:
- Commercial/retail stores;
  - Restaurants and other service commercial uses;
  - Automotive related uses including gas bars, car washes and service stations;
  - Fire stations, police stations and ambulance bases;
  - Public and private utilities, except for electricity generating plants or facilities; and
  - Parks, open space, pedestrian and bicycle routes.

#### 7.4.2.6 Employment Land I Designation

- i) The Employment Land I designation are generally immediately adjacent to a Provincial Highway or Regional Road being highly visible and will require high quality-built form and prestige employment uses.
- ii) The uses permitted within the Employment Land I designation may include:
- All types of business and professional offices, including ancillary retail and service uses and restaurants only where internally integrated as a component of an office building;
  - Light manufacturing and production within fully enclosed buildings with no outdoor storage;
  - Hotels and hotel/convention centres, including ancillary retail, restaurants and service uses only where internally integrated as a component of a hotel or hotel/convention centre;
  - Institutional uses, including government services, research and training facilities and ancillary retail and service uses and restaurants only where internally integrated as a component of an institutional or office building;
  - Research and development facilities, data services, health care and communications facilities;
  - Enclosed warehousing and limited product distribution services;
  - Private sector commercial or trade schools;
  - Fire stations, police stations and ambulance bases;
  - Daycare centres/schools may be permitted in the Employment Land I Designation. The Township shall place daycare centres/schools in a Holding Provision of the Zoning By-law until such time a detailed Stationary/Traffic Noise Study in accordance with the Ministry of the Environment, Conservation and Parks' Publication NPC-300 or other land use compatibility study in accordance with the Ministry of Environment, Conservation and Parks' D-Series Guidelines has been

submitted to the satisfaction of the Township and the Region to ensure any proposed daycare centre/school is not impacted by traffic noise or noise from surrounding industries/facilities. Any approved noise mitigation measures required for a proposed daycare centre/school at a particular site may be implemented through Site Plan Approval under Section 41 of the Planning Act, to the satisfaction of the Township;

- Public and private utilities, except for electricity generating plants or facilities; and
- Public parks, open space, pedestrian and bicycle routes.

#### 7.4.2.7 Employment Land II Designation

- i) The employment land area that will accommodate a wide range of employment uses.
- ii) The uses permitted within the Employment Land II designation may include:
  - All types of business and professional offices;
  - Research and development facilities, data services, health care and communications facilities;
  - Prestige industrial uses, including enclosed warehousing/storage facilities, outdoor storage, product distribution services, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or vibrations;
  - Service and repair facilities;
  - Fire stations, police stations and ambulance bases;
  - Public and private utilities, except for electricity generating plants or facilities; and
  - Public parks, open space, pedestrian and bicycle routes.
- iii) Daycare centres/schools shall be prohibited in the Employment Land II Designation.

#### 7.4.2.8 GO Station Designation

- i) The GO Station will function as primarily a commuter focused station and will include substantial parking and other supporting land uses. It is anticipated that surface parking lots could be redeveloped and intensification within the area be accommodated by provision of structured parking and compatible development.
- ii) The uses permitted within the GO Station designation may include:
  - A commuter rail passenger station;

- Large scale surface parking lots, or parking lots in structure;
- Retail and commercial uses that are ancillary to the commuter rail station function;
- Pedestrian and bicycle routes;
- Public and private utilities, except for electricity generating plants or facilities; and
- Buildings, structures and uses that are accessory to any permitted use.

#### 7.4.2.9 Institutional Designation

- i) The Institutional designation promotes uses which serve a community's social, educational, health, cultural and recreational needs.
- ii) The following uses may be permitted within the Institutional designation subject to the application of the appropriate zoning:
  - Community, recreational and cultural facilities;
  - Assisted and *special needs housing*, including housing for seniors;
  - Elementary schools;
  - Secondary schools;
  - Government offices;
  - Places of worship;
  - Cemeteries;
  - Hospitals;
  - Fire stations and ambulance bases;
  - Parks, open space, pedestrian and bicycle routes; and
  - Retail and commercial uses that are ancillary to any permitted uses.

#### 7.4.2.10 Open Space Recreational Designation

- i) The Open Space Recreational designation will provide a full range of passive and active recreational facilities that are appropriate for the scale and context of each individual park location. In addition to parks, the following uses may be permitted subject to the application of the appropriate zoning:
  - Community, recreational and cultural facilities;
  - Pedestrian and bicycle routes;
  - Retail and commercial uses that are ancillary to any permitted uses; and
  - Public and private utilities, except for electricity generating plants or facilities.

## 7.5 SETTLEMENT HOUSING POLICIES

7.5.1 The policies in this sub-section further define the range and mix of housing types that are permitted in the respective residential and mixed-use commercial land use designations outlined in Sections 7.4.2.1 to 7.4.2.3 for the Township Urban Areas and Urban Areas in order to achieve their prescribed densities and built form. The policies in this section shall also be read in conjunction with the Housing Policies in Chapter 9 of this Plan and Chapter 3A of the Regional Official Plan.

### 7.5.1.1 Low Density Residential Uses

- a) Low density residential uses include single detached and semi-detached dwelling units that may be developed to a residential density ranging between 12 and 20 units per gross residential hectare.
- b) The appropriate mix of dwelling units and sizes, lot sizes and specific density within the range set out in b) above for a property or site, shall be determined at the time of the submission and consideration of a development application(s) in order to ensure that the proposed development is compatible and can be sensitively integrated with surrounding land uses.
- c) All low-density residential uses may include additional/accessory residential units, subject to the criteria in Section 9.2.1 e) ii., and the applicable requirements of the Ontario Building Code Act.
- d) New low-density residential uses may be permitted subject to the following conditions:
  - i) The site is adequate in size and configuration to accommodate on-site facilities and amenities;
  - ii) The transportation, utilities and service infrastructure can adequately serve the proposed development;
  - iii) The community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services, can adequately serve the proposed development; and
  - iv) The proposed garages for low density residential uses shall maintain an appropriate setback to the front property line to allow sufficient parking on-site and to ensure that parking is not displaced onto the public road.

#### 7.5.1.2 Medium Density Residential Uses

- a) Medium density residential uses include all forms of dwellings containing three or more dwelling units such as triplex and four-plex buildings, live/work buildings and street and block townhouses. Medium density residential uses shall generally be equal or less than three storeys, or 12 metres in height, whichever is less, and having a density between 20 and 50 units per gross residential hectare. Small lot single and semi-detached dwelling units that fall within the density range are included.
- b) New medium density residential uses may be permitted subject to the following conditions:
  - i) The proposed development is compatible and can be sensitively integrated with the surrounding land uses. Special measures, such as increased building setbacks, or landscaped buffer strips may be required in order to ensure sensitive integration;
  - ii) The site is adequate in size and configuration to accommodate on-site facilities and amenities;
  - iii) The transportation, utilities and service infrastructure can adequately serve the proposed development;
  - iv) The community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services, can adequately serve the proposed development; and
  - v) The proposed garages for medium density residential uses shall maintain an appropriate setback to the front property line to allow sufficient parking on-site and to ensure that parking is not displaced onto the public road.
- c) Townhouses shall not be adjoined into groupings of more than 8 units to a row.

#### 7.5.1.3 High Density Residential Uses

- a) High density residential uses include all forms of multiple residential dwelling unit buildings, various forms of townhouses, mixed use residential buildings and low-rise apartments having a density between 50 and 120 units per net residential hectare. High density residential uses shall generally not exceed 8 storeys or 30 metres in height, whichever is less, unless otherwise specified in this Plan.
- b) New high-density residential uses may be permitted subject to the following conditions:
  - i) The proposed development is compatible and can be sensitively integrated with the surrounding land uses. Special measures, such

as increased building setbacks, or landscaped buffer strips may be required in order to ensure sensitive integration;

- ii) The site is adequate in size and configuration to accommodate on-site facilities and amenities;
- iii) The transportation, utilities and service infrastructure can adequately serve the proposed development; and
- iv) The community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services, can adequately serve the proposed development.

7.5.2 In addition to the more conventional housing types such as single detached, semi detached, townhouse or apartment that are provided in communities, there are other forms of housing types that are offered to accommodate certain age groups, income levels and special needs. The policies in this sub-section further define these additional housing types that are permitted in the respective residential and mixed-use commercial land use designations outlined in Sections 7.4.2.1 to 7.4.2.3 for the Township Urban Areas and Urban Areas. The policies in this section shall also be read in conjunction with the Housing Policies in Chapter 9 of this Plan and Chapter 3A of the Regional Official Plan.

#### 7.5.2.1 Policies for Assisted and Special Needs Housing

- a) Assisted and *special needs housing* include group homes, lodging houses, halfway houses, homes for special care, and all other types of residences licensed or funded under a Federal or Provincial statute for the accommodation of persons living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition, require a group living arrangement for their well-being.
- b) Assisted and *special needs housing* shall be planned for in accordance with Section 9.3 of this Plan.

#### 7.5.2.2 Policies for Live-Work Units

- a) Live-work units are typically townhouse form buildings where a component of the first floor is dedicated to a small business. The business component is wholly integrated with the dwelling unit.
- b) Live-work units are permitted in accordance with the following provisions:
  - i) The building is located on a lot with frontage on a Collector Road, unless otherwise permitted within the applicable land use designation of this Plan;
  - ii) The business use is carried out and integrated with the dwelling unit;



- iii) The property is the principal residence of the person carrying on the integrated business use;
- iv) No outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the business use shall be permitted, except where permitted in accordance with the provisions of the Zoning By-law;
- v) The activities associated with the business use, including traffic generated and hours of operation, do not create any undue adverse impact on the surrounding community;
- vi) The requirements of the Ontario Building Code Act are satisfied;
- vii) Compliance with on-site parking requirements and other provisions regulating live-work units in the Zoning By-law; and
- vii) A permit has been obtained from the Township to operate the business use.

#### 7.5.2.3 Policies for Mixed Use Buildings

- a) Mixed Use buildings are typically townhouse or apartment form buildings where a component of the first floor is dedicated to a small business or businesses in conformity with the designation that permits such a building. The business component is specifically separated from the residential component.
- b) Mixed Use buildings may be permitted in accordance with the following provisions:
  - i) The building is located on a lot with frontage on a Collector Road, unless otherwise permitted within the applicable land use designation of this Plan;
  - ii) No outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the business use shall be permitted, except where permitted in accordance with the provisions of the Zoning By-law;
  - iii) The activities associated with the business use, including traffic generated and hours of operation, do not create any undue adverse impact on the surrounding community;
  - iv) The requirements of the Ontario Building Code Act are satisfied;
  - v) Compliance with on-site parking requirements and other provisions regulating Mixed Use buildings in the Zoning By-law; and
  - vi) A permit has been obtained from the Township to operate the business use.

#### 7.5.2.4 Policies for Additional Residential Units

Permitting additional/accessory residential units within a single detached house, semi-detached house or row townhouse, as well as a building ancillary to the after mentioned dwelling types subject to the criteria is Section 9.2 e) ii of this Plan.

### **7.6 GENERAL SETTLEMENT POLICIES**

7.6.1 Future development in Identified Settlements shall only take place in accordance with the policies applicable to all Identified Settlements as set out in this section and in accordance with the policies established for the specific Settlement.

7.6.2 Future development shall take place within the limits of the Settlement Area Boundary as established by the specific Settlement Plan.

7.6.3 Future development in any Settlement Area shall only be considered if it conforms to the definition for the Settlement Classification contained in Section 7.1.

7.6.4 Future development in any Settlement Area shall only be considered if the proposed development conforms to the land use designation as set out in the Settlement Plan and is in accordance with the requirements of the Zoning By-law.

7.6.5 Future development may be staged and shall develop in accordance with the staging policies for the respective Settlement Plan. Details of the staging program may be set forth in the Settlement Plan or an Implementation Plan and may be supplemented by means of zoning control, Council policy relative to draft plan of subdivision conditions, the issuance of building permits or by means of agreements.

7.6.6 Infilling of existing vacant lots or by means of consent application granted in compliance with the provisions of Section 7.8 - Severance Policies Identified Settlements shall be encouraged.

7.6.7 Future development shall only be considered subject to such agreement or agreements as the municipality deems necessary and/or as may be legally required by the Regional Municipality of Waterloo.

7.6.8 Settlement Plans shall show Primary or Regional Roads where such roads are included within a Settlement Area. The Township recognizes the primary traffic

carrying function of these roads and will take appropriate action where possible when considering future development proposals to assure that necessary right-of-way widenings are provided, and that future development is designed to minimize interference with the traffic carrying function of these roads.

- 7.6.9 New roads created by dedication or subdivision shall only be assumed by the Region or Township after they are constructed to a standard, which is acceptable to the appropriate municipality.
- 7.6.10 In considering assumption of new roads, the municipality shall also consider the adequacy of the existing road pattern, which will serve the proposed new roads.
- 7.6.11 Each individual Settlement Plan will set forth the policy of the municipality relative to the type or types of water supply and distribution to be provided.
- 7.6.12 Each individual Settlement Plan will set forth the policy of the municipality relative to the type or types of sewage collection and treatment facilities to be provided.
- 7.6.13 Prior to recommending approval for a subdivision, the Township shall require the preparation of a surface drainage, stormwater management and storm services plans/reports."
- 7.6.14 All liquid and solid waste to be disposed of off-site shall only be disposed of at a site approved by the Ministry of the Environment, Conservation and Parks.
- 7.6.15 Future residential development shall only be recommended when and where the Council is satisfied that adequate park and recreation facilities are or will be made available.
- 7.6.16 Future development shall only be recommended for approval subject to the dedication of parkland or cash in lieu of parkland pursuant to Sections 42 and 51.1 of the Planning Act.
- 7.6.17 It is the intent of the municipality following the approval of a Settlement Plan as part of the Official Plan to apply for such amendment or amendments to the Zoning By-law as may be required to implement the policies of the Settlement Plan.
- 7.6.18 It is the intent of this Plan that the Zoning By-law need not immediately zone lands for their future intended use as indicated by the Settlement Plan. Zoning may be used as an implementing or staging device. A Zoning By-law, which does

not zone for the intended ultimate use shall not be considered to be in contravention of this Plan.

- 7.6.19 Development within the identified settlements shall comply with the Environmental Stewardship Policies in Chapter 13 of this Plan.
- 7.6.20 Future development shall be compatible with existing and approved land uses. The establishment of new sensitive land uses, or new commercial/employment uses shall be in accordance with the Ministry of Environment, Conservation and Parks' Land Use Compatibility Guidelines. The establishment of new urban land use designations and Settlement Plan limits shall be in accordance with the *minimum distance separation formula*.
- 7.6.21 Until inclusionary zoning policies are established in this Plan as per Section 9.2.3, future Greenfield Area developments within Urban and Township Urban Areas are encouraged to provide, as part of their housing stock, some amount of *affordable housing* as defined in Chapter 20 and in accordance with Section 9.2 of this Plan, and where possible accessible/barrier free. The Township may consider innovative financial arrangements or other tools noted in Section 9.2.1 j) to encourage the provision of *affordable housing* within Greenfield Area developments.

## **7.7 SERVICING POLICIES - SETTLEMENTS**

Section 7.3 provides that a Settlement Plan shall include, among other things, a general statement concerning water supply, sewage treatment and surface drainage requirements. Development will be subject to the *infrastructure* policies Section 5.B in the Regional Official Plan, including the wastewater and water servicing hierarchy policies. Municipal Services will be allocated, and retained for infill development purposes to allow for, encourage, and assist in meeting the intensification targets.

### **7.7.1 WATER**

#### **7.7.1.1 Municipal Water Supply**

A water supply and distribution system owned and operated by a municipal authority (or authorities) capable of providing a water supply to the Settlement or the proposed development within the Settlement.

### 7.7.1.2 Private Water Supply

A water supply provided by means of privately-owned wells. *Development applications* proposing the use of private wells shall be in accordance with the following:

- a) Will not be permitted within:
  - i) Wellhead Protection Sensitivity Area 1, High Microbial Risk Management Zones and Surface Water Intake Protection Zone 1, as described in Chapter 8;
  - ii) the *designated greenfield areas* within St. Jacobs and Elmira Settlements;
  - iii) the *built-up areas* within St. Jacobs and Elmira Settlements except as provided in certain Site Specific Policy Areas in Sections 7.28.14 and 7.29.14, respectively; and
  - iv) The *designated greenfield areas* and *built-up areas* within Breslau and Stockyards Settlements except as provided in Sections 7.26.8.2 b) and 7.27.4.2 c) and d), respectively.
- b) Prior to the approval of any *development applications* that propose the use of private wells as a servicing option, studies undertaken in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies, must have demonstrated that such wells can operate satisfactorily on the site and not negatively affect groundwater resources.
- c) Where a *development application* proposes the use of private wells to supply potable water, only drilled wells with appropriate surface casing will be permitted.

### 7.7.1.3 Water Reservoirs

The Township may require as part of the water supply system the provision of a reservoir or reservoirs capable of containing sufficient water for fire fighting purposes. Such reservoir or reservoirs (if required) shall be located to the satisfaction of the Township and shall have adequate means of access for fire fighting equipment. Reservoir sites and access roads shall be deeded to the Township if required.

## 7.7.2 SEWAGE COLLECTION AND TREATMENT

### 7.7.2.1 Municipal Sewage Collection and Treatment

A sewage collection and treatment system owned and operated by a municipal authority (or authorities) capable of providing a sewage collection system and sewage treatment facilities to the Settlement or a portion thereof.

### 7.7.2.2 Private Sewage Treatment

A sewage treatment facility provided by means of individual septic tank installations on each lot. Approval for each such septic tank installation shall be obtained from the designated approval authority or by other means of collection and treatment facilities, acceptable and approved by all Provincial and local authorities having jurisdiction, including the Township; or by a combination of the above. Notwithstanding the above paragraph, new *developments applications* on private sewage treatment shall be in accordance with the following:

- a) New development proposing individual private sewage treatment (wastewater treatment) shall not be permitted within a:
  - i) Wellhead Protection Sensitivity Area 1, High Microbial Risk Management Zones and Surface Water Intake Protection Zone 1, identified in the Regional Official Plan;
  - ii) the Urban Area designation, except as provided for in the Sections 2.D.28, 2.D.29, and 7.16 of the Regional Official Plan;
  - iii) the Township *designated greenfield areas*; and
  - iv) the Township Urban Areas, except within an existing area on private wastewater services that does not have municipal wastewater services, or as may be permitted specifically permitted in this Plan.
- b) Prior to the approval of any *development applications* proposing the use of individual wastewater treatment systems, studies prepared in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies and approved by the Region and the Township, must have demonstrated that such system(s) can operate satisfactorily on the site and will not have a negative impact on groundwater resources.
- c) *Development applications* proposing alternative individual wastewater treatment systems will only be permitted where the proposed lot size would accommodate a conventional individual wastewater treatment system.

### 7.7.3 SURFACE DRAINAGE PLAN

Surface Drainage Plan means an overall surface drainage scheme, which considers the principles of storm water management, prepared on behalf of the developer by a qualified professional engineer indicating the overall drainage scheme for the whole development. This scheme shall be approved by the Township and the Grand River Conservation Authority and the Region where required prior to approval of the development. Where lots are created by severance, the Township may require a study to indicate that drainage from the proposed lot can be provided satisfactorily.

### 7.7.4 ROADS

Settlement Plans shall show existing and future Trunk and Primary Roads within a Settlement Area.

#### 7.7.4.1 Highways

Consist almost entirely of Provincial Highways, which are the responsibility of the Province of Ontario and will be subject to controls and regulations imposed by the Province.

#### 7.3.4.2 Primary/ Regional Roads

Consist of urban freeways and expressways, urban arterial roads and rural arterial roads, which are generally the responsibility of the Regional Municipality and will be subject to the controls and regulations imposed by the Regional Municipality of Waterloo.

#### 7.3.4.3 Township Roads

Consisting of arterial, collector and local roads, which are generally the responsibility of the Township and will be subject to the controls and regulations imposed by the Township of Woolwich.

## 7.8 SEVERANCE POLICIES – SETTLEMENTS

The Township adopts the following policies relative to severances within Identified Settlements. Applications for consent to sever lands within Identified Settlements shall be favourably considered subject to the following:

- 7.8.1 That the parcel to be severed is contained within the Settlement Area Boundary of an Identified Settlement.
- 7.8.2 That the granting of the consent application will conform to the overall policies of the Official Plan and the more detailed policies of the Settlement plan and is compatible with adjacent existing and planned land uses.
- 7.8.3 That the severed and retained parcels conform with the requirements of the Zoning By-law or a variance that has been approved by the Committee of Adjustment.
- 7.8.4 That the parcel to be created and the parcel remaining front onto an existing or proposed road noted in Section 15.6 of this Plan and of a standard satisfactory to the applicable authority that has jurisdiction over the said road.
- 7.8.5 That consideration has been given to the policies of this Plan relating to protection of Provincial Highways, Regional and Township Road as described in Section 15.6 of this Plan.
- 7.8.6 That the Committee of Adjustment imposes as a condition of granting consent:
  - a) that road widenings from both the proposed severed and retained parcel as required be dedicated; and
  - b) such other conditions as the Township may require.
- 7.8.7 That the Township and the Region have indicated that in their opinion, a plan of subdivision is not required.
- 7.8.8 Consents will only be considered when the Township has indicated that all required services are or will be made available.
- 7.8.9 Consents will only be considered when the Township has indicated that the creation of the proposed lots conforms to any adopted staging program for the Settlement.
- 7.8.10 Consents will only be considered when the Township has indicated that adequate and satisfactory drainage provisions have been or will be made.
- 7.8.11 Consents will only be considered when the Township is satisfied that the soils and topography of the site are satisfactory for the proposed use.



- 7.8.12 In any case where lands designated in the Official Plan as an *environmental feature* as per Chapter 13 and form part of or are immediately adjacent to the proposed severance, a report has been received and considered from the Grand River Conservation Authority and the Region, where applicable.
- 7.8.13 That the consent shall conform to the Environmental Stewardship policies of this Plan.
- 7.8.14 That the consent shall address and conform to the Transportation Policies of this Plan.
- 7.8.15 Consent applications to sever the lot along the boundary of a Settlement Area to create a *new non-farm lot* outside of the Settlement Area will not be permitted.

## **7.9 SUSTAINABILITY AND DESIGN POLICIES**

The Official Plan policies for the Township require future development within the Township Urban and the Rural Settlement Areas to maintain the “small town” character of the existing settlements. For Urban Areas, design will maintain a greater sense of community, manage future growth, be sensitive to the existing community, and will emphasize creating a community that is distinct from the adjacent urban municipalities. The Sustainability and Design Policies are to be implemented through Site Plan, Development / Subdivision agreements, Zoning By-laws, Minor Variances, conditions of draft approval of subdivisions, and condition of approval for consent. The Zoning By-law will be amended, where appropriate, to reflect the Design Policies. The Township may provide additional detail regarding urban design requirements in an Implementation plan(s). As such, the following Sustainability and Design Policies are to be used by landowners/developers and by Council in considering development proposals.

### **7.9.1 GENERAL DESIGN PRINCIPALS**

Urban design in Woolwich Township is premised on the following:

- an emphasis on a high-quality public realm, including, but not necessarily limited to, streets, parks and play areas which provide a streetscape and building form that promotes community interaction;
- an integration of uses and housing types within communities and neighbourhoods;
- efficiency of land use;
- minimizing reliance on motor vehicles;
- support for the natural environment;

- having regard to those design elements that minimize the impact of climate change;
- achieving sustainable design, and
- the use of urban design to address public safety and crime prevention issues.

## 7.9.2 SUSTAINABLE DESIGN/GREEN BUILDING

### Intent

- a) Built form and layout play a major role in creating an attractive and sustainable community. This Section provides policies that promote green building technologies, renewable and alternative energy options and other sustainable design options for development. Unless specified otherwise, the following policies apply to all new development proposals within the Urban Area and Township Urban Area, including all public sector projects.

### Policies

- b) Development proposals that conform with the Sustainable Design/Green Building policies of this Chapter, to the satisfaction of the Township, shall be encouraged and supported, and shall be given priority for approval, subject to the staging policies of the Settlement.
- c) Development proposals are encouraged to be designed to be consistent with the principles of LEED-ND<sup>®</sup> (Leadership in Energy and Environmental Design - Canada), as they evolve. Further, to encourage that new buildings be designed and certified to LEED<sup>®</sup> Silver, Gold or Platinum standards, the Township may consider complementary incentive programs to achieve the successful implementation of LEED<sup>®</sup> buildings.
- d) The Township shall encourage all new buildings to be designed and constructed to achieve the most current Ontario Building Code, Energy Star, or R-2000 requirements. Further, the Township encourages all new buildings be designed with on- site renewable energy systems to supply at least 1% of the buildings total energy load (e.g., solar photovoltaic, solar thermal, geothermal, etc.).
- e) The Township shall encourage mitigation of the local heat island effect in all development through:
  - i) The incorporation of green and/or white roofs into building design;

- ii) Locating trees or other plantings to provide shading for a least 50 percent of sidewalks, patios, parking areas and driveways. For residential uses, such plantings shall be within 15 metres of the home; and
  - iii) Installing light-coloured paving materials including white concrete, grey concrete, open pavers and any material with a solar reflectance index of at least 29.
- f) The Township shall encourage all new buildings to achieve 10 percent greater water efficiency than the Ontario Building Code Act.
  - g) The Township shall encourage the installation of rainwater harvesting and re-circulation/reuse systems on all new residential and non-residential buildings for outdoor irrigation and outdoor water use.
  - h) The Township shall encourage the use of water efficient, drought resistant landscaping by:
    - i) Providing a minimum of 15 centimetres of topsoil;
    - ii) Installing drought resistant sod;
    - iii) Providing landscape features that minimize the demand for water and synthetic chemicals by utilizing native and drought resistant species; and
    - iv) Installing permeable driveway and parking surfaces.
  - i) The Township shall encourage that all new development reduces construction waste and diverts construction waste from landfills.
  - j) All new residential, commercial, industrial and institutional development shall be designed to provide barrier-free access through accessible features that are well integrated with the function and design of the sites and consistent with the applicable standards and regulations of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code Act.
  - k) All new development shall have regard for the Township's Tree Canopy Policy and Topsoil Policy, where applicable.

### 7.9.3 GENERAL URBAN DESIGN AND ARCHITECTURAL CONTROL

#### Intent

- a) Excellence in community design is essential in creating a vibrant and attractive community for its residents, businesses and visitors. The policies of this Chapter promote high-quality urban design and architecture

throughout the community. Unless specified otherwise, the following policies shall apply to all lands within the Urban Area and Township Urban Area.

### Policies

- b) To achieve excellent community design, new development, where appropriate, shall incorporate landmarks and other distinctive elements or focal points for activities and events to help foster community identity and a sense of place. In addition, the Township shall support development that:
  - i) Offers pedestrians and other users a high level of personal comfort, enjoyment and personal protection;
  - ii) Provides an integrated mix of uses, activities and experiences, including the provision of social and health facilities, arts, culture, recreation facilities, parks and green spaces;
  - iii) Is designed to fit its context by considering the mix of uses, building massing, height, scale, architectural style and details of existing and/or historical, adjacent buildings and structures; and
  - iv) Establishes appropriate and compatible relationships between built and natural environments, which ensure that natural heritage features are protected and celebrate significant aspects of the natural and cultural landscape.
  
- c) Urban Design + Architectural Control Guidelines are attached to this Plan as Appendix I. These guidelines provide design principles for both the public and private realms, and they indicate the Township's expectations with respect to the character, quality and form of development in the community. All development proposals shall be consistent with the Urban Design + Architectural Control Guidelines.
  
- d) All development within Urban and Township Urban Areas shall provide municipal sewer and water facilities and all public and private utilities underground. Development in all other designations shall provide underground services and utilities, wherever feasible.

#### 7.9.4 SPECIFIC RESIDENTIAL DESIGN GUIDELINES FOR URBAN AND TOWNSHIP URBAN AREAS

### Intent

- a) Residential development shall maintain a high quality of urban design essential in creating a vibrant and attractive community and promoting

interaction within the neighborhood. The policies of this Section promote high-quality urban design for the residences and streetscape. Unless specified otherwise, the following policies shall apply to all lands within the Urban and Township Urban Area.

### Policies

#### b) Neighbourhood Centres

The majority of residences should be within approximately 400 metres (i.e., 5 to 10 minute walk) of an identifiable neighbourhood centre, which should contain all or some of the following:

- public park;
- day care facility;
- convenience store;
- post office/community mailboxes;
- opportunity for Transit (Urban and Township Urban Areas); and
- community hub (including schools, libraries, community centres).

The use of community/ institutional buildings and open spaces to terminate vistas and provide focal points is encouraged. Parks and open spaces shall generally be prominently located to recognize their importance as community facilities and to increase opportunities for “casual surveillance”.

Natural features such as woodlots and hedgerows and cultural features within settlements should be incorporated into development plans and retained wherever possible, to provide linkages to local heritage. Where desirable, such features are to be dedicated to the Township.

Trees and where possible, Boulevard trees, shall be incorporated in all new developments to enhance streetscapes and add to the Township’s tree cover.

#### c) Land Uses

Developments shall integrate a diversity of housing types including detached houses (including various lot sizes), semi-detached houses, row houses and apartments, as appropriate to ensure that communities and neighbourhoods meet the lifecycle needs of all residents.

Development shall be sensitive to existing and proposed adjacent land uses and shall be designed to complement the area.

d) Roads/Walkways

The road system shall be based on a modified grid system with street lengths and cross- sections (including lighting) designed/ planned to create comfortable, safe, pedestrian-friendly areas. Streets shall be designed and built, including landscaping, to ensure:

- a consistent and high-quality public realm;
- appropriate access for pedestrians (including the physically and sight impaired), bicyclists, buggies and motor vehicles;
- opportunities for vistas, view corridors and amenity areas;
- to provide for utilities and services; and
- street lengths are to generally be 200 metres in length, and longer blocks should include walkway blocks to enhance the walkability of the area.

Street-oriented buildings are supported while backlotting onto public streets is discouraged. Publicly owned rear lanes are generally not encouraged.

Walkways/Cycling routes shall be constructed and dedicated to the Township where appropriate to provide access within and through neighbourhoods/ communities.

New streets should be designed to connect to existing or proposed streets on *adjacent lands* to maximize connectivity and minimize the concentration of traffic on individual streets.

The use of noise attenuation walls/berms is discouraged and other methods of noise attenuation such as building design components and building orientation are encouraged.

e) Building Location and Design

Buildings shall be designed to support a sense of place through an attractive, safe and pedestrian-friendly streetscape through their orientation, setback, massing and an overall high standard quality of design. In general, it is intended that building fronts/ entranceways shall dominate streetscapes while the impacts of garages shall be minimized

through increased setbacks and controls on the size and width of garages and driveways relative to the residential building and lot frontage.

Usable front porches having the appropriate depth and area, aligned or ahead of the garage are encouraged for their ability to provide opportunities for residents to interact with neighbours and pedestrians and for their softening effect and for providing for “eyes on the street”. Detached side or rear yard garages are encouraged.

#### 7.9.5 INDUSTRIAL AND COMMERCIAL DESIGN GUIDELINES

##### Intent

- a) The Township intends that commercial and industrial development shall also maintain a high quality of urban design essential in creating a vibrant and attractive community for its residents, businesses and visitors. The policies of this Chapter promote high-quality urban design and architecture throughout the community. Unless specified otherwise, the following policies shall apply to all lands within the Urban and Township Urban Areas.

##### Policies

- b) To achieve excellent community design, new development, where appropriate, shall incorporate landmarks and other distinctive elements or focal points for activities and events to help foster community identity and a sense of place. In addition, the Township shall support development that:
  - i) Offers pedestrians and other users a high level of personal comfort, enjoyment and personal protection;
  - ii) Provides an integrated mix of uses, activities and experiences, including the provision of social and health facilities, arts, culture, recreation facilities, parks and green spaces;
  - iii) Is designed to fit its context by considering the mix of uses, building massing, height, scale, architectural style and details of existing and/or historical, adjacent buildings and structures; and
  - iv) Establishes appropriate and compatible relationships between built and natural environments, which ensure that natural heritage features are protected and celebrate significant aspects of the natural and cultural landscape.
- c) To encourage plans for development that are coordinated among landowners and that comprehensively consider existing and adjacent land uses. Pedestrian walkways shall be included within individual sites and

between sites so pedestrians may safely and comfortably access these properties.

- d) Where new surface parking areas are located within a front, or exterior side yard they shall be landscaped and screened from view from public streets to the satisfaction of the Township.
- e) Where any permitted use abuts or is in proximity to the environmental feature, such features as fencing, landscaping, berming, distance and grade separation or a combination of these features shall be utilized to ensure that there is adequate screening and buffering between the uses.
- f) Where a rear or exterior lot line abuts a public road or Provincial Highway, and/or a public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. The Township shall ensure conformity with this policy through the provisions of Site Plan Approval.
- g) Urban Design + Architectural Control Guidelines are attached to this Plan as Appendix I. These guidelines provide design principles for both the public and private realms, and they indicate the Township's expectations with respect to the character, quality and form of development in the community. All development proposals shall be consistent with the Urban Design + Architectural Control Guidelines.
- h) All development within Urban and Township Urban Areas shall provide municipal sewer and water facilities and all public and private utilities underground. Development in all other designations shall provide underground services and utilities, wherever feasible.
- i) For properties within the Core Area of Elmira, the Township will require that as part of the Site Plan Approval process, street level commercial buildings shall include elements to encourage pedestrian oriented design and a street friendly appearance being:
  - Buildings should have a clearly defined entryway oriented to the street;
  - 30% of the ground level, non-residential, building façade and sides of buildings adjacent to public right of ways should be transparent (windows and doors) wherever possible;
  - The building shall be handicapped accessible; and
  - That the front of the building on corner or through lots shall face the major street being Arthur Street or Church Street.



- j) Gateway sites shall:
    - i) Include landmark buildings and/or structures that reinforce the importance of the gateway location. This includes the use of high-quality building materials, windows and entrances facing the streets and unified and consistent architectural detailing; and
    - ii) Where possible, be designed to include special landscape treatments, appropriate signage, and high quality streetscaping.
- To facilitate the construction of an identified Gateway, partnerships among the Township, the Region, developers and/or service clubs shall be encouraged.

#### 7.9.6 PUBLIC SAFETY AND CRIME PREVENTION

In the review of Development applications, including Official Plan Amendments, Subdivision Plans, Zoning By-law amendments and Site Plans, consideration will be given to the development's impact on public safety including crime prevention.

#### 7.10 INDIVIDUAL SETTLEMENT AREAS WITHIN THE TOWNSHIP

The following sections in this chapter contain the policies and plans for each individual Settlement Area within the Township. Each Settlement Area is identified to be within one of the components of the Planned Community Structure described in Chapter 5, as further highlighted in the introduction section of this Chapter and listed below:

- 1) Rural Settlement Areas – see Sections 7.11 to 7.22
- 2) Rural Employment Areas – see Sections 7.23 to 7.25
- 3) Urban Areas – see Sections 7.26 and 7.27
- 4) Township Urban Areas – see Sections 7.28 and 7.29

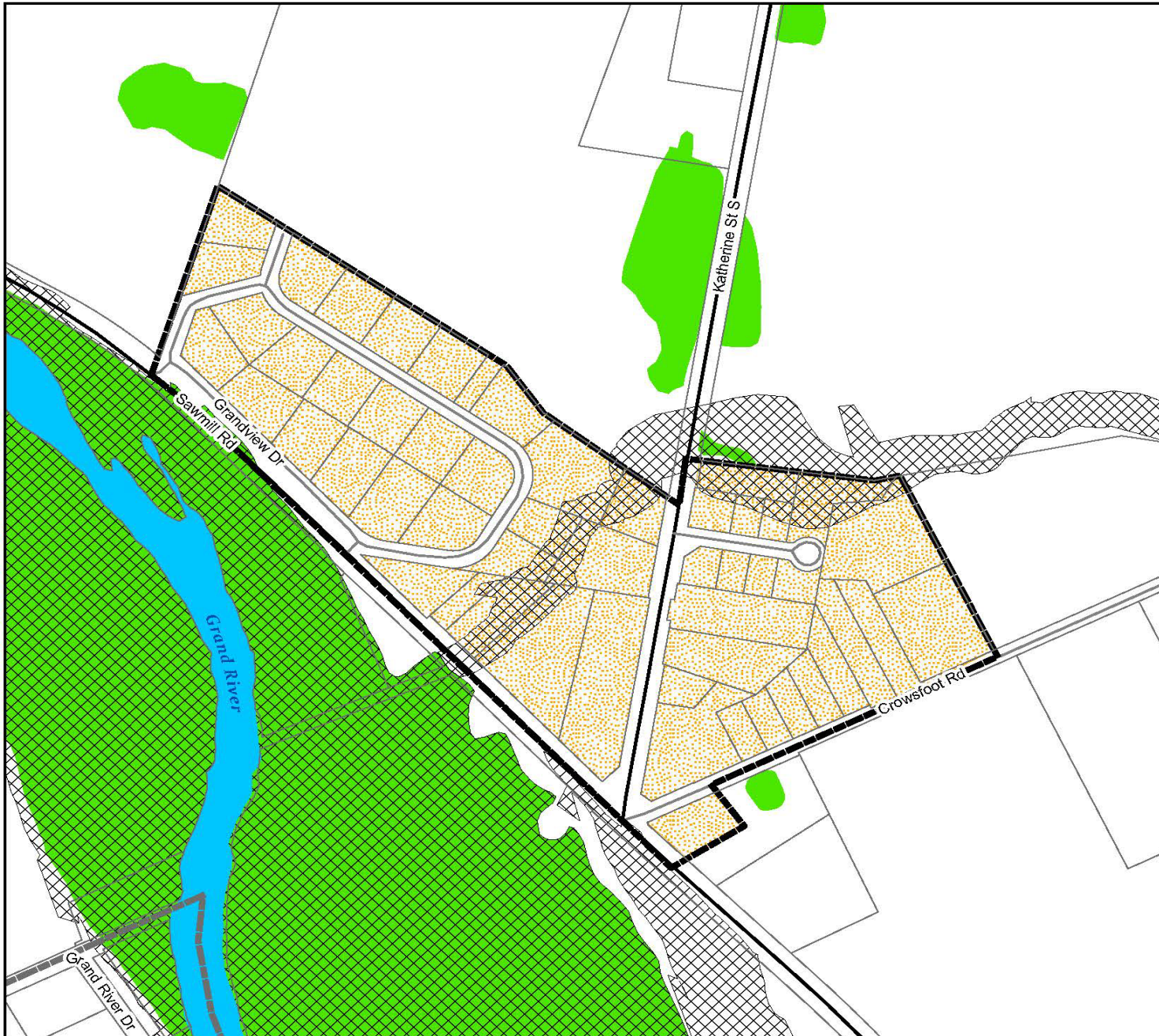
The Township is responsible to allocate appropriate amount of growth to each of these Areas to meet Woolwich's population and employment targets to the planning horizon of 2031 and to provide a variety of living environments. These Areas are further divided into sub-classifications as outlined in Section 7.1.1, based on their future development opportunities, the range of uses that are permitted and the level of services that they provide.

## RURAL SETTLEMENT AREAS

### **7.11 RURAL SETTLEMENT PLAN - CROWSFOOT CORNER SETTLEMENT AREA**

The following policies apply to the Crowsfoot Corner Settlement Area generally shown on Map 5.2 with Symbol Number 1 and detailed on Schedule A at end of this subsection.

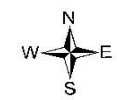
- 7.11.1 The Crowsfoot Corner Settlement Area is classified as a Residential Settlement and future development may be considered in accordance with Section 7.1.1 a).
- 7.11.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Crowsfoot Settlement Map shown as Schedule ‘A’ at the end of Section 7.11.
- 7.11.3 Water will be provided by a "Private Water Supply".
- 7.11.4 Sewage Disposal shall be by means of "Private Sewage Treatment".
- 7.11.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.11.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule A  
Township of Woolwich  
Rural Settlement Plan  
Crowsfoot Corner**

**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Urban
-  Township Boundary



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## **7.12 RURAL SETTLEMENT PLAN - BLOOMINGDALE SETTLEMENT AREA**

The following policies apply to the Bloomingdale Settlement Area generally shown on Map 5.2 with Symbol Number 2 and detailed on Schedule A at end of this subsection.

- 7.12.1 Bloomingdale is classified as a Service Settlement and future development may be considered in accordance with Section 7.1.1 b).
- 7.12.2. Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Bloomingdale Settlement Map shown as Schedule ‘A’ at the end of Section 7.12.
- 7.12.3 Water shall be provided by means of "Private Water Supply".
- 7.12.4 Sewage Disposal shall be by means of "Private Sewage Treatment".
- 7.12.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.12.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.





## Schedule A Township of Woolwich Rural Settlement Plan Bloomingdale

### Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Future Road
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban



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### **7.13 RURAL SETTLEMENT PLAN - WINTERBOURNE SETTLEMENT AREA**

The following policies apply to the Winterbourne Settlement Area generally shown on Map 5.2 with Symbol Number 3 and detailed on Schedule A at end of this subsection.

- 7.13.1 Winterbourne is classified as a Service Settlement and future development may be considered in accordance with Section 7.1.1 b).
- 7.13.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Winterbourne Settlement Map shown as Schedule ‘A’ at the end of Section 7.13.
- 7.13.3 Water shall be provided by means of "Private Water Supply".
- 7.13.4 Sewage Disposal shall be by means of “Private Sewage Treatment”.
- 7.13.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.13.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule A  
Township of Woolwich  
Rural Settlement Plan  
Winterbourne**

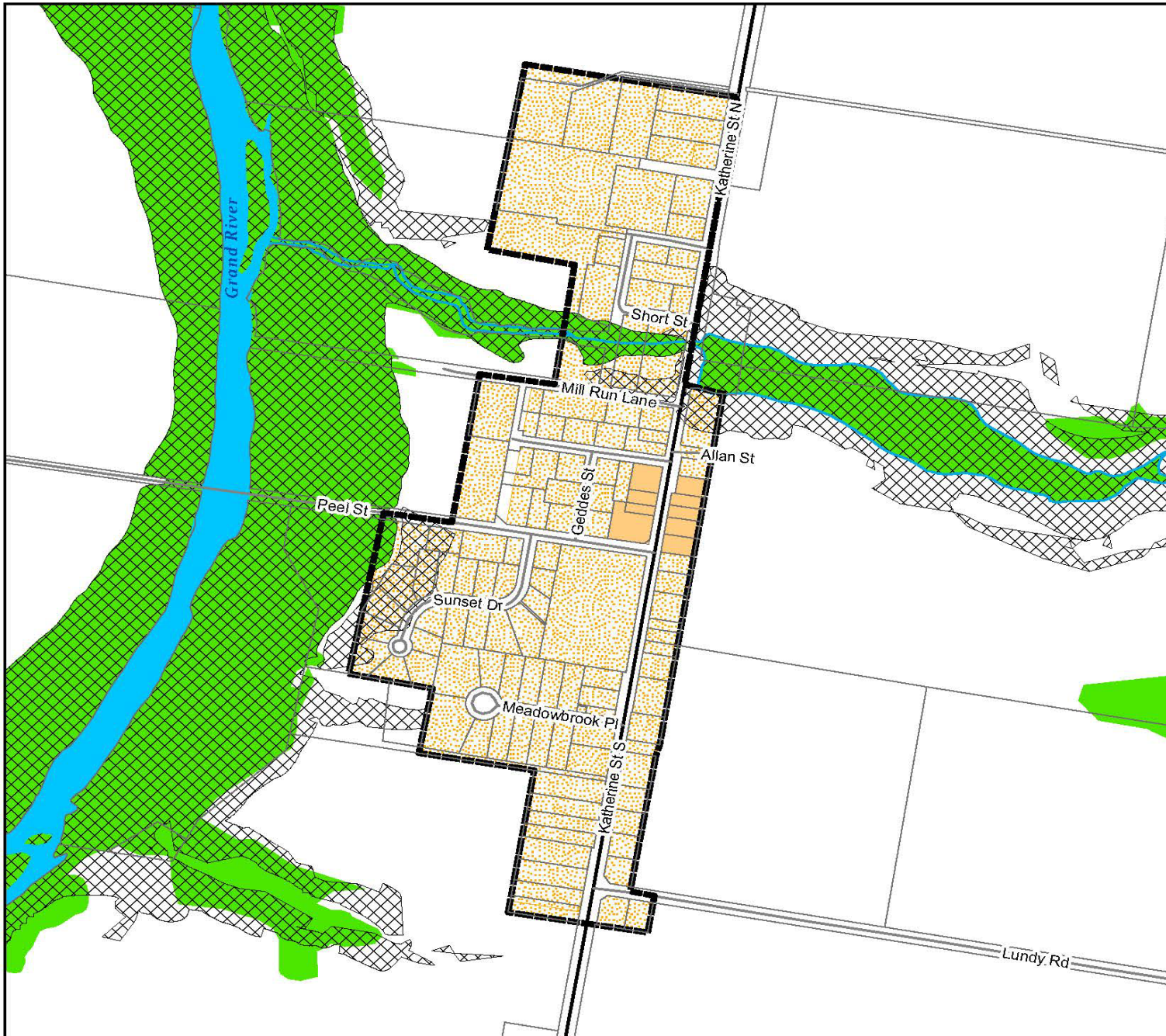
**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban



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## **7.14 RURAL SETTLEMENT PLAN - HEIDELBERG SETTLEMENT AREA**

The following policies apply to the Heidelberg Settlement Area generally shown on Map 5.2 with Symbol Number 4 and detailed on Schedule A at end of this subsection.

7.14.1 Heidelberg is classified as a General Urban Settlement and future development may be considered in accordance with Section 7.1.1 c).

7.14.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Heidelberg Settlement Map shown as Schedule ‘A’ at the end of Section 7.14.

7.14.3 Water may be provided by a combination of “Municipally Operated Water Supply” and “Private Water Supply”.

7.14.4 Sewage Disposal shall be by means of “Private Sewage Treatment” or a “Municipally Operated “Sewage Treatment System”.

7.14.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.

7.14.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.

NOTE: The west half of the Heidelberg Settlement Area lies within the Township of Wellesley. See Wellesley Official Plan for policies relative to the portion of Heidelberg within the Township of Wellesley.



# Schedule A Township of Woolwich Rural Settlement Plan Heidelberg

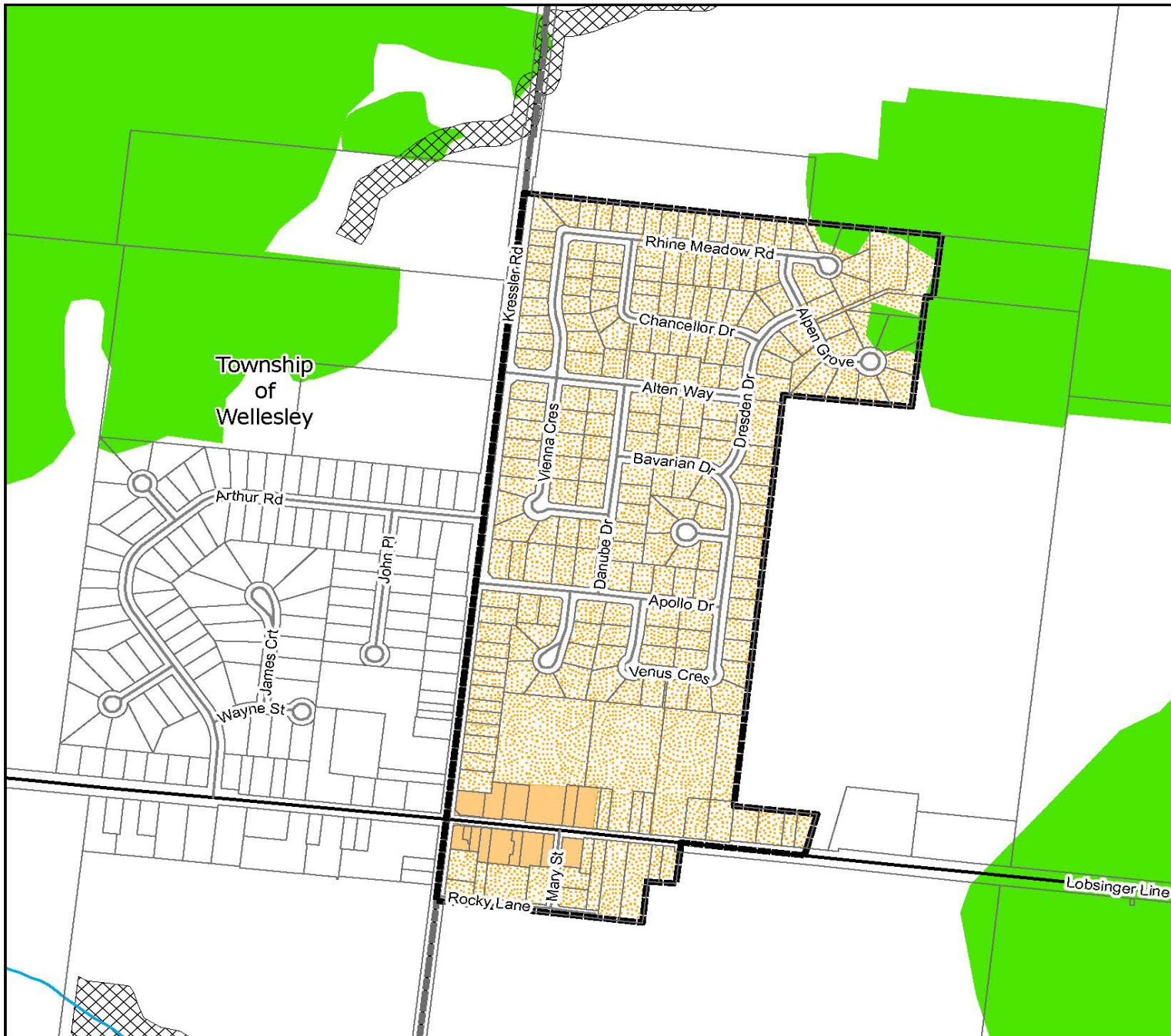
## Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban
-  Township Boundary



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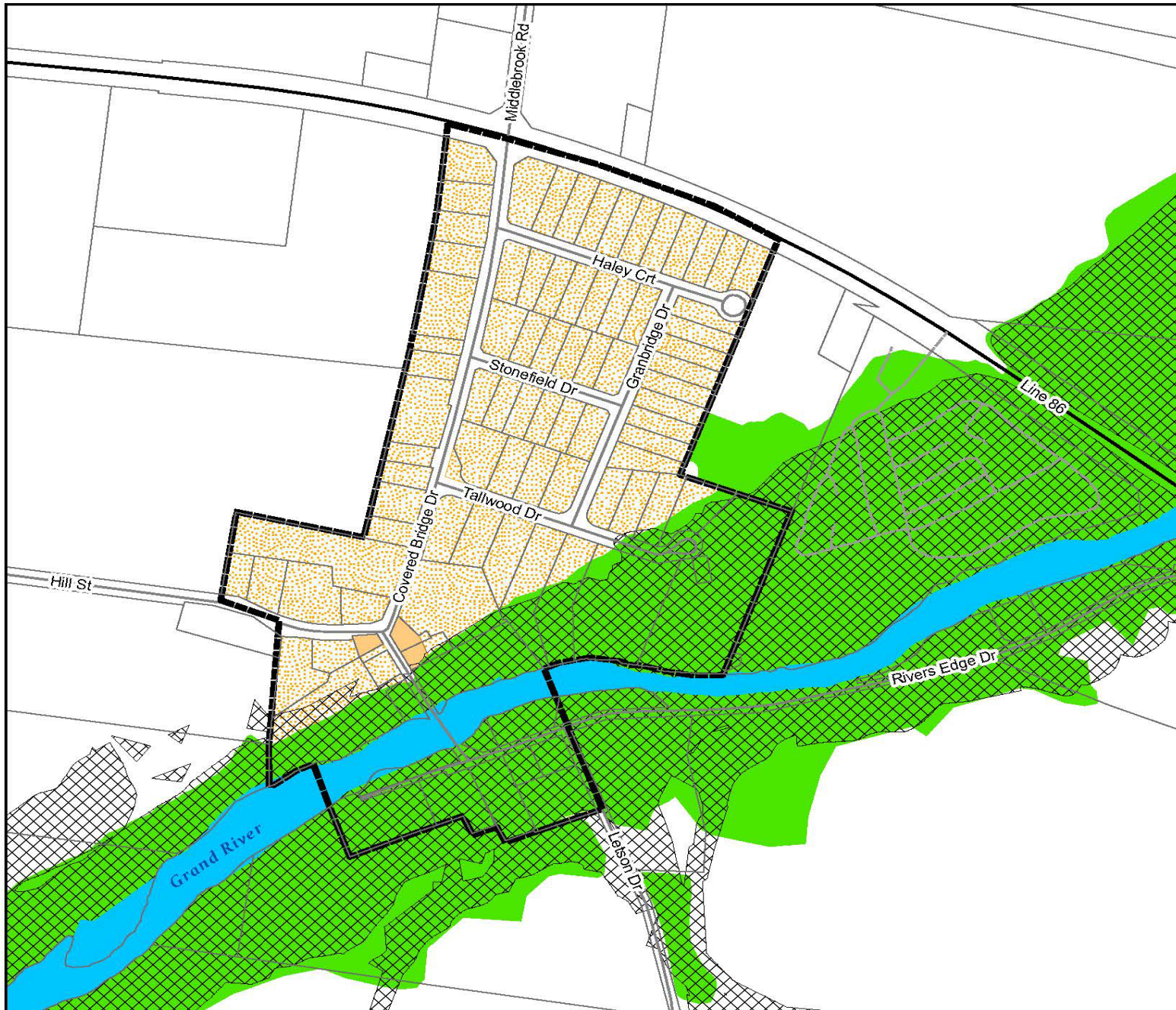
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## **7.15 RURAL SETTLEMENT PLAN - WEST MONTROSE SETTLEMENT AREA**

The following policies apply to the West Montrose Settlement Area generally shown on Map 5.2 with Symbol Number 5 and detailed on Schedule A at end of this subsection.

- 7.15.1 West Montrose is classified as a Service Settlement and future development may be considered in accordance with Section 7.1.1 b).
- 7.15.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation, in accordance with the West Montrose Settlement Map shown as Schedule ‘A’ at the end of Section 7.15 and in accordance with Section 12.8 – The West Montrose *Cultural Heritage Landscape* Policy Area.
- 7.15.3 Water may be provided by a combination of "Municipally Operated Water Supply" and "Private Water Supply".
- 7.15.4 Sewage Disposal shall be by means of "Private Sewage Treatment".
- 7.15.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.15.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.





## Schedule A Township of Woolwich Rural Settlement Plan West Montrose

### Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban
-  Township Boundary



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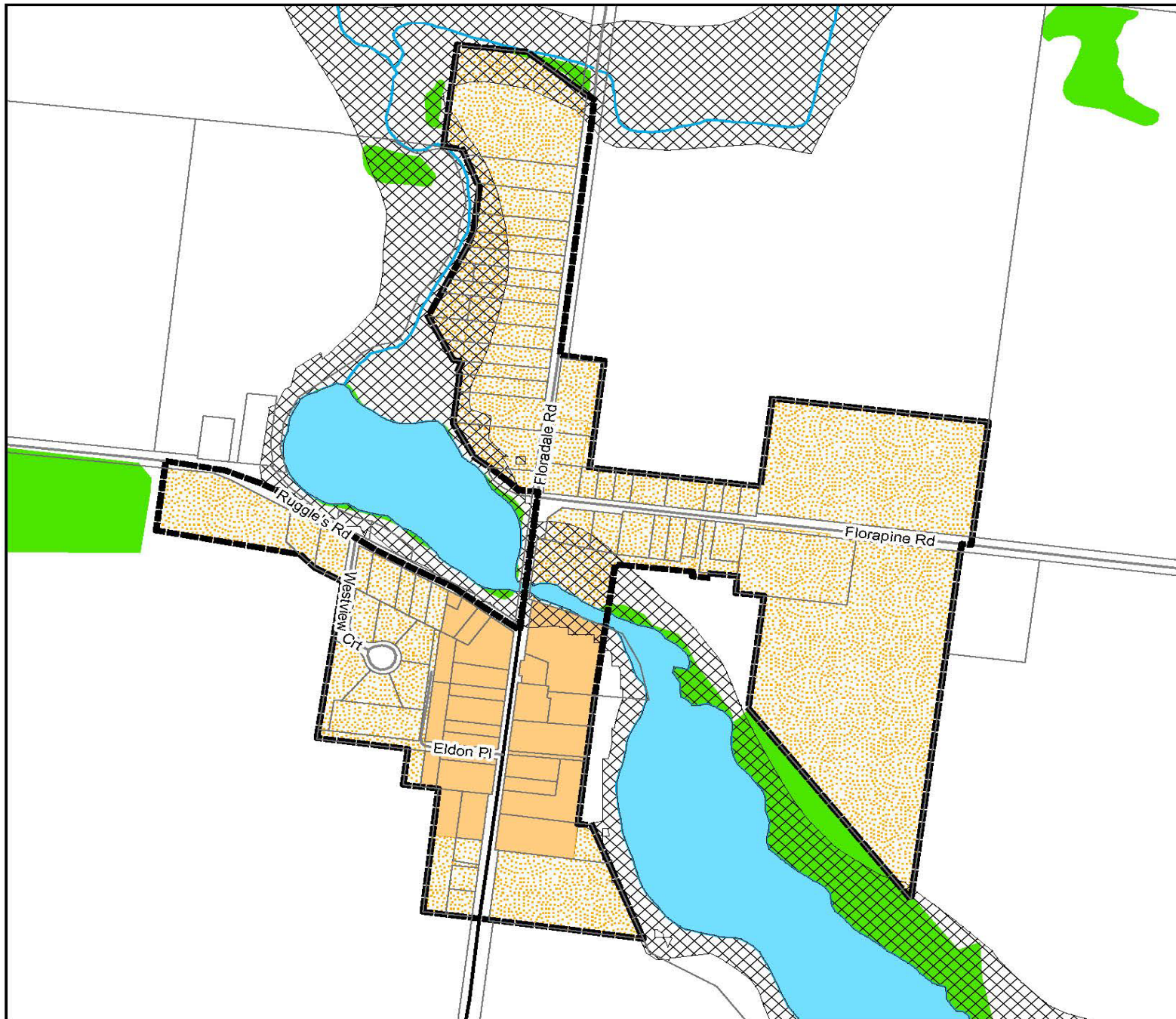
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## **7.16 RURAL SETTLEMENT PLAN - FLORADALE SETTLEMENT AREA**

The following policies apply to the Floradale Settlement Area generally shown on Map 5.2 with Symbol Number 6 and detailed on Schedule A at end of this subsection.

- 7.16.1 Floradale is classified as a Service Settlement and future development may be considered in accordance with Section 7.1.1 b).
- 7.16.2 Future urban growth shall take place in accordance with the policies of Section 7.4 – Settlement Designation and in accordance with the Floradale Settlement Map shown as Schedule ‘A’ at the end of Section 7.16.
- 7.16.3 Water will be provided by “Private Water Supply”.
- 7.16.4 Sewage Disposal shall be by means of "Private Sewage Treatment".
- 7.16.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.16.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.





## Schedule A Township of Woolwich Rural Settlement Plan Floradale

### Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban
-  Township Boundary



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## **7.17 RURAL SETTLEMENT PLAN - MARYHILL SETTLEMENT AREA**

The following policies apply to the Maryhill Settlement Area generally shown on Map 5.2 with Symbol Number 7 and detailed on Schedule A at end of this subsection.

- 7.17.1 Maryhill is classified as a Service Settlement and future development may be considered in accordance with the definition of a Service Settlement in Section 7.1.1 b).
- 7.17.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Maryhill Settlement Map shown as Schedule ‘A’ at the end of Section 7.17.
- 7.17.3 Water may be provided by a combination of “Municipally Operated Water Supply” and “Private Water Supply”.
- 7.17.4 Sewage Disposal shall be by means of “Private Sewage Treatment”.
- 7.17.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.17.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule A  
Township of Woolwich  
Rural Settlement Plan  
Maryhill**

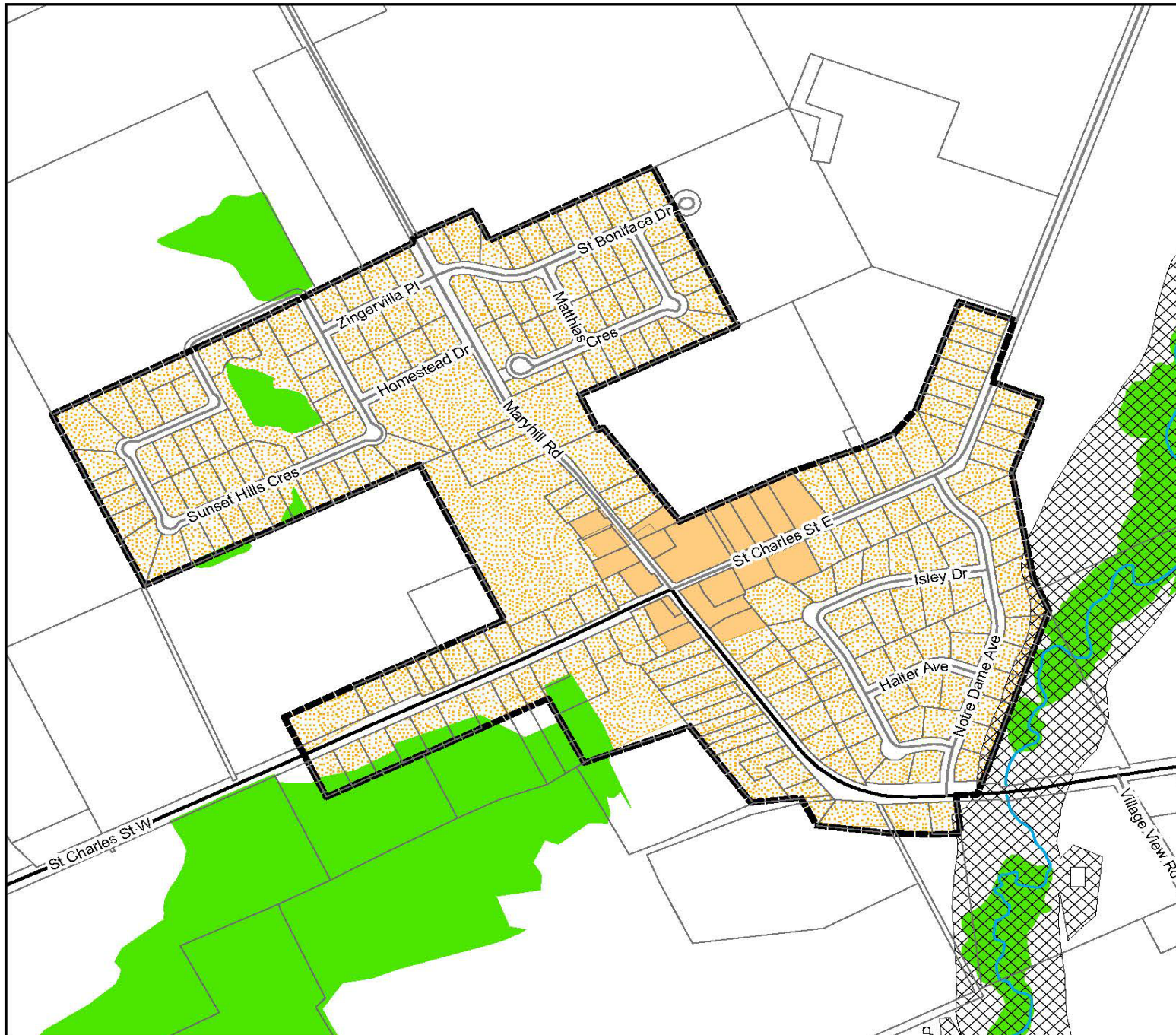
**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban
-  Township Boundary



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## **7.18 RURAL SETTLEMENT PLAN - MUNDIL SETTLEMENT AREA**

The following policies apply to the Mundil Settlement Area generally shown on Map 5.2 with Symbol Number 8 and detailed on Schedule A at end of this subsection.

- 7.18.1 Mundil is classified as a Residential Settlement and future development may be considered in accordance with Section 7.1.1 a).
- 7.18.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Mundil Settlement Map shown as Schedule ‘A’ at the end of Section 7.18.
- 7.18.3 Water may be provided by "Private Water Supply" and/or "Municipal Operated Water Supply".
- 7.18.4 Sewage Disposal shall be by means of "Private Sewage Treatment".
- 7.18.5 The provisions of Section 7.8 - Severance Policies - Settlements - shall apply.
- 7.18.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.





## Schedule A Township of Woolwich Rural Settlement Plan Mundil

### Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban
-  Township Boundary



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## **7.19 RURAL SETTLEMENT PLAN - WEBER SETTLEMENT AREA**

The following policies apply to the Weber Settlement Area generally shown on Map 5.2 with Symbol Number 9 and detailed on Schedule A at end of this subsection.

- 7.19.1 Weber is classified as a Residential Settlement and future development may be considered in accordance with Section 7.1.1 a).
- 7.19.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Weber Settlement Map shown as Schedule ‘A’ at the end of Section 7.19.
- 7.19.3 Water may be provided by "Private Water Supply".
- 7.19.4 Sewage Disposal shall be by means of "Private Sewage Treatment".
- 7.19.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.19.6 Development shall be restricted to infilling between existing residential units.
- 7.19.7 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule A  
Township of Woolwich  
Rural Settlement Plan  
Weber**

**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban



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## **7.20 RURAL SETTLEMENT PLAN - CONESTOGO SETTLEMENT AREA**

The following policies apply to the Conestogo Settlement Area generally shown on Map 5.2 with Symbol Number 10 and detailed on Schedule A at end of this subsection.

- 7.20.1 Conestogo is classified as a General Urban Settlement and future development may be considered in accordance with Section 7.1.1 c).
- 7.20.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Conestogo Settlement Map shown as Schedule ‘A’ at the end of Section 7.20.
- 7.20.3 Water may be provided by a combination of "Municipally Operated Water Supply" and "Private Water Supply".
- 7.20.4 Sewage Disposal shall be by means of “Private Sewage Treatment” or a “Municipally Operated Sewage Treatment System”.
- 7.20.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.20.6 Site-Specific Policy Area – Conestogo:
  - a) The lands included in this Site-Specific Policy Area designation are affected by an existing farming operation with buildings and barns located on the west side of Northfield Drive East and north of the Conestogo Settlement Area.
  - b) Although this area is recognized as having been a logical rounding out of the Conestogo Settlement, it is also recognized that the future urban development within the Site-Specific Policy Area may conflict with the Minimum Distance Separation Formula as applied to the existing farm buildings.
  - c) It is not the intent of this Plan to prohibit use of these lands but rather to adopt a policy statement to indicate that this potential conflict in land uses must be resolved prior to approval or urban development in the Site-Specific Policy Area.
- 7.20.7 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.

# Schedule A Township of Woolwich Rural Settlement Plan Conestogo

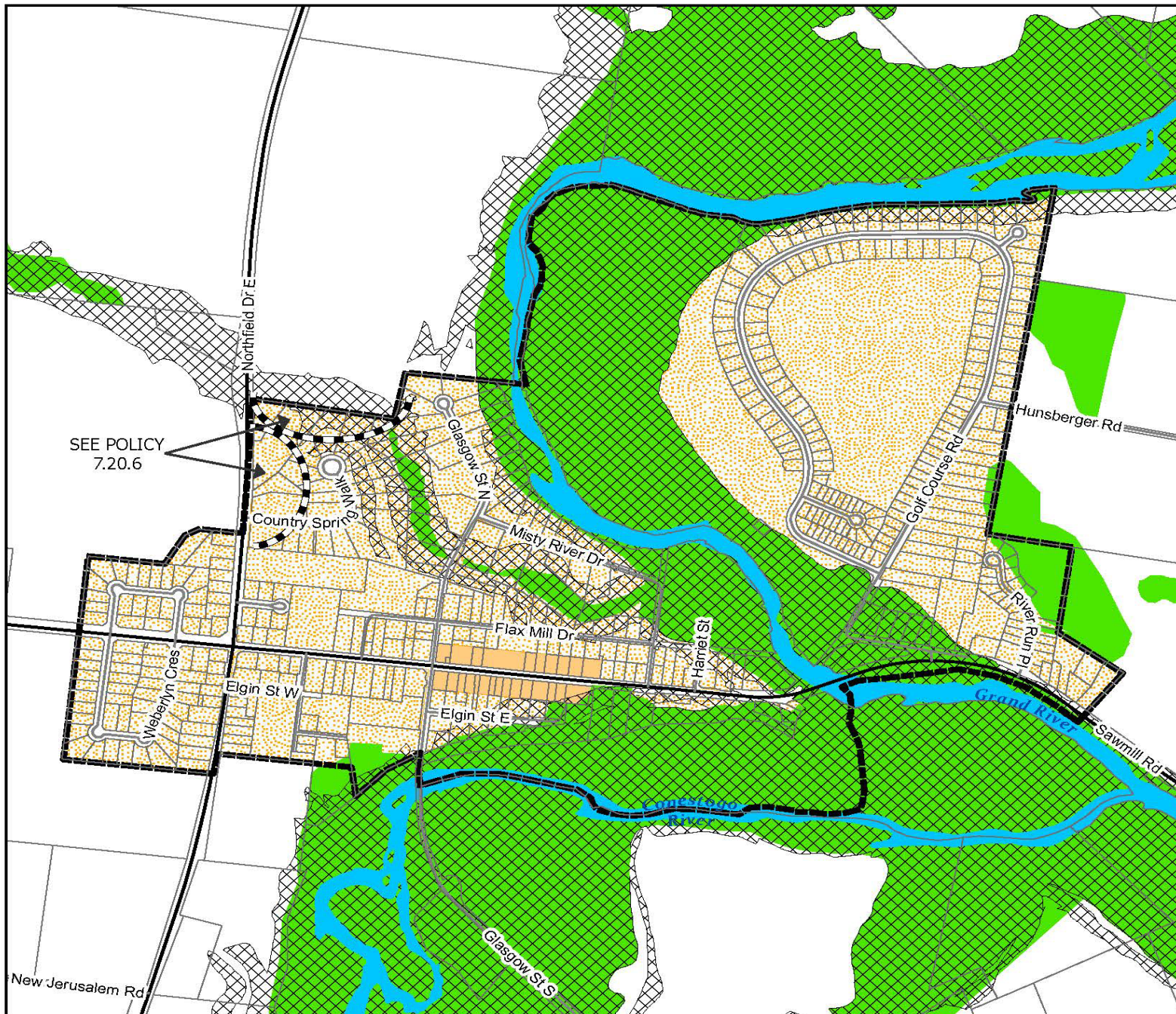
## Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Site Specific Policy Area
-  Core Area
-  Urban



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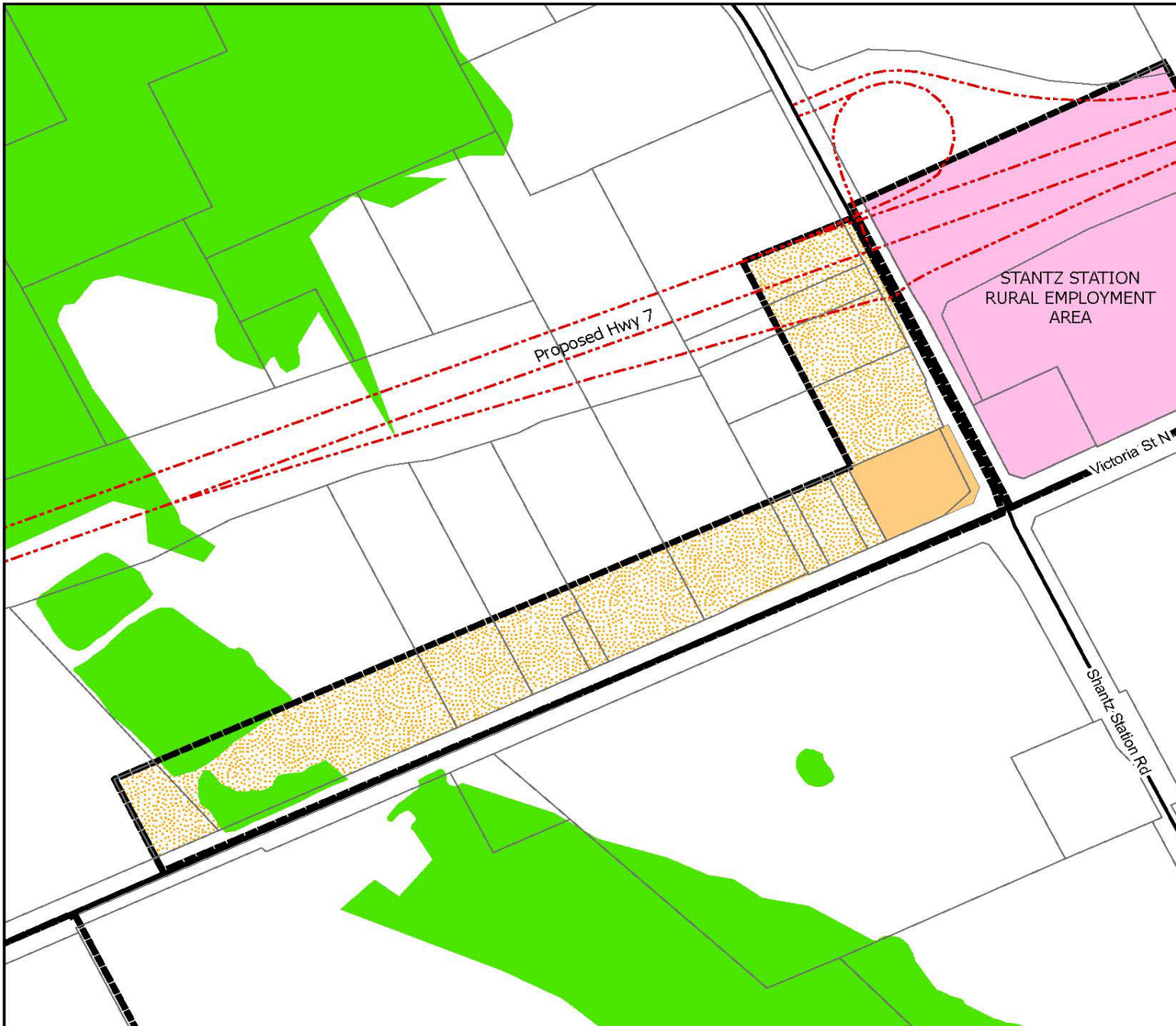
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## **7.21 RURAL SETTLEMENT PLAN - SHANTZ STATION SETTLEMENT AREA**

The following policies apply to the Shantz Station Settlement Area generally shown on Map 5.2 with Symbol Number 11 and detailed on Schedule A at end of this subsection.

- 7.21.1 Shantz Station is classified as a Service Settlement and future development may be considered in accordance with Section 7.1.1 b).
- 7.21.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Settlement Designation and in accordance with the Shantz Station Settlement Map shown as Schedule ‘A’ at the end of Section 7.21.
- 7.21.3 Water will be provided by means of "Private Water Supply".
- 7.21.4 Sewage disposal shall be by means of "Private Sewage Treatment".
- 7.21.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.21.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



# Schedule A Township of Woolwich Rural Settlement Plan Shantz Station

## Legend

- Settlement Area Boundary
- Property Lines
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Future Road
- Rail line
- Environmental Protection
- Core Area
- Commercial
- Urban



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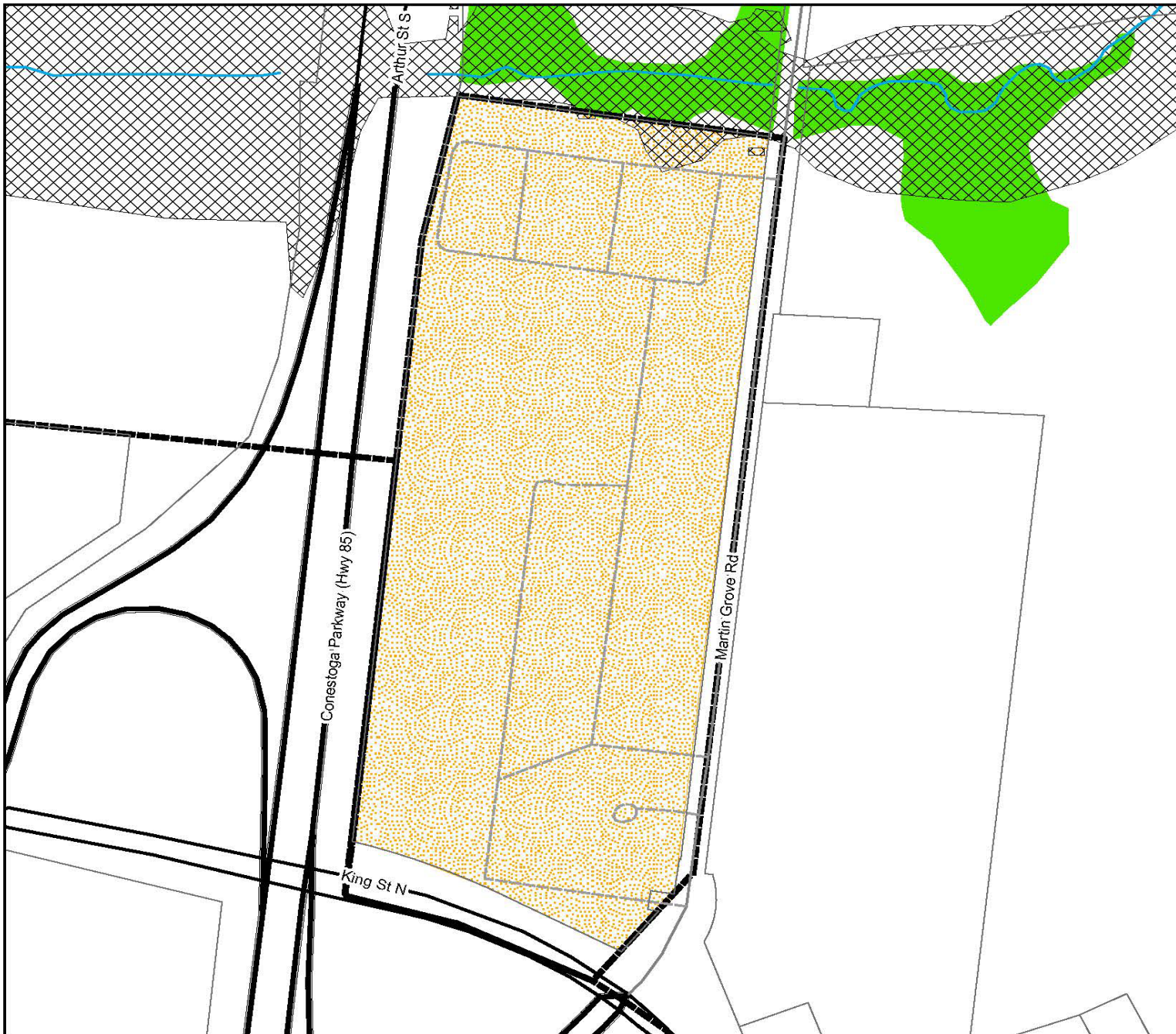
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2022

## **7.22 RURAL SETTLEMENT PLAN - MARTIN GROVE SETTLEMENT AREA**

The following policies apply to the Martin Grove Settlement Area generally shown on Map 5.2 with Symbol Number 12 and detailed on Schedule A at end of this subsection.

- 7.22.1 Martin Grove is recognized as a Rural Settlement Area. Recognition is given to the relatively high residential density of approximately 16 units per hectare. This density is acceptable based on the type of housing provided and the communal servicing of the development. Future development may be considered in accordance with the definition of a Service Settlement in Section 7.1.1.
- 7.22.2 Future urban growth shall take place in accordance with the provisions of Section 7.4 – Land Use Policies and in accordance with the Martin Grove Settlement Map shown as Schedule ‘A’ at the end of Section 7.22.
- 7.22.3 It is the intent of this plan that the Open Space Land Use Area shall extend from the southernmost limit of the Regulatory Flood Line to the northern limits of the subject property. In addition, passive outdoor uses accessory to the adjacent residential uses are permitted within the Open Space Land Use Area provided that no buildings or structures are erected.
- 7.22.4 Water shall be provided by “Communal Water Supply” or “Municipal Water Supply”.
- 7.22.5 Sewage disposal shall be by means of communal collection and onsite treatment facility or other facility acceptable to Council, the Ministry of the Environment, Conservation Parks and the Regional Health Unit.
- 7.22.6 It is the intention of this plan that the implementing Zoning By-law shall regulate the type of residential dwellings to be developed, protect the flood plain of Martin’s Creek and make provision for accessory facilities within the settlement (i.e., recreation, services, parking, etc.).
- 7.22.7 A Site Plan Agreement shall be required to ensure that the lands are developed appropriately.
- 7.22.8 A surface drainage and lot grading plan shall be as required in the Site Plan Agreement pertaining to this development.
- 7.22.9 Notwithstanding, the provisions of Section 7.8, Severance Policies - Settlements, no severances of individual residential units are permitted.





## Schedule A Township of Woolwich Rural Settlement Plan Martin Grove

### Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Urban



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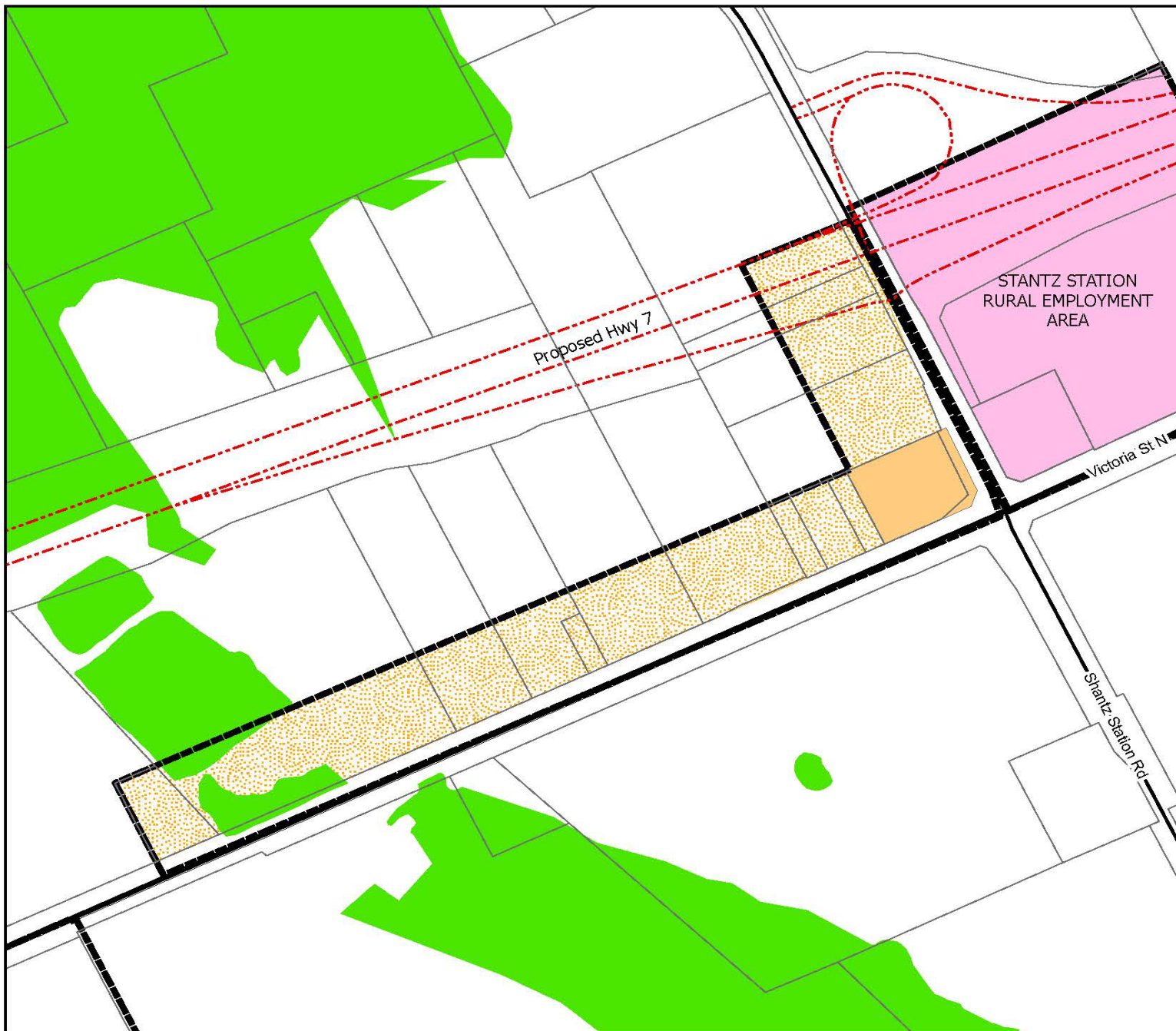
## RURAL EMPLOYMENT AREAS

### **7.23 SHANTZ STATION COMMERCIAL AREA**

The following policies apply to the Shantz Station Rural Employment Areas generally shown on Map 5.2 with Symbol Number 13 and detailed on Schedule A at end of this subsection.

- 7.23.1 Shantz Station Commercial Area is a Rural Employment Area- Commercial in accordance with Section 7.1.4 and in accordance with the Shantz Station Commercial Area Map shown as Schedule 'A' at the end of Section 7.23.
- 7.23.2 This area shall be developed in accordance with the following definition:
  - a) Commercial is applied to areas to indicate that the predominant use of the land so designated shall be for commerce which is defined as the buying and selling of goods and services, and offices.
  - b) This definition need not prevent some of the land so designated from being used for other purposes provided that such other uses are compatible with and complementary to the predominant use of commerce.
- 7.23.3 Water shall be provided by "Private Water Supply" or "Municipal Operated Water Supply".
- 7.23.4 Sewage disposal shall be by means of "Private Sewage Treatment" or "Municipal Operated Sewage Treatment System".
- 7.23.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.23.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.23.2 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.





## Schedule A Township of Woolwich Rural Settlement Plan Shantz Station

### Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Future Road
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Core Area
-  Commercial
-  Urban



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## **7.24 BAST PLACE INDUSTRIAL/COMMERCIAL AREA**

The following policies apply to the Bast Place Rural Employment Areas generally shown on Map 5.2 with Symbol Number 14 and detailed on Schedule A at end of this subsection.

- 7.24.1 Bast Place is a Rural Employment Area- Industrial/Commercial Area in accordance with Section 7.1.4.
- 7.24.2 Future urban growth shall take place in accordance with the provisions of the Industrial/Commercial designation in Section 7.4 – Settlement Designation and in accordance with the Bast Place Industrial/Commercial Area Map shown as Schedule ‘A’ at the end of Section 7.24.
- 7.24.3 This Industrial/Commercial designation noted in 7.24.2 need not prevent the use of some of the lands within this designation for:
- a) farm-related commercial uses;
  - b) commercial uses permitted in Section 7.4.1.7 of this Plan which are supportive of industrial uses provided that the location of these commercial uses in an industrial area will in no way detract from the area for sound industrial development;
  - c) other uses provided that the location of these uses does not negatively impact the day-to-day operations of the existing industrial businesses or limit the attraction and/or expansion of future industrial development within this area, but not including uses which are normally considered for inclusion within a highway commercial designation; and
  - d) notwithstanding the above, commercial greenhouses and the existing tire sales and service enterprise are permitted by this Plan and may be recognized in the Zoning By-law.
- 7.24.4 Water shall be provided by “Private Water Supply”.
- 7.24.5 Sewage disposal shall be by means of "Private Sewage Treatment".
- 7.24.6 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.24.7 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 and 7.24.3 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



**Schedule A  
Township of Woolwich  
Rural Employment Area  
Plan  
Best Place  
Industrial/Commercial  
Area**

**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Industrial/Commercial



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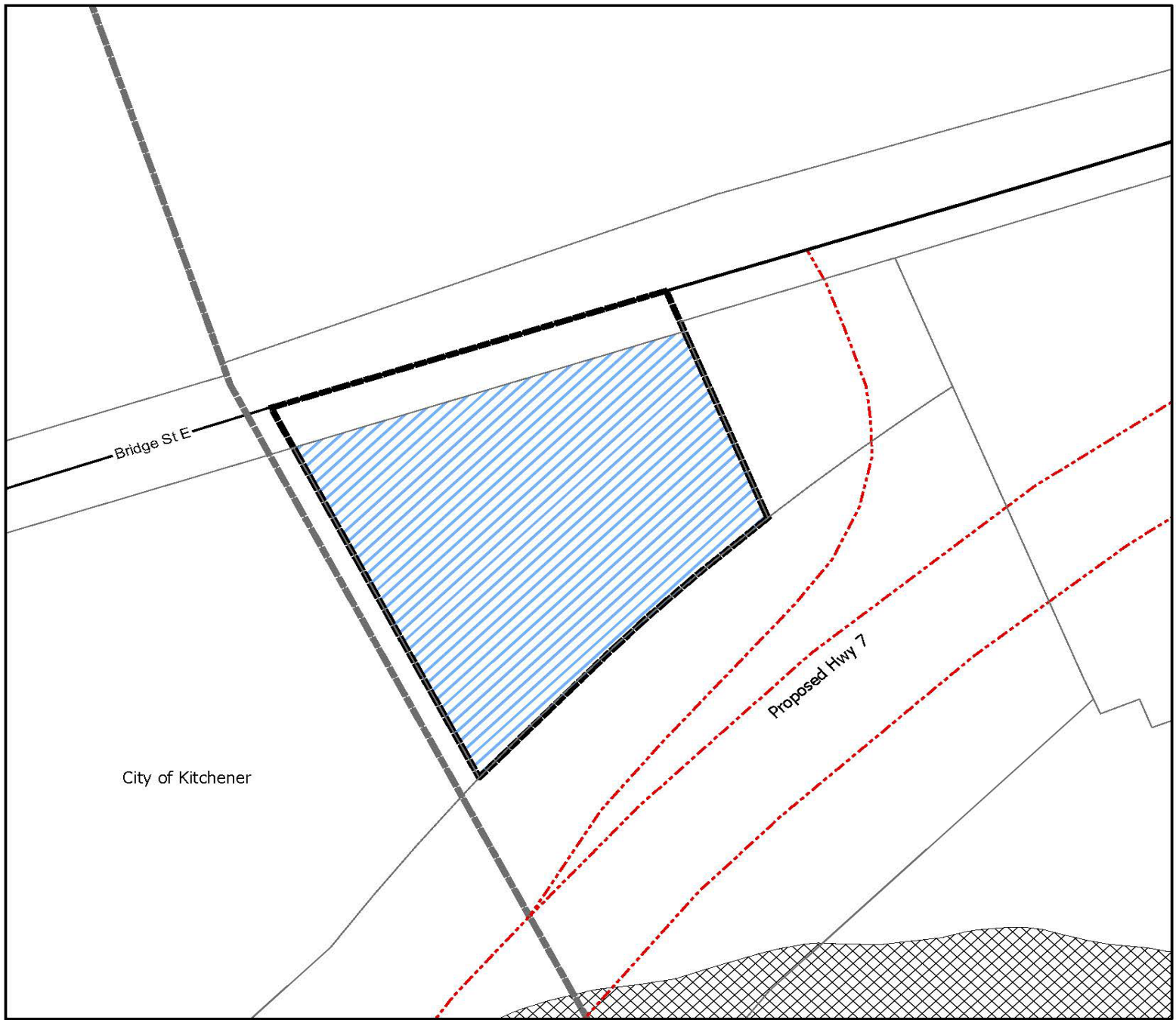
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## **7.25 NELSON MONUMENTS INDUSTRIAL AREA**

The following policies apply to the Nelson Monuments Rural Employment Areas generally shown on Map 5.2 with Symbol Number 15 and detailed on Schedule A at end of this subsection.

- 7.25.1 Nelson Monuments Industrial Area is a Rural Employment Area- Industrial Area in accordance with Section 7.1.4.
- 7.25.2 Future urban growth shall take place in accordance with the provisions of the Industrial designation in Section 7.4 – Settlement Designation and in accordance with the Nelson Monument Industrial Area Map shown as Schedule ‘A’ at the end of Section 7.25.
- 7.25.3 Water shall be provided by “Private Water Supply”.
- 7.25.4 Sewage disposal shall be by means of "Private Sewage Treatment".
- 7.25.5 The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- 7.25.6 The Township through the Zoning By-law shall refine the list of permitted uses outlined in Section 7.4 to ensure that new development is appropriate and compatible in the context of adjacent land uses and surrounding community.



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**Schedule A  
Township of Woolwich  
Rural Employment Area  
Plan  
Nelson Monuments  
Industrial Area**

**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Future Road
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Industrial



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## URBAN AREA

### **7.26 SETTLEMENT PLAN - BRESLAU URBAN AREA**

The following policies apply to the Breslau Urban Area generally shown on Map 5.2 with Symbol Number 16 and detailed on Schedule A at end of this subsection.

#### **7.26.1 BASIS**

##### **7.26.1.1 Purpose**

- a) The Breslau Settlement Area (or “Breslau”) is part of the Township of Woolwich within the Region of Waterloo (or the “Region”) and forms part of the designated Urban Area in the Region of Waterloo Official Plan - 2031 (the “Regional Official Plan”). Breslau is the second largest of the three major General Urban Settlements within the Township.
  
- b) The purpose of this Chapter of this Plan is to provide a detailed land use plan and policy framework to guide future growth and development within the Breslau Settlement Area. This Chapter is a long-term policy document for managing growth and development to the year 2031, to match the time horizons of the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), and the Regional Official Plan. The goals for this Chapter are:
  - i) To be a visionary set of policies that appropriately balances development control and phasing, with the flexibility to respond to technical requirements and market fluctuations over time. This Chapter must recognize the opportunities for growth and development provided by Breslau’s tremendous accessibility attributes and its existing quality of place and quality of life;
  - ii) To ensure that development will occur in a logical and efficient sequence and within a framework of fiscal responsibility that is within the ability of the Township to provide appropriate community facilities and urban infrastructure services to the existing and new population and employment opportunities; and
  - iii) To achieve a community that is distinct in a built form and structure from the other communities forming part of the Region’s Urban Area.
  
- c) Land use and development in Breslau shall be subject to the policies of this Plan and the policies of this Section, including Schedule’s ‘A’, ‘B’ and ‘C’ at the end of Section 7.26. Where there is a conflict between the



policies of this Chapter and any other policies in this Plan, the more restrictive policy shall apply, except where otherwise specifically identified in the policies of this Chapter.

- d) This Chapter also includes the attached Appendix I, Appendix II, Appendix III and Appendix IV. These Appendices are a non-statutory component of this Plan. It is the intent of this Chapter that new development within the Breslau Settlement Area be consistent with the information and guidelines found within these Appendices. Further, these Appendices may be modified by Council resolution. A statutory Official Plan Amendment is not required to modify any of the attached Appendices.

#### 7.26.1.2 Vision

- a) The Breslau Settlement Area is a modestly scaled community located on the edge of the Grand River, adjacent to the Cities of Kitchener and Cambridge and in close proximity to the Cities of Waterloo and Guelph. It is set within a rolling landscape, and functions as a transition between the *Countryside* of Woolwich Township and the adjacent urban areas. Breslau includes a residential community, an industrial area, a limited amount of commercial/retail activity and recreational opportunities. It is also, adjacent to the Region of Waterloo International Airport.
- b) Breslau is a safe, close knit and family-oriented community. Its residents and business operators are friendly and welcoming. The community has an established centre with a small-town feel. Importantly, Breslau is well located and accessible – locally, regionally, nationally and internationally.
- c) By 2031, Breslau is expected to grow to accommodate a population of approximately 7,690 people, and include about 3,845 jobs, although the community is expected, and has the potential, to grow substantially larger than that in the longer term.
- d) While accommodating that growth, Breslau will continue to be an attractive and unique community, focused on a well-preserved central neighbourhood. It features a mature tree canopy adding to the character of the existing community that will be protected and enhanced. Breslau also features unique transportation opportunities through its proximity to the railway line, highways and the Region of Waterloo International Airport.

- e) Breslau will be a *complete community* and will include a full array of land uses, such that there are places to live, go to school, work, shop and play within the community. All new development will be sustainable, compact and efficient, and will achieve Provincial and Regional planning objectives. Breslau will accommodate a full range of housing types, including housing that is considered more affordable.
- f) New schools and other community facilities will be built to serve both the growing local population and the broader region. Community design will be strongly influenced by abundant natural features, including the Grand River and Hopewell Creek valley systems.
- g) Breslau's tremendous accessibility attributes will continue to be enhanced through the promotion of *active transportation* principles, and will include, in addition to a comprehensive trails network, cycling facilities where appropriate, increased connectivity of the local transportation network, new Provincial Highway 7, introduction of high order transit facilities including a proposed GO Station and an enhanced regional, national and international presence at the nearby Region of Waterloo International Airport.

### 7.26.1.3 Principles

The following principles will guide the future development of Breslau:

- a) ***Principle 1:*** To grow and develop in a manner that protects and restores the Grand River and its contributing subwatersheds and the abundant natural areas, features and associated ecological functions. The creation of a comprehensive and linked Natural Heritage Framework will be promoted inclusive of parks, open spaces and publicly accessible trails.
- b) ***Principle 2:*** To promote and strengthen a community structure that protects the historic central neighbourhood and provides sufficient commercial lands, a range of housing, business opportunities and community services in a manner that is reflective of the needs of the local community.
- c) ***Principle 3:*** To create well designed, safe, attractive and sustainable residential neighbourhoods that are integrated with the existing community in a logical, compatible, efficient and cost-effective manner.

- d) **Principle 4:** To recognize the long-term development potential of the adjacent *Countryside* within the Countryside Line as identified on Map 7 of the Regional Official Plan, but to also protect the existing agricultural operations in the interim by avoiding premature expansion of the Breslau Settlement Area.
- e) **Principle 5:** To develop a well-connected, multi-modal and safe *active transportation* system that promotes walking, cycling and transit usage, as well as providing an efficient road network for motor vehicles.
- f) **Principle 6:** To promote “green” and “healthy” neighbourhoods and buildings that are attractive, accessible, energy efficient and include an array of sustainable design features that promote a healthy, active lifestyle.
- g) **Principle 7:** To protect people and property within Breslau from natural hazards including flooding, erosion and unstable soils as well as from other nuisance impacts including noise, odour and vibration.
- h) **Principle 8:** To manage growth within Breslau over time in a manner that respects the existing residents, is logical, efficient and cost effective, balanced with employment opportunities and is reflective of the financial and administrative capabilities of the Township.

#### 7.26.1.4 Urban Structure

- a) The Regional Official Plan classifies Breslau as an Urban Area. In this Plan, Breslau is classified as General Urban Settlement under Chapter 7.1.1 c) and is subject to policies in Chapters 7.1, 7.3, 7.4 and 7.5 and in accordance with the land use terms defined in Section 7.26.
- b) The community of Breslau is the second largest urban community within the Township of Woolwich: smaller than Elmira, but larger than St. Jacob’s. The population of the Township is estimated at 26,450 people (2015), and Breslau represents about 16 percent of that total, or approximately 4,150 people.
- c) Schedule ‘A’ – Urban Structure Plan - Breslau identifies the Settlement Area Boundary of Breslau that is subject to this Chapter. It also identifies some of the key elements of this Chapter, including the Natural Heritage Framework, the retail/commercial areas, the Village Main Street, the

employment areas, the residential neighbourhoods, gateways and existing/proposed elementary schools..

- d) Schedule 'B' – Settlement Plan – Breslau identifies the geographic distribution of the following land use designations, overlays and symbols, which represent the planned community structure for Breslau for the planning horizon to 2031:
  - i) Environmental Protection Designation;
  - ii) Natural Hazards (overlay);
  - iii) Open Space – Recreational Designation;
  - iv) Stormwater Management Facility (symbol);
  - v) Village Main Street Designation;
  - vi) Village Residential Designation;
  - vii) Low/Medium Density Residential Designation;
  - viii) Medium/High Density Residential Designation;
  - ix) Commercial/Mixed Use Designation;
  - x) Commercial/Business Park Designation;
  - xi) Commercial/Retail Designation;
  - xii) Institutional Designation;
  - xiii) Neighbourhoods 1 + 2 (overlay);
  - xiv) Employment Land I Designation;
  - xv) Employment Land II Designation;
  - xvi) South Breslau Industrial Area Designation;
  - xvii) Safety Kleen Restricted Area (overlay);
  - xviii) Safety Kleen Industrial Designation;
  - xix) Proposed GO Station Designation;
  - xx) Site-Specific Policy Areas (overlay);

These Land Use Designations and Symbols form the structural basis for the policy framework articulated in this Chapter.

- e) Schedule 'C' – Transportation Network - Breslau identifies existing and proposed roads and corridors, trails, railway and the proposed GO Station.
- f) Further information that helps to understand the Schedules and associated policy framework are provided in the following Appendices:
  - i) Appendix I: Urban Design + Architectural Control Guidelines;
  - ii) Appendix II: Environmental Features Mapping;
  - iii) Appendix III: Cultural Heritage Resources Mapping; and

iv) Appendix IV: Area Calculations by Land Use Designation.

## 7.26.2 AN EFFICIENT AND COST-EFFECTIVE GROWTH MANAGEMENT STRATEGY

### 7.26.2.1 Growth Parameters

- a) Within the Township of Woolwich, the Elmira Settlement Area will remain as the primary urban centre in the long-term and Breslau will remain as the secondary urban centre, while it is recognized that Breslau is part of the Region's Urban Area and will develop at appropriate densities. The population of the Township is estimated at 26,450 people (2015), Elmira represents about 42 percent, or approximately 11,150 people and Breslau represents about 16 percent of that total, or approximately 4,150 people.
- b) The projected population for the Breslau Settlement Area includes the developed lands within the Built Boundary, as well as new residences built outside of the *built boundary* since 2006 within *designated greenfield areas*.
- c) By 2031, Breslau is expected to grow to accommodate a population of approximately 7,690 people, and include about 3,845 jobs, although Breslau is expected, and has the potential, to grow substantially larger as referenced in Note 4 of Section 5.3.1.
- d) New development within the Breslau Settlement Area shall be planned on the basis of full municipal sewer, water and stormwater management facilities, an appropriate transportation network and in accordance with the Servicing and Utility Policies identified in Section 7.26.8.2.
- e) Sanitary sewer services are to be provided through an additional wastewater capacity from the City of Kitchener's sewage treatment system, by the Cross-Border Servicing Agreement with the City of Kitchener.
- f) Schedule 'A' – Urban Structure Plan – Breslau identifies two boundaries and an area that will play significant roles in managing growth within the Breslau Settlement Area to the year 2031. They include:
  - i) The Settlement Area Boundary - this line identifies the limits of the Breslau Settlement Area that is subject to the policies, schedules and appendices in this Chapter of this Plan;

- ii) The delineated *built boundary* - this line, established by the Province under the 2006 Growth Plan for the Greater Golden Horseshoe Growth Plan (Growth Plan), identifies the limits of existing development or *built-up areas* within the Breslau Settlement Area as of 2006. In conformity with the Growth Plan, new development within this line is regarded as intensification; and
- iii) *Designated greenfield areas* – are those lands that are within the Settlement Area Boundary, but outside of the identified Built Boundary.

#### 7.26.2.2 General Staging Objectives

- a) All new residential and employment generating development shall occur in a well managed, orderly and cost-effective manner. In addition to the Servicing and Utility Policies of Section 7.26.8.2 of this Plan, key factors to consider in this regard include:
  - i) The integration of new development within the planned urban structure of Breslau, resulting in a more *contiguous*, connected and compact urban form;
  - ii) The achievement of a minimum gross density of 55 persons and jobs combined per hectare within the *designated greenfield areas* (lands within Neighbourhood 1 and Neighbourhood 2 and those lands within the Commercial/Mixed Use Designation), and a minimum gross density of 40 jobs per hectare within the *designated greenfield areas* that are designated Employment Land I and Employment Land II on Schedule 'B' – Settlement Plan – Breslau;
  - iii) The provision of adequate municipal service infrastructure such as water, sewer, stormwater and transportation facilities required to accommodate the proposed growth in an efficient and cost-effective manner;
  - iv) The provision of adequate *community infrastructure* such as educational, social and recreational facilities required to serve the growing community;
  - v) The assurance that any new development is within the fiscal capabilities of the Township;
  - vi) The healthy balance of residential and employment lands based on the desired activity rate of 1 job for every 2 residents; and
  - vii) A level of growth that will protect the existing community from the negative effects of too much, or too rapid growth.

- b) If one or more of these factors cannot be addressed to the satisfaction of the Township, *development applications* may be deferred, refused or deemed to be premature until such time as an appropriate service infrastructure level or new or expanded *community infrastructure* can be provided.

### 7.26.2.3 Land Use Specific Staging Policies

#### ***Residential***

- a) The Breslau Settlement Area is not expected to significantly contribute to the residential intensification requirements of the Growth Plan. Most of the new residential growth in Breslau is expected to occur in *designated greenfield areas*, which will support a broader range of housing.
- b) For residential growth within Breslau, all new development shall conform with the General Staging Objectives of Section 7.26.2.2 of this Plan. In addition, the following population growth is established for any new development within *designated greenfield areas* of the Breslau Settlement Area:
  - i) Between 2017 and 2019 – 1030 new residents (approximately 375 new dwelling units);
  - ii) Between 2020 and 2022 – 1030 new residents (approximately 375 new dwelling units);
  - iii) Between 2023 and 2025 – 1030 new residents (approximately 375 new dwelling units); and
  - iv) Between 2026 and 2031 – 475 new residents (approximately 165 new dwelling units).
- c) Development within the *built boundary* identified on Schedule 'A' – Urban Structure Plan – Breslau, which represents development through intensification shall not count toward the growth caps identified in Section 7.26.2.3 b) above.
- d) Developments that are consistent with the Township's objectives for Sustainable Design/Green Building, as identified in Section 7.26.4.1 of this Plan, and with the Township's objectives for Urban Design and Architectural Control in Section 7.26.4.2 of this Plan shall be given priority for approval over other development proposals that are not

considered consistent with those key objectives for an attractive and sustainable community.

- e) The Township shall monitor the growth allocations provided in b) above and review them at the end of each 3-year period to ensure the Township's General Staging Objectives are being achieved. The Township may adjust the growth allocation numbers at any time in any 3-year period, including the potential assignment of unrealized development potential from one time period to the subsequent time period, without Amendment to this Plan, subject to a Staff Report that is adopted by Council that is based on the results of the monitoring process and a consideration of other factors including but not limited to:
  - i) The achievement of the General Staging Objectives;
  - ii) A review of stakeholder concerns;
  - iii) The short-term limitation associated with the Breslau wet well being addressed; or
  - iv) Future expansion of the Breslau Settlement Area boundary (i.e. not including rationalization in accordance with the policies of the Regional Official Plan) or additional population allocated to Breslau by the Township.

#### ***Employment Land***

- f) Employment growth on the lands designated Employment Land I and II shall not be constrained by the growth projections of this Plan, however, employment growth shall be subject to the General Staging Policies of Section 7.26.2.2.
- g) New development within Neighbourhood 2, identified on Schedule 'A' – Urban Structure Plan – Breslau will be linked to the provision of appropriate municipal service infrastructure that would facilitate the development of the *designated greenfield areas* that is located immediately to the east of Neighbourhood 2. It is the intent of the Township that this *Employment Area* be available and serviced to accommodate appropriate employment generating land uses concurrent with any residential development occurring within Neighbourhood 2.
- h) The Township shall not support the conversion of lands within any *Employment Area* identified on Schedule 'A' – Urban Structure Plan – Breslau, including those lands designated on Schedule 'B' – Settlement Plan – Breslau as Employment Land I, Employment Land II, South Breslau



Industrial Area or Safety Kleen Industrial Designations to any other land use without the completion of a Municipal Comprehensive Review as defined in the Growth Plan. At a minimum, the Township will evaluate conversion applications through the preparation of a Municipal Comprehensive Review that demonstrates to the satisfaction of the Township and the Region that:

- i) There is a demonstrated need for the conversion, including a detailed review of any significant shortfall in the inventory of land designated for the proposed land use;
- ii) The Township will meet the employment forecasts allocated to Woolwich by the Region of Waterloo, and the intensification target, density target and any other policies of the Province, Region and/or Township;
- iii) The conversion will not jeopardize the ability of the Township to achieve the activity rate objective of 1 job for every 2 residents;
- iv) The lands are not required over the long-term for the employment purposes for which they are designated;
- v) The conversion will not adversely affect the overall viability of the designated Employment Area or jeopardize achievement of the vision of this Plan or development of a complete community;
- vi) There is existing or planned infrastructure to accommodate the proposed conversion; and
- vii) Cross-jurisdictional issues have been considered.

### ***Retail Commercial***

- i) Schedule 'B' – Settlement Plan – Breslau identifies a significant retail node adjacent to, and immediately north of Highway 7. This node is designated Commercial/Retail and is expected to serve a population greater than the Breslau Settlement Area alone; however, retail/commercial development shall be linked to the population of Breslau over time. As such, new retail commercial development within the Commercial/Retail designation shall be permitted at a rate of 2 square metres per person, and in accordance with the General Staging Objectives of Section 7.26.2.2, without the need to support that development with a detailed Commercial Impact Study.

- j) Further, new retail commercial development that occurs within the Commercial/Retail designation following the approval of this Plan may calculate permissible floor area based on the entire planned population of Breslau to the year 2031, notwithstanding any retail commercial development that existed prior to the approval of this Plan.
- k) Retail commercial floor space that is proposed within the Commercial/Retail designation that is in excess of 2 square metres per person, based on the planned 2031 population of the Breslau Settlement Area shall require an Official Plan Amendment that is appropriately supported by a detailed Commercial Impact Study prepared to the satisfaction of the Township that considers:
  - i) The need for the proposed new retail uses based on existing and planned residential growth within the Breslau Settlement Area, and the potential for the new retail uses to capture shoppers from a broader, regional market; and
  - ii) The impact of the proposed new retail uses on other existing and planned retail uses within the Breslau Settlement Area, as well as within the broader, regional market.

New retail development that is not needed or creates an unacceptable impact on existing retail facilities within the Breslau Settlement Area, shall not be permitted.

- l) Retail commercial development within the Village Main Street, Commercial/Mixed Use and Commercial/Business Park Designations shall not be subject to any floor space restriction. If an Official Plan Amendment proposes the expansion of one or more of these commercial land use designations and/or proposes the creation of any new designation permitting retail commercial developments, then the Township shall determine at the time of a pre-consultation whether the scale and nature of the proposed Amendment warrants the preparation of a supporting detailed Commercial Impact Study prepared to the satisfaction of the Township.

## 7.26.3 PROTECTED NATURAL AND CULTURAL HERITAGE RESOURCES

### 7.26.3.1 The Natural Heritage Framework

- a) The Natural Heritage Framework is identified on Schedule 'A' – Urban Structure Plan – Breslau. Breslau is rich in natural features, from the Grand River Valley and Hopewell Creek to the extensive wetlands and woodlands. These areas are the habitat of a wide variety of plant and animal species and play an important role in the local and regional ecology and biodiversity. A strong, interconnected Natural Heritage Framework provides many environmental benefits, provides opportunities for recreation; and contributes to overall health and a high quality of life for residents and visitors. As part of the Natural Heritage Framework, significant natural heritage features and their associated *ecological functions* are components of the Greenlands Network as described in Chapter 13 and are identified for protection, enhancement and restoration. In addition, key park/open space features may also be identified as part of the Natural Heritage Framework on Schedule 'A'.
- b) The Natural Heritage Framework for the Breslau Settlement Area is comprised of the lands designated Environmental Protection, and Open Space/Recreational on Schedule 'B' – Settlement Plan - Breslau, and further articulated in Appendix II: Environmental Features Mapping. The Natural Heritage Framework is largely comprised of core conservation areas or lands that contain significant natural heritage features and their associated ecological functions. The Natural Heritage Framework also includes other lands that serve as linkages and corridors, that are either existing or to be established through restoration activities.

### 7.26.3.2 Source Water Protection

#### **Intent**

- a) The intent of this Section with respect to source water protection for Breslau is to protect existing and future sources of drinking-water from incompatible land uses, maintain and wherever feasible, enhance surface water and groundwater resources to ensure that a municipal drinking-water supply system continues to provide a sufficient quantity and quality of drinking-water while minimizing potential for contamination.

***Policies***

- b) Development with the Breslau Settlement Area shall conform to the Source Water Protection policies in Section 13.16 of this Plan.

7.26.3.3 Environmental Protection Designation

***Intent***

- a) The Environmental Protection designation and associated policies are designed to identify, protect and enhance the natural heritage features and functions that will form a strong and permanent Natural Heritage Framework. The lands designated Environmental Protection are identified on Schedule 'B' – Settlement Plan – Breslau, and no development within the Breslau Settlement Area will have any adverse environmental impacts on the identified natural heritage features or their associated ecological functions.
- b) The policies of this Chapter are to be read in conjunction with Chapter 7 of the Regional Official Plan and Chapter 13 of this Plan. Where there is a conflict between the policies of this Chapter and the policies elsewhere in this Plan or the Regional Official Plan, the more restrictive policies in favour of the Natural Heritage Framework shall apply.
- c) The Environmental Protection designation comprises of the components of the Greenlands Network described in Section 7.4.1.9 – Settlement Designation:

***Permitted Uses***

- d) The permitted uses on lands within the Environmental Protection designation shall be in accordance with Section 7.4.1.9 – Settlement Designation.

***Policies***

- e) Development or site alteration is not permitted within the Environmental Protection Designation, except as may be required for the permitted uses specified in policy d).

- f) The removal or destruction of natural heritage features or their associated *ecological functions* by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the subsequent rationale for the removal of these lands from the Environmental Protection Designation.
- g) Permitted infrastructure and roads shall be designed to be sensitive to any significant natural heritage features and their associated *ecological functions* and include context sensitive design and innovative technologies to minimize impacts to and protect, enhance and/or restore the affected features and maintain the ecological and hydrologic functions.
- h) Where lands within the Environmental Protection designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, the Township is not obligated to purchase lands designated Environmental Protection.
- i) The boundaries and extent of the Environmental Protection designation identified on Schedule 'B' and the natural heritage features and associated *ecological functions* identified on Figures 8a and 8b of Appendix II are approximate. Minor adjustments or refinements to the boundaries of the Environmental Protection designation of this Plan may occur through the review and approval of an *Environmental Impact Statement* outlined in Section 13.13 or through other appropriate technical studies in the case of natural hazards (e.g., floodplains).
- j) Where an approved *Environmental Impact Statement*, or other appropriate technical studies in the case of natural hazards, identifies the opportunity to make minor adjustments or refinements to the Environmental Protection designation of this Chapter, such minor adjustments or refinements will not require an Amendment to this Plan.

The Township, in consultation with the Grand River Conservation Authority and the Region of Waterloo shall agree on the determination of what is considered a minor adjustment or refinement. Generally, the assessment of what constitutes a minor adjustment or refinement shall be based on an understanding of the scale and anticipated impact of the adjacent development, whether the proposal is for a temporary or permanent land use, the extent of the geographic area that is affected, and the proposed variance from an ecological buffer of 30 metres.

Where minor adjustments or refinements to the boundary of the Environmental Protection designation are supported through the review and approval of an *Environmental Impact Statement* or other technical study, the abutting land use designation or designations shall apply unless they are proposed to be re-designated through an Amendment to this Plan.

- k) Where an approved *Environmental Impact Statement* or other appropriate technical studies in the case of natural hazards identify a substantial change to the boundary of the Environmental Protection designation of this Section, such change shall be implemented through an Official Plan Amendment.

#### ***Development Policies for Adjacent Lands***

- l) *Adjacent lands* are land areas that are *contiguous* to, and within 90 metres of any lands identified within the Environmental Protection designation of this Section. Application for development or site alteration on *adjacent lands* shall, at the discretion of the Township and the Region of Waterloo and in consultation with the Grand River Conservation Authority, be accompanied by an *Environmental Impact Statement*.
- m) If an *Environmental Impact Statement* identifies natural heritage features and/or *ecological functions* on *adjacent lands* to the Environmental Protection designation, the boundary of the Environmental Protection designation will be interpreted to include those features or functions, in accordance with policies j) and k) above.
- n) All lands within the Environmental Protection designation, or *adjacent lands* which are interpreted to be part of the Environmental Protection designation based on an approved Environmental Impact Statement, will be zoned as Open Space in the Township's Zoning By-law. The Township will update the list of permitted uses in the Zoning By-law applicable to the Breslau Settlement Area through a comprehensive Zoning By-law Amendment or a site-specific Zoning By-law Amendment to ensure the permitted uses are in conformity with this Chapter.



- o) Where an ecological buffer has been established by this Plan or subsequently refined through the review and approval of an *Environmental Impact Statement*, any proposal for new development or site alteration on *adjacent lands* to the Environmental Protection designation shall, where applicable:
  - i) Establish and maintain the required ecological buffer with natural and self-sustaining, indigenous vegetation and other appropriate protection measures;
  - ii) Increase or improve fish habitat in the Grand River and tributary streams, adjacent riparian areas and wetlands;
  - iii) Include landscaping and habitat restoration that increases the ability of native plants and animals to use valleylands, riparian areas or natural corridors as wildlife habitat and movement corridors; and
  - iv) Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams and wetlands.
  
- p) Notwithstanding any other policy of this Plan, minor infill development (such as minor additions and small accessory structures) on existing lots of record within the *built boundary* and situated within the ecological buffer component of the Environmental Protection designation may be permitted if supported by an Environmental Impact Statement to the satisfaction of the Township and the Region of Waterloo, in consultation with the Grand River Conservation Authority. The Township and the Region may waive the requirement for the Environmental Impact Statement where, it has been determined through a consultation with the Grand River Conservation Authority or other agencies, that there are not likely to be adverse environmental impacts upon the Natural Heritage Framework.
  
- q) Where development and site alteration are proposed within an area regulated by the Grand River Conservation Authority, the applicant/owner is required to obtain all necessary approvals and/or permits from the Conservation Authority.
  
- r) Any development proposal on land which contains trees may be required to undertake a Tree Preservation Plan prepared by a qualified professional, and subject to approval by the Township, which shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that can be *conserved* on site. A permit

under the Region of Waterloo Woodland Conservation By-law may also be required for removal of a woodland area.

- s) In the case of a development application that results in a net loss of trees within areas that are not in an Environmental Protection Designation, the applicant/owner shall compensate this loss by providing the replacement of trees on the development site or in another suitable location as determined by the Township, in consultation with the Region.

#### ***Environmental Impact Statements and Other Technical Studies***

- t) A required Environmental Impact Statement shall be prepared by a qualified professional(s) and shall be subject to the satisfaction of the Township, the Region, the Grand River Conservation Authority and any other relevant agency having jurisdiction. An Environmental Impact Statement shall be prepared in accordance with Section 13.13 of this Plan as well as the Regional Official Plan and the Regional Greenlands Network Implementation Guideline. Prior to the preparation of the Environmental Impact Statement, an approved Terms of Reference by the Township and/or the Region, and in consultation with the Grand River Conservation Authority, will be required.
- u) Any other required technical studies will be identified at the time of a pre-consultation for any future development application, including the scope of the study or Terms of Reference to the satisfaction of the applicable agency.

#### 7.26.3.4 Cultural Heritage Conservation

##### ***Introduction***

- a) The conservation of *cultural heritage resources* contributes to a sense of community by providing continuity between the past and the present. Through an understanding of, and measures to *conserve* its cultural heritage, the Township can incorporate the past into planning for the future. In addition, cultural heritage resource conservation is required by various pieces of Provincial legislation. This section establishes a number of policies organized around its three components, archaeology, built heritage and *cultural heritage landscapes*.

## ***Policies***

- b) The policies of this Chapter are to be read in conjunction with Chapter 12 of this Plan. These policies are intended to *conserve cultural heritage resources* through their identification and conservation within the Breslau Settlement Area.
- c) Appendix III identifies a number of buildings and properties that should be *conserved*, and which will be listed on the Township's Municipal Register under the Ontario Heritage Act. Property owners will be encouraged to co-operate in the designation of these buildings under the Ontario Heritage Act if it is determined that such designation is appropriate.
- d) All new development permitted by the land use policies and designations of this Plan shall have regard for *cultural heritage resources* and shall *conserve* and incorporate these resources into any new development plans. In addition, all new development will be planned in a manner which *conserves* and enhances the context in which *cultural heritage resources* are situated.
- e) The Township shall work to mitigate the effects of municipal public works or similar municipal undertaking on *cultural heritage resources*.
- f) Applications for development on properties with *cultural heritage resources* or on properties adjacent to properties with *cultural heritage resources* will require a Heritage Impact Assessment to demonstrate how the heritage values, attributes and integrity of the *cultural heritage resources* will be *conserved* and how any impacts may be mitigated. This Heritage Impact Assessment shall be prepared to the satisfaction of the Township and other appropriate authorities having jurisdiction. All Heritage Impact Assessments will be prepared by a qualified professional with expertise in the conservation of cultural heritage resources. Conservation of *cultural heritage resources* may be achieved by:
  - i) Respecting the massing, cladding materials, profile and character of adjacent heritage buildings;
  - ii) Having regard and approximating the width of nearby heritage buildings when constructing new buildings facing the street;
  - iii) Approximating the established setback pattern on the street;
  - iv) Orienting the building to the street in a similar fashion to existing heritage buildings;

- v) Ensuring that parking facilities are compatibly integrated into heritage areas by locating them to the rear of the property; and
  - vi) Encouraging local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in discrete locations that do not detract from the visual character or architectural integrity of the heritage resource.
- g) The heritage values, attributes and integrity of a designated heritage property shall be *conserved* through the careful consideration of plans for additions, alterations, renovation and restoration. It is the intent of the Township to *conserve cultural heritage resources* in situ, wherever possible. The proposed relocation or demolition of designated *built heritage resources*, and the development of new structures on a designated property shall be subject to the provisions of the Ontario Heritage Act and a Heritage Permit review process.
- h) Where *built heritage resources* are approved for demolition or significant alteration, the property shall be documented for archival purposes at the expense of the applicant prior to demolition or alteration, in accordance with accepted heritage recording guidelines.
- i) Incentives may be provided to land developers in exchange for the conservation of significant cultural heritage resources. This can be accomplished by granting heritage easements, aiding through a trust fund, establishing incentive programs through a *Community Improvement Plan*, or other means considered appropriate, in exchange for heritage resource conservation.
- j) Owners of designated heritage properties are encouraged to seek any available government grants or loans for eligible heritage conservation works.
- k) The Township may seek the acquisition of easements on properties with *cultural heritage resources* in order to ensure the conservation of these properties.

### **Additional Policies for Archaeological Resources**

- l) *Archaeological resources* are distributed in a variety of settings across the landscape, being locations or places that are associated with past human activities, or events that are of cultural heritage value or interest. These sites may occur on or below the modern land surface or below the surface of a water body.
- m) It is the policy of the Township to keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance, and the inappropriate removal of resources.
- n) Cultural heritage conservation of *archaeological resources* will be integrated into the development approval process by requiring the preparation of an *archaeological assessment* when a development proposal affects known *archaeological resources* or areas of archaeological potential. Archaeological Assessments shall be completed by qualified licensed archaeologists in areas known for *archaeological resources* or considered to have archaeological potential prior to development approval in accordance with Ministry of Tourism, Culture and Sport guidelines, the Archaeology policies of the Regional Official Plan and Ontario Heritage Act Regulations.
- o) An *archaeological assessment* shall be prepared prior to submission of an application for an Official Plan Amendment, a Zoning By-Law Amendment and/or a draft plan of subdivision on lands with known *archaeological resources* or archaeological potential based upon Provincial criteria.
- p) Development and site alteration shall only be permitted on lands containing *archaeological resources* as determined through an Archaeological Assessment, if the significant *archaeological resources* will be *conserved* by removal and documentation, or by conservation on site. Where significant *archaeological resources* must be *conserved* on site, only development and site alteration which maintains the heritage integrity of the site are permitted.
- q) All Archaeological Assessments must be accepted, and a compliance letter issued by the Ministry of Tourism, Culture and Sport. A copy of the Assessment and the compliance letter will be provided to the Township and the Region by the licensed archaeologist who completed the

assessment. The Township will maintain copies of all Archaeological Assessments and compliance letters for information purposes.

- r) The Township intends to cooperate with the Provincial government to designate archaeological sites in accordance with the Ontario Heritage Act. The Township's Municipal Register of cultural heritage resources may include available archaeological site data and locations, and relevant mapping from the Provincial archaeological database of the Ministry of Tourism, Culture and Sport under the provisions of a municipal-provincial data sharing agreement. These site data and locations will be maintained for the purpose of cultural heritage conservation planning and development review.
- s) Where burial sites are encountered during any excavation or other action, the provisions of the Cemeteries Act and its regulations will apply. Where Aboriginal burials are discovered, consultation will occur with the nearest Aboriginal group and the Aboriginal group with the closest cultural affiliation, if that can be determined.
- t) A contingency plan will be prepared, with the advice of a licensed archaeologist and the Ministry of Tourism, Culture and Sport and adopted by By-law, for emergency situations to *conserve archaeological resources* that are accidentally discovered or are under imminent threat.

#### 7.26.4 AN ATTRACTIVE AND SUSTAINABLE COMMUNITY

##### 7.26.4.1 Sustainable Design/Green Building

###### ***Intent***

- a) Built form and layout play a major role in creating an attractive and sustainable community. This Chapter provides policies that promote green building technologies, renewable and alternative energy options and other sustainable design options for development. Unless specified otherwise, the following policies apply to all new development proposals within the Breslau Settlement Area, including all public sector projects.



***Policies***

- b) Development proposals that are consistent with the Sustainable Design/Green Building policies of Section 7.9, to the satisfaction of the Township, shall be encouraged and supported, and shall be given priority for approval, subject to the policies of Sections 7.26.2.2 and 7.26.2.3.

7.26.4.2 Urban Design and Architectural Control

***Intent***

- a) Excellence in community design is essential in creating a vibrant and attractive community for its residents, businesses and visitors. The policies of this Chapter promote high-quality urban design and architecture throughout the community. Unless specified otherwise, the following policies shall apply to all lands within the Breslau Settlement Area.

***Policies***

- b) To achieve excellent community design for new and re-development, where appropriate in accordance with the Design Policies in Section 7.9 of this Plan and to the satisfaction of the Township.

7.26.5 A FULL RANGE AND MIX OF HOUSING TYPES

7.26.5.1 General Policies

- a) An appropriate and full range and mix of housing types and densities are required to meet the needs of current and future residents of the Breslau Settlement Area. In addition to the more conventional housing types such as single detached dwellings and townhouses, the provision of an appropriate range of housing includes higher density forms including those geared to seniors, as well as emergency shelters, *affordable housing* and *special needs housing*. In this way, the diverse range of housing needs can be achieved, and it enables people to live in the community as they progress through the stages of life.

- b) The policies of this Chapter are intended to be read in conjunction with the policies of Chapter 9 of this Plan and policy 3.A of the Regional Official Plan, and together, these policies are expected to facilitate the provision of a broad range and mix of housing opportunities in appropriate locations within the Breslau Settlement Area.
- c) The Township shall endeavour to ensure an adequate supply of housing in Breslau by:
  - i) Maintaining a minimum 15-year supply of land for residential development through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development; and
  - ii) Maintaining a minimum 3-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and lands in draft approved and registered plans of subdivision, condominium plans and/or site plans, subject to the availability of sewage and water capacity and other necessary services/infrastructure.

7.26.5.2 Policies for Affordable Housing

- a) In considering requirements for affordable housing, Policy 3.A of the Regional Official Plan and the policies of this Chapter 9.2 shall apply.
- b) That changes to Schedule 'B' – Settlement Plan – Breslau, or the Zoning By-law that would have the effect of reducing the density of a site in areas that have been approved for medium or high density development, unless the need for the proposed change is determined through a Municipal Comprehensive Review as defined in the Growth Plan, shall be prohibited.

7.26.5.3 Policies for Assisted and Special Needs Housing

- a) To plan for assisted and *special needs housing* for the Breslau Settlement Area in accordance with Chapter 9.3 of this Plan.

7.26.5.4 Policies for Home Occupations

- a) Home Occupations may be permitted in accordance with the Zoning By-law and in conjunction with Sections 7.5.2.1 and 9.9 of this Plan.

#### 7.26.5.5 Policies for Bed and Breakfast Operations

- a) Bed and Breakfast operations may be permitted in accordance with the Zoning By-law and in conjunction with Section 9.8 of this Plan.

#### 7.26.5.6 Policies for Residential Uses

- a) The following definitions apply for the purpose of calculating residential density in the Breslau Settlement Area:

“Gross Residential Hectare” means the area of land, measured in hectares, utilized for residential dwelling units including the lot areas, local residential streets, local parks including walkways and bicycle ways, public and separate elementary schools, places of worship and other institutions such as day care centres and nursing homes, convenience commercial facilities and local municipal facilities such as hydro substations. This area excludes boundary roads (defined herein to mean roads forming the boundary of a residential area) and widenings, lands within the Environmental Protection designation and other major existing uses unrelated to the community such as cemeteries.

“Net Residential Hectare” means the area of land, measured in hectares, utilized for residential building lots. Net Residential density for multiple unit dwellings shall be calculated based on land used for the buildings, private roads and driveways, parking areas and landscaping and amenity areas related to the specific development.

##### ***Low Density Residential Uses***

- b) The Breslau Settlement Area shall plan for low density residential uses in accordance with Section 7.5.1.1 of this Plan.

##### ***Medium Density Residential Uses***

- c) The Breslau Settlement Area shall plan for medium density residential uses in accordance with Section 7.5.1.2 of this Plan.

### ***High Density Residential Uses***

- d) The Breslau Settlement Area shall plan for high density residential uses in accordance with Section 7.5.1.3 of this Plan.

#### 7.26.5.7 Policies for Live-Work Units

- a) The Breslau Settlement Area shall plan for live-work units in accordance with Section 7.5.2.2 of this Plan.

#### 7.26.5.8 Policies for Mixed Use Buildings

- a) The Breslau Settlement Area shall plan for mixed-use buildings in accordance with Section 7.5.2.3 of this Plan.

### 7.26.6 A COMPLETE COMMUNITY - HEALTHY AND DESIRABLE NEIGHBOURHOODS

#### 7.26.6.1 General Policies

- a) The Breslau Settlement Area contains an older, distinct residential neighbourhood that has been designated Village Residential on Schedule 'B' – Settlement Plan - Breslau. This Plan recognizes the importance of protecting and enhancing this stable residential neighbourhood. These lands are all within the defined Built Boundary.
- b) Lands designated for residential use outside of the defined *built boundary* include newly developed residential neighbourhoods, as well as substantial *designated greenfield areas* that will accommodate new residential development within the Breslau Settlement Area. These areas provide opportunities for the creation of new neighbourhoods and other compatible uses that provide for the day-to-day needs of residents, including potential school sites.
- c) Both Schedule 'A' and Schedule 'B' identify two new residential neighbourhoods as Neighbourhoods 1 + 2. Development within these two neighbourhoods shall be planned comprehensively, with the intent that high quality community design and development be achieved. To promote comprehensive planning, all new development within these two neighbourhoods shall provide the following information/materials for a complete application submission:

- i) A Land Use Plan that articulates the conceptual layout of existing and proposed development, including:
  - the size, shape, location and proposed uses for any non-residential blocks;
  - the location of proposed residential uses, by type;
  - all Collector and Local Roads, as well as internal circulation routes;
  - the size, shape and location of all park blocks;
  - the size, shape and location of all storm water management facilities; and
  - all-natural features and linkages.
- ii) A Land Use Summary Table indicating:
  - the area and percentage of land dedicated to each land use type;
  - the number of dwelling units proposed by type;
  - the anticipated population and employment generation; and
  - the net density of residential development.
- iii) A Sustainable Design/Green Building Report that indicates how or to what degree the proposed development within these two new neighbourhoods contributes to the provision of Sustainable Design/Green Building objectives of the Township, in accordance with Section 7.26.4.1;
- iv) An *Affordable Housing* Report that indicates how or to what degree the proposed development within these two new neighbourhoods contributes to the provision of *affordable housing* in accordance with Section 7.26.5.2;
- v) If required by the Township, the preparation of Enhanced Urban Design + Architectural Control Guidelines that are consistent with or exceed the requirements of the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I. In addition, the Enhanced Urban Design + Architectural Control Guidelines will identify the location and design treatment of landmark architectural features, and architectural design requirements for all buildings, including landscape elements;
- vi) An Environmental Impact Statement, and if the lands to be developed contain a woodlot, hedgerow or trees, the

Environmental Impact Statement shall be accompanied by a Tree Preservation Plan, if required by the Township;

- vii) A Traffic Impact Study giving consideration to transit including trip generation and site access and including the number and spacing of connections to the boundary road network, the number of trips generated by the proposed development, its impact on the road network and any road works necessary to accommodate the anticipated traffic, shall be completed by the proponent. The Study should also address the right-of-way and lane requirements needed to accommodate the generated traffic on the Regional and Collector Road system and required geometric upgrades. In addition, the study will provide an on-street and on-site parking plan. The study must conform to Township guidelines in addition to Regional Guidelines;
  - viii) A Functional Servicing Plan identifying sanitary and storm sewer requirements, municipal water supply and distribution needs, storm water management plans, road layout and sidewalk plan, general grading requirements and delineation of the boundaries of the Natural Heritage Framework. The Functional Servicing Plan, if required, shall include lands beyond the boundary of the proposed development and may need to consider impacts on a watershed or sub-watershed basis;
  - ix) Land use compatibility studies to address potential impacts of development in terms of noise, dust, odour and vibration on existing or future development; and
  - x) Any other information/materials/studies as determined through the Township and the Region of Waterloo's pre-consultation process pursuant to Section 7.26.9.3 of this Plan.
- d) All lands outside of the defined Built Boundary, including areas that have been more recently developed, but not including the lands designated Commercial/Retail and Employment Land I and II, shall achieve a gross density target of a minimum of 55 persons and jobs combined per gross hectare.



## 7.26.6.2 Village Main Street Designation

### ***Intent***

- a) Schedule 'B' identifies the Village Main Street Designation. It is the intent of this Plan to support and strengthen the Main Street role of Woolwich Street as an area of historical significance and a focal point for the community, as well as a draw for tourists and visitors. It is proposed that the Village Main Street designation provide local shopping opportunities, retail, cultural and entertainment opportunities, residential dwelling units, as well as protecting the existing look and feel of the street.

### ***Permitted Uses***

- b) The following uses may be permitted within the Village Main Street Designation, subject to the application of the appropriate zoning:
  - i) Low density residential uses in accordance with Section 7.26.5.6;
  - ii) Medium density residential uses in accordance with Section 7.26.5.6, up to a maximum of 20 percent of the total number of housing units;
  - iii) Existing converted dwellings to contain retail, service commercial or offices;
  - iv) Live-work units in accordance with Section 7.26.5.7;
  - v) Mixed use buildings in accordance with Section 7.26.5.8;
  - vi) Home occupations in accordance with Section 9.9;
  - vii) Bed and breakfast establishments in accordance with Section 9.8;
  - viii) Institutional uses in accordance with Section 7.26.6.6;
  - ix) Public and private utilities, except for electricity generating plants or facilities;
  - x) Parks, open space, pedestrian and bicycle routes;
  - xi) Buildings, structures and uses that are accessory to any permitted use; and
  - xii) Existing legal non-conforming uses, buildings and structures in accordance with Section 7.26.9.4.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

### ***Policies***

- d) Development within the Village Main Street designation shall be sensitively integrated with respect to the existing historic built form in terms of building mass, height, setbacks, orientation, landscaping, and visual impact.
- e) The conversion and adaptive reuse of existing buildings may be permitted where such conversions are in keeping the streetscape, massing and material palette of the existing historic built form.
- f) Notwithstanding any other policy of this Plan, the maximum building height shall be 4 storeys or 16 metres, whichever is less, and *development applications* shall be subject to a Development Compatibility Assessment to ensure adjacent existing buildings and uses are protected from any undue, adverse impacts resulting from new, larger scale development proposals.
- g) The density of development shall be limited to a floor area ratio of 2.0.
- h) The ground level floor of mixed-use buildings shall be restricted to non-residential uses.
- i) Buildings shall be located with front yard setbacks in keeping with the setbacks on adjacent properties and shall facilitate pedestrian activity and access.
- j) Patios in conjunction with restaurants may be encouraged provided they are appropriately scaled, do not interfere with pedestrian activity and access and do not result in any undue, adverse impacts on surrounding land uses. Patios will be regulated through the implementing Zoning By-law.
- k) Parking and loading areas shall be located at the rear of the building, wherever possible.
- l) All development within the Village Main Street designation shall be subject to the Township's Site Plan Control By-law. The Township may utilize the provisions of the Site Plan Control By-law to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

- m) All development shall be consistent with the Urban Design and Architectural Control Guidelines attached to this Plan as Appendix I.
- n) All lands within the Village Main Street designation are identified as within a *Community Improvement Project Area*. The Township may consider the preparation of a *Community Improvement Plan* in order to establish a detailed vision for the area, identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties.

### 7.26.6.3 Village Residential Designation

#### ***Intent***

- a) The Village Residential designation is identified on Schedule 'B' – Settlement Plan – Breslau. This designation serves to recognize, protect and enhance the existing stable residential neighbourhood. The policies are intended to prohibit incompatible land uses and built forms, while supporting an appropriate mix of housing and local community uses and facilities.

#### ***Permitted Uses***

- b) The following uses may be permitted within the Village Residential Designation, subject to the application of the appropriate zoning:
  - i) Low density residential uses in accordance with Section 7.26.5.6;
  - ii) Bed and breakfast establishments in accordance with Section 7.26.5.5;
  - iii) Institutional uses in accordance with Section 7.26.6.6;
  - iv) Public and private utilities, except for electricity generating plants or facilities;
  - v) Parks, open space, pedestrian and bicycle routes;
  - vi) Buildings, structures and uses that are accessory to any permitted use; and
  - vii) Existing legal non-conforming uses, buildings and structures in accordance with Section 7.26.9.4.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

### ***Policies***

- d) New development or site alteration abutting existing residential development shall be sympathetic to the form and character of the existing development. In order to ensure an appropriate and compatible relationship on a particular site or location, the height and density of permitted uses may be refined or restricted through the implementing Zoning By-law. Additional site-specific measures, such as but not limited to, increased building setbacks, enhanced landscaping or additional fencing may be required through the implementing Zoning By-law or the Township's Site Plan Control By-law, to ensure appropriate development within the existing context.
- e) Given the keen sensitivity to change in this historic part of Breslau, all residential development creating three (3) or more units on one lot (not including additional/accessory units) within the Village Residential designation shall be subject to the Township's Site Plan Control By-law. The Township may utilize all the provisions of Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- f) All development shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.

#### 7.26.6.4 Low/Medium Density Residential Designation

- a) The Low/Medium Density designation shall be in accordance with Section 7.4.2.1 of the Plan. This designation identifies the majority of the *designated greenfield areas*' residential development opportunities within the Breslau, which is illustrated on Schedule 'B' – Settlement Plan – Breslau.
- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses in Section 7.4.2.1 to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

## ***Policies***

- c) New development or site alteration abutting existing residential development shall be sympathetic to the form and character of the existing development. In order to ensure an appropriate and compatible relationship on a particular site or location, the height and density of permitted uses may be refined or restricted through the implementing Zoning By-law. Additional site-specific measures, such as but not limited to, increased building setbacks, enhanced landscaping or additional fencing may be required through the implementing Zoning By-law or the Township's Site Plan Control By-law, to ensure appropriate development within the existing context.
- d) Except in situations where natural heritage features or existing uses or development patterns prevent through streets, the use of cul-de-sacs and crescents should be minimized when designing the internal local road network.
- e) Rear or back lotting of dwelling units onto Regional or Collector Roads shall not be permitted, and lots having direct frontage onto Regional Roads shall be discouraged and minimized. Open space buffers, window streets and other innovative design techniques shall be considered, subject to the approval of the Township.
- f) Development on a lot consisting of more than three (3) units (not including additional/accessory units) in the Low/Medium Residential designation may be subject to Site Plan Control By-law as per the Township's Site Plan Control By-law. The Township may utilize all of the provisions for Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- g) All development shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.

### 7.26.6.5 Medium/High Density Residential Designation

- a) The Medium/High Density designation shall be in accordance with Section 7.4.2.2 of the Plan. The Medium/High Density Residential Designations are identified on Schedule 'B' – Settlement Plan – Breslau. This designation identifies key *designated greenfield areas* within Breslau where higher density residential development is appropriate.

This designation is intended to promote primarily medium density residential development with some opportunities to incorporate compatible high-density residential uses in appropriate locations, while supporting GO Transit, local community uses and facilities. The policies of this Chapter are intended to promote well designed and attractive new residential neighbourhoods.

- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

### ***Policies***

- c) New development or site alteration abutting existing residential development shall be sympathetic to the form and character of the existing development. In order to ensure an appropriate and compatible relationship on a particular site or location, the height and density of permitted uses may be refined or restricted through the implementing Zoning By-law. Additional site-specific measures, such as but not limited to, increased building setbacks, enhanced landscaping or additional fencing may be required through the implementing Zoning By-law or the Township's Site Plan Control By-law, to ensure appropriate development within the existing context.
- d) Except in situations where natural heritage features or existing uses or development patterns prevent through streets, the use of cul-de-sacs and crescents should be minimized when designing the internal local road network.
- e) Rear or back lotting of dwelling units onto Regional or Collector Roads shall not be permitted, and lots having direct frontage onto Regional Roads shall be discouraged and minimized. Open space buffers, window streets and other innovative design techniques shall be considered, subject to the approval of the Township.
- f) All development (not including additional/accessory units) within the Medium/High Density Residential designation shall be subject to The Township's Site Plan Control By-law. The Township may utilize all the provisions for Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

- g) All development shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.

#### 7.26.6.6 Institutional Designation

- a) Existing institutional uses are identified by the Institutional designation on Schedule 'B' – Settlement Plan – Breslau. It is the intent of this Plan that the Breslau Settlement Area be well served by a full array of institutional and community uses.
- b) Permitted uses shall be in accordance with Section 7.4.2.9 of this Plan.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### ***Policies***

- d) Development within the Institutional designation shall be compatible and sensitively integrated with the surrounding land uses in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting and visual impact.
- e) The maximum building height shall be four storeys, or 16 metres, whichever is less.
- f) The density of development shall be limited to a floor area ratio of 2.0.
- g) All development within the Institutional designation shall be subject to the Township's Site Plan Control By-law. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- h) All development shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.



***Additional Policies for New Elementary Schools***

- i) In addition to all the policies for the Institutional Designation, the following policies shall apply to planned elementary school sites:
  - i) Planned elementary school site locations are identified symbolically on Schedule 'B' – Settlement Plan – Breslau to provide for general locations for schools;
  - ii) Notwithstanding i. above, the proposed site locations identified on Schedule 'B' may be modified or relocated within the Low/Medium Density, Medium/High Density, or Open Space Designations identified on Schedule 'B' – Settlement Plan – Breslau, by the respective School Boards in cooperation with the Township without Amendment to this Plan;
  - iii) The planned school site locations shall be finalized by the purchasing School Board in consultation with the Township, subject to the following:
    - where appropriate, schools shall be located on sites adjacent to, or in proximity to existing and/or proposed municipal parks;
    - safe and convenient access routes shall be planned between the school and surrounding residential areas through the provision of school drop zones on school property; and
    - shared use facilities for joint schools and for joint school and recreation facilities shall be permitted. Shared facilities with other compatible uses may also be considered.

7.26.6.7 Commercial/Mixed Use Designation

- a) The Commercial/Mixed Use Designations are identified on Schedule 'B' Settlement Plan – Breslau and shall be in accordance with Section 7.4.2.3 of this Plan.
- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

### ***Policies***

- c) Notwithstanding any other policy in this Plan, the maximum height of any building within the Commercial/Mixed Use designation shall be 4 storeys or 16 metres, whichever is less.
- d) Buildings shall be located close to the streetline to facilitate pedestrian activity and access. In addition, front yard parking will be discouraged and limited. Parking and servicing areas shall, where possible, be located at the rear of the building.
- e) Where any permitted use abuts or is in proximity to an existing residential or open space use, fencing, landscaping, berming, distance and grade separation or a combination of these features shall be utilized to ensure that there is adequate screening and buffering between the uses.
- f) Parking areas will be landscaped and where appropriate screened from view.
- g) Vehicular access to abutting public roads shall be minimized. Where possible, shared access driveways are encouraged.
- h) Loading and outdoor storage areas will be screened from view and/or located along a building elevation that is not visible from any public road.
- i) All development shall be subject to The Township's Site Plan Control By-law and shall have enhanced site plan standards to address siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site.

The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

- j) All development within the Commercial/Mixed Use designation shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.

#### 7.26.6.8 Open Space – Recreational Designation

- a) The Open Space – Recreational designation is identified on Schedule ‘B’ – Settlement Plan – Breslau.
- b) Parks within Breslau will accommodate a full range of passive and active recreational facilities that are appropriate for the scale and context of each individual park location, in accordance with Section 7.4.2.10 of this Plan.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### ***Policies***

- d) The policies applicable to the parkland system within Breslau in this Chapter are to be read in conjunction with the policies of Chapter 10 of this Plan.
- e) The largest municipal parks within the Breslau Settlement Area, both existing and proposed, are identified as within the Open Space – Recreational designation on Schedule ‘B’ – Settlement Plan - Breslau. The precise distribution and location of future parks will be determined in the consideration of *development applications* in accordance with the policies of this Plan.
- f) The parks within the Open Space – Recreational designation on Schedule ‘B’ are intended to serve local neighbourhoods within Breslau. Existing and new parks should:
  - i) Generally, be centrally located and within a 5-minute (400 metres) walking distance of the majority of residents within the neighbourhood it is serving;
  - ii) Not be less than 1.5 hectares, and preferably 2.0 hectares, in size, except where smaller parkettes, or village greens are approved by the Township;
  - iii) Be designed for passive and active recreational facilities such as playground equipment and sports fields that meet the recreational needs of the neighbourhoods, as determined through more detailed planning and design;

- iv) Be designed to minimize any undue, adverse impacts on abutting residential uses;
  - v) Where appropriate, be integrated with other institutional and community facilities such as schools;
  - vi) Have frontage on at least one, and preferably two or more Local and/or Collector Roads, with a minimum 60 metres of continuous street frontage; and
  - vii) Where appropriate and feasible, be connected and/or integrated with the broader Natural Heritage Framework and the Conceptual Trails and Pathways System shown on Schedule 'C' – Transportation Network – Breslau.
- g) Throughout Breslau, there may be opportunities for other smaller scaled Township owned park and open space areas that provide recreational activities and opportunities. These areas have not specifically been designated by this Plan.
- h) Public parks and open space along with associated public active and passive recreational facilities including, but not limited to, community centres, pools, splash pads, arenas, baseball diamonds, soccer, football and other sports fields, picnic areas, pedestrian and cycling trails, other compatible special purpose uses or events and accessory uses, buildings and structures, may be permitted in all land use designations, with the exception of the Environmental Protection designation, where the permitted recreational uses are set out more specifically.
- i) Wherever feasible, lands within the Environmental Protection designation shall be incorporated into the parks and open space system for compatible, passive recreational functions. Such environmentally protected lands shall not be included as part of the parkland dedication requirements of the Planning Act.
- j) New public parks shall be provided to the Township through parkland dedication as part of the development approvals process, in accordance with the provisions of the Planning Act and Section 10.2 of this Plan, and/or through other means, such as:
- i) Encouraging other levels of government and agencies to provide lands to the Township, at minimal cost;
  - ii) Negotiation through the servicing allocation assignment process and/or development approvals process; and/or
  - iii) Donations, gifts and bequests.

- k) In considering proposed subdivisions, severances, or Site Plans for residential purposes, the Township may require that land be conveyed to the municipality for park or other public recreational purposes not exceeding 5 percent of the lands proposed for development, or one hectare per 300 dwelling units proposed. Alternatively, the Township may accept cash-in-lieu of parkland as provided for in the Planning Act.
- l) In considering proposed subdivisions, severances, or site plans for commercial or industrial purposes, the Township may require that land be conveyed to the municipality for park or other public recreational purposes not exceeding 2 percent of the lands proposed for development. Alternatively, the Township may accept cash-in-lieu of parkland as provided for in the Planning Act.
- m) When cash-in-lieu of parkland is accepted from any development within the Breslau Settlement Area boundary, the cash generated shall be used by the Township to augment and enhance the public parkland system within the Township.
- n) The Township shall not accept any lands that are designated Environmental Protection, are part of a stormwater management facility, are contaminated or are otherwise not appropriate for public park space use as part of the required parkland dedication. The Township may accept tableland wooded areas as part of a parkland dedication.
- o) The location and size of required parks will be established through the submission and review of a draft plan of subdivision or other development applications. In addition, draft plan of subdivision or other *development applications* will provide for pedestrian linkages and/or bicycle paths connecting open space areas where appropriate.
- p) A Conceptual Trails and Pathway System has been identified on Schedule 'C' – Transportation Network – Breslau. The trails and pathways shown are conceptual and are subject to change upon further review without an Amendment to this Plan, which may be completed as part of any future development application.

#### 7.26.6.9 Proposed GO Station Designation

- a) This Plan anticipates the establishment of a GO Station in the location identified on Schedule's 'B' – Settlement Plan – Breslau and 'C' – Transportation Network – Breslau.
- b) The uses permitted within the GO Station designation shall be in accordance with Section 7.4.2.8 of this Plan.
- c) The Township will, through the Zoning By-law and applications for plans of subdivision/condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### ***Policies***

- d) Development within the GO Station designation shall be planned comprehensively, with the intent that high quality community design and development be achieved. To promote comprehensive planning, all applications for development within the GO Station designation shall provide the following information/materials:
  - i) A Land Use Plan that articulates the conceptual layout of existing and proposed development, including:
    - the size, shape, location and proposed commercial/retail uses;
    - all Collector and Local Roads, as well as internal circulation routes;
    - the size, shape and location of any park blocks;
    - the size, shape and location of any storm water management facilities; and
    - all-natural heritage features and linkages.
  - ii) A Land Use Summary Table indicating:
    - the area and percentage of land dedicated to each land use type; and
    - the anticipated employment generation.
  - iii) A Sustainable Design/Green Building Report that indicates how or to what degree the proposed development contributes to the provision of sustainable design/green building, in accordance with Section 7.26.4.1;

- iv) If required by the Township, the preparation of Enhanced Urban Design + Architectural Control Guidelines that are consistent with or exceed the requirements of the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I. In addition, the Enhanced Urban Design + Architectural Control Guidelines will identify the location and design treatment of landmark architectural features, and architectural design requirements for all buildings, including landscape elements;
  - v) An Environmental Impact Statement, and if the lands to be developed contain a woodlot, hedgerow or trees, the Environmental Impact Statement shall be accompanied by a Tree Preservation Plan, if required by the Township;
  - vi) A Traffic Impact Study including trip generation and site access and including the number and spacing of connections to the boundary road network, the number of trips generated by the proposed development, its impact on the road network and any road works necessary to accommodate the anticipated traffic, shall be completed by the proponent. The Study should also address the right-of-way and lane requirements required to accommodate the generated traffic on the Regional and Collector Road system and required geometric upgrades. The study shall also provide an on-street and on-site parking plan;
  - vii) A Functional Servicing Plan identifying sanitary and storm sewer requirements, municipal water supply and distribution needs, storm water management plans, road layout and sidewalk plan, general grading requirements and delineation of the boundaries of the Natural Heritage Framework. The Functional Servicing Plan, if required, shall include lands beyond the boundary of the proposed development and may need to be completed on a watershed or sub-watershed basis; and
  - viii) Any other information/materials/studies as determined through the Township pre-consultation process pursuant to Section 7.26.9.3 of this Plan.
- e) Loading and outdoor storage areas will be screened from view and/or located along a building elevation that is not visible from any public road.

- f) Pedestrian walkways shall be included within individual sites and between sites so pedestrians may comfortably access the parking facilities and the Station.
- g) All development shall be subject to the Township's Site Plan Control By-law and shall have enhanced site plan standards to address their siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- h) All development within the GO Station designation shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.

#### 7.26.6.10 Natural Hazards

- a) In accordance with Sections 7.4.1.10 and 13.14 of this Plan, lands designated as "Natural Hazards" on Schedule 'A' 'Settlement Plan - "Breslau" exhibit one or more of the following characteristics:
  - i) they are located below the estimated "top of bank";
  - ii) they are subject to flooding;
  - iii) they exhibit severe topographic characteristics, which preclude development activities due to susceptibility to slippage, erosion or conditions requiring uneconomic building foundation construction; and
  - iv) they exhibit organic soils conditions.
- b) The "Natural Hazards" designated lands designated on Schedule 'A' 'Settlement Plan - " Breslau "' is approximate and is subject to adjustments based on additional information. The boundaries of the Natural Hazards designation will be more precisely defined at the plan of subdivision stage following consultation with the Ministry of Natural Resources and Forestry, the Grand River Conservation Authority and the Township of Woolwich.
- c) The boundaries of the Natural Hazards may be implemented through the Zoning By-law.
- d) Regulations of the Ministry of Natural Resources and Forestry and the Grand River Conservation Authority relating to Natural Hazards shall be complied with.



- e) Lands designated Natural Hazards on Schedule A 'Settlement Plan - " Breslau "' is intended to be utilized in accordance with Chapter 13 of this Plan.

## 7.26.7 ECONOMIC DEVELOPMENT OPPORTUNITIES

### 7.26.7.1 Objectives

- a) Economic development is an important objective of the Township, and Breslau offers a variety of key opportunities to consider, including accessibility through the adjacent Highway 7, the Region of Waterloo International Airport, and GO Rail facilities, as well as proximity to larger regional markets in Kitchener, Waterloo and Cambridge, and to a lesser extent, Guelph.

### 7.26.7.2 General Policies

- a) To respond to the accessibility and proximity attributes of the Breslau Settlement Area, a new Commercial/Retail designation and two new employment land use designations, Employment Land I and Employment Land II, are provided to accommodate a broad range of new employment opportunities within Breslau in addition to the current commercial and employment designations.
- b) Employment land use designations, Employment Land I and Employment Land II, are provided to distinguish those employment uses and building types adjacent to Highway 7 and other, less visible sites within Breslau. The other employment land use designations, including the South Breslau Industrial Area and the Safety Kleen Industrial Land, also contribute to Breslau's robust economic development opportunities. This area provides a range of employment opportunities and can accommodate heavier industrial-type operations and operations that are complementary to the airport.
- c) All lands outside the defined *built boundary* that are designated Commercial/Retail or Employment Lands I or II on Schedule 'B' – Settlement Plan – Breslau, shall achieve a gross density target of a minimum of 40 jobs per hectare as per the Regional Official Plan.

### 7.26.7.3 Commercial/Retail Designation

- a) The Commercial/Retail designation is identified on Schedule 'B' – Settlement Plan – Breslau.
- b) The uses permitted in the Commercial/Retail designation shall be in accordance with Section 7.4.2.5 of this Plan.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### ***Policies***

- d) New commercial development located on Victoria Street North established in the form of highway commercial strips or campus style formats set well back from the street edge shall be discouraged. The Township shall support plans for development that are coordinated among landowners and that minimize the proportion of the street frontage dominated by parking lots and automobiles. Buildings that are located close to, and define the street edge are encouraged, as well as opportunities through urban design to enhance the public realm, invite pedestrian activity and promote active transportation.
- e) Development within the Commercial/Retail designation shall be planned comprehensively, with the intent to achieve high quality community design. Development shall comply with policies of Section 7.26.2.3 i) to l) including conditions which require an Official Plan Amendment that is appropriately supported by a detailed Commercial Impact Study prepared to the satisfaction of the Township and/or the Region of Waterloo.

To promote comprehensive planning, all applications for development within the Commercial/Retail designation shall provide the following information/materials:

- i) A Land Use Plan that articulates the conceptual layout of existing and proposed development, including:
  - the size, shape, location and proposed commercial/retail uses;

- all Collector and Local Roads, as well as internal circulation routes;
  - the size, shape and location of all park blocks;
  - the size, shape and location of all storm water management facilities; and
  - al- natural features and linkages.
- ii) A Land Use Summary Table indicating:
- the area and percentage of land dedicated to each land use type; and
  - the anticipated employment generation.
- iii) A Sustainable Design/Green Building Report that indicates how or to what degree the proposed development contributes to the provision of sustainable design/green building, in accordance with Section 7.26.4.1.
- iv) The preparation of Enhanced Urban Design + Architectural Control Guidelines that are consistent with or exceed the requirements of the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I. In addition, the Enhanced Urban Design + Architectural Control Guidelines will identify the location and design treatment of landmark architectural features, and architectural design requirements for all buildings, including landscape elements and will also include pedestrian and transit-oriented linkages.
- v) To submit an Environmental Impact Statement, which includes an inventory and screening of the existing woodlot located within the Commercial Retail designation to determine the ecological attributes and function, as well as the presence/absence of significant vegetation and/or species at risk. If the Environmental Impact Statement concludes that all or a portion of the feature can be removed as part of a development application, then the habitat/feature of the woodlot being removed shall be compensated for on a one to one area ratio through on-site naturalization (where feasible) or, if not feasible on site, through off-site restoration of a Township Open Space Area or parkland within the Breslau Settlement Area. If the Environmental Impact Statement identifies significant vegetation within the woodlot feature but still concludes that a portion of the woodlot may be removed as part of a development application, then a tree

preservation plan shall be prepared to protect the significant vegetation identified, all to the satisfaction of the Township, in consultation with the Region of Waterloo.

- vi) A Traffic Impact Study including trip generation and site access and including the number and spacing of connections to the boundary road network, the number of trips generated by the proposed development, its impact on the road network and any road works necessary to accommodate the anticipated traffic, shall be completed by the proponent.

The Study should also address the right-of-way and lane requirements required to accommodate the generated traffic on the Regional and Collector Road system and required geometric upgrades. The study will also provide an on-street and on-site parking plan.

- vii) A Functional Servicing Plan identifying sanitary and storm sewer requirements, municipal water supply and distribution needs, storm water management plans, road layout and sidewalk plan, general grading requirements and delineation of the boundaries of the Natural Heritage Framework. The Functional Servicing Plan, if required, shall include lands beyond the boundary of the proposed development and may need to be completed on a watershed or sub-watershed basis.
- viii) A Hydrological/Hydrogeological Study to confirm the flows of water both at grade and below grade, and to ensure that new development does not adversely impact neighbouring wells or significant natural heritage features and their associated ecological functions.
- ix) Any other information/materials/studies as determined through the Township pre-consultation process pursuant to Section 7.26.9.3 of this Plan.

- f) Where any permitted use abuts or is in proximity to an existing residential or open space use, fencing, landscaping, berming, distance and grade separation or a combination of these features shall be utilized to ensure that there is adequate screening and buffering between the uses.

- g) Linear buildings shall be provided and shall be located on the site to front, face and feature abutting public roads, with minimal front-yard setbacks. Parking areas will be landscaped and where appropriate screened from view.
- h) Vehicular access to abutting public roads shall be minimized. Where possible, commercial activities should have shared access driveways.
- i) Loading and outdoor storage areas will be screened from view and/or located along a building elevation that is not visible from any public road.
- j) Pedestrian walkways shall be included within individual sites and between sites so pedestrians may safely and comfortably access these commercial properties.
- k) All development shall be subject to the Township's Site Plan Control By-law and shall have enhanced site plan standards to address their siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- l) All development within the Commercial/Retail designation shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.

#### 7.26.7.4 Employment Land I Designation

- a) The employment land uses immediately adjacent to Highway 7 and Greenhouse Road are highly visible and will require high quality-built form and prestige employment uses. These employment lands are indicated on Schedule 'B' – Settlement Plan – Breslau, as Employment Land I.
- b) The permitted uses in the Employment Land I designation shall be in accordance with Section 7.4.2.6 of this Plan.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure

that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

- d) Notwithstanding the 'Employment Land I' Designation, ancillary commercial uses on lands adjacent to the GO Station may be free-standing, provided that the use is limited to no more than 15 percent of the total land area within the designation.

***Policies***

- e) The site identified as a Gateway on Schedule 'A' – Urban Structure Plan - Breslau is intended to become an identifiable entrance to the Employment Lands I designation from Highway 7. The Gateway site shall:
  - i) Include landmark buildings and/or structures that reinforce the importance of the gateway location. This includes the use of high-quality building materials, windows and entrances facing the streets and unified and consistent architectural detailing. Landmark buildings located within the Gateway site shall be a minimum of 2 storeys, or 8 metres in height, whichever is greater; and
  - ii) Where possible, be designed with minimal building setbacks from adjacent streets, and include special landscape treatments, appropriate signage, and high quality streetscaping.

To facilitate the construction of the identified Gateway, partnerships among the Township, developers and/or service clubs shall be encouraged.

- f) No individual access for any building shall be permitted from Highway 7. Further, the number of access points from individual lots to Regional roads shall be minimized. Shared access and internal connections between multiple lots is encouraged. Any proposed access onto a Regional Road will require a Regional Road Access Permit to be issued by the Region.
- g) Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. The Township shall ensure conformity with this policy through the provisions of Site Plan Approval.

- h) All permitted uses shall be carried out entirely within wholly enclosed buildings.
- i) All development shall be subject to the Township's Site Plan Control By-law and shall have enhanced site plan standards to address their siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- j) All new public and private sector development shall conform to the Urban Design + Architectural Control Guidelines, included as Appendix I to this Plan.

#### 7.26.7.5 Employment Land II Designation

- a) The Breslau Settlement Area has a substantial new employment land area that will accommodate a wide range of employment uses that recognize the current development context. These employment lands are indicated on Schedule 'B' – Settlement Plan – Breslau as Employment Land II.
- b) The permitted uses in the Employment Land II designation shall be in accordance with Section 7.4.2.7 of this Plan.
- c) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### ***Policies***

- d) The number of access points from individual lots to Regional roads shall be minimized. Shared access and internal connections between multiple lots is encouraged. Any proposed access onto a Regional Road will require a Regional Road Access Permit to be issued by the Region.
- e) Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments

shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. The Township shall ensure conformity with this policy through the provisions of Site Plan Approval.

- f) All permitted uses shall be carried out entirely within wholly enclosed buildings, unless outside storage is permitted and regulated through the Zoning By-Law. Any permitted outside storage shall be screened from view from adjacent streets to the satisfaction of the Township.
- g) All development shall be subject to the Township's Site Plan Control By-law and shall have enhanced site plan standards to address their siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- h) All new public and private sector development shall conform to the Urban Design + Architectural Control Guidelines, included as Appendix I to this Plan.

#### 7.26.7.6 South Breslau Industrial Area Designation

- a) The South Breslau Industrial Area designation is identified on Schedule 'B' – Settlement Plan – Breslau. It is a stable and valued employment area that contains many of the industrial uses within the Township. This area is currently in transition to being fully connected to municipal services. In the interim, existing development may be connected to private water/septic subject to Township and Regional approval.
- b) The South Breslau Industrial Area shall be developed in accordance with the following definition:

The South Breslau Industrial Area classification of land shall mean that the predominant use of the land in the area so designated shall be for industry which is defined as manufacturing, extracting and processing of materials, service, assembly and fabricating, repair workshops and storage.



This definition need not prevent the use of some of the lands within this designation for other purposes provided that the location of these uses in an industrial area will in no way detract from the area for sound industrial use as may be permitted by the Zoning By-law as accessory uses in industrial areas. Additional uses permitted in Section 7.4.1.6 of this Plan may be considered.

- c) The Township will, through the Zoning By-law refine the list of permitted uses and establish appropriate regulations to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

***Policies***

- d) The site identified as a Gateway on Schedule 'A' – Urban Structure Plan - Breslau is intended to become an identifiable entrance to the South Breslau Industrial Area. The Gateway site shall:
  - i) Include landmark buildings and/or structures that reinforce the importance of the Gateway location. This includes the use of high-quality building materials, windows and entrances facing the streets and unified and consistent architectural detailing. Landmark buildings located within the gateway site shall be a minimum of 2 storeys, or 8 metres in height, whichever is greater; and
  - ii) Where possible, be designed with minimal building setbacks from adjacent streets, and include special landscape treatments, appropriate signage, and high quality streetscaping.

To facilitate the construction of the identified Gateways, partnerships among the Township, developers and/or service clubs shall be encouraged.

- e) The number of access points from individual lots to Regional Roads shall be minimized. Shared access and internal connections between multiple lots is encouraged. Any proposed access onto a Regional Road will require a Regional Road Access Permit to be issued by the Region.
- f) Where a rear or exterior lot line abuts a Regional Road or a Collector Road, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view.

- g) All permitted uses shall be carried out entirely within wholly enclosed buildings, unless outside storage is permitted and regulated through the Zoning By-law. Any permitted outside storage shall be screened from view from adjacent streets to the satisfaction of the Township.
- h) All development shall be subject to the Township's Site Plan Control By-law and shall have enhanced site plan standards to address their siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- i) All new public and private sector development shall conform to the Urban Design + Architectural Control Guidelines, included as Appendix I to this Plan.

#### 7.26.7.7 Safety Kleen Industrial Designation

- a) The following policies apply to the Safety Kleen Industrial designation as designated on Schedule 'B'. It is the intent of the Plan that this area, comprising approximately 6 hectares of land immediately adjacent to Safety Kleen's existing industrial operation at 300 Woolwich Street South (hereinafter referred to as the Subject Lands), shall be used for a limited range and scale of dry-industrial uses and for the purpose of implementing a Remedial Action Plan approved by the Ministry of the Environment, Conservation and Parks to address an existing plume of soil and groundwater contamination for the portion of the Subject Lands designated Safety Kleen Industrial Land Designation.
- b) The dry-industrial uses referenced in a) above shall be limited to the following:
  - i) Warehousing and packaging of the finished product, which may include the blending of additives as part of packaging the finished product within an enclosed building;
  - ii) Accessory office and garage within the warehouse and packaging building;
  - iii) Outdoor truck and trailer parking;
  - iv) Safety/emergency flare building/structure; and
  - v) Uses accessory to the forgoing.

- c) There shall be no storage, blending, refining, re-refining or primary production of used oil or petroleum products within the Safety Kleen Industrial designation and any use of the Safety Kleen Industrial designation beyond what is listed above shall require an Amendment to this Plan.
- d) The Township will, through the Zoning By-law refine the list of permitted uses and establish appropriate regulations to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

***Policies***

- e) The Safety Kleen Restricted Area shown on Schedule 'B' recognizes the municipal drain and associated floodplain, wetland features, required buffer area and stormwater management pond. The portion of the Subject Lands designated Safety Kleen Restricted Area shall only be used for passive open space, stormwater management and the protection and enhancement of the existing natural heritage features. No development or encroachment shall be permitted within the Safety Kleen Restricted Area, except for those approved works required to construct the stormwater management pond and to plant native vegetation to naturalize the buffer area.
- f) The Subject Lands shall merge with and develop in conjunction with the property at 300 Woolwich Street South prior to any permitted development or encroachment occurring on the Subject Lands.
- g) Sewage disposal for the Subject Lands shall be by means of connecting to the existing private sanitary sewer located on the property at 300 Woolwich Street South, which extends to the Kitchener Sanitary Sewage Treatment Plant. There shall be no private septic system on the Subject Lands.
- h) Water supply for the Subject Lands shall be by means of connecting to the existing municipal water supply on Woolwich Street South, via the existing water services on the property at 300 Woolwich Street South. There shall be no private water well(s) on the Subject Lands, except for wells used in conjunction with implementing the approved Remedial Action Plan.

- i) Any permitted development of Subject Lands is subject to the Township's Site Plan Control By-law and shall be done in consultation with the applicable concerned agencies, including, but not limited to the Region and the Grand River Conservation Authority. The Township may utilize the provisions for Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

In addition, the Site Plan Control shall include measures to implement and maintain both the structural and operational Best Management Practices (BMP) for the development of the permitted dry-industrial uses in proximity to the Wellhead Protection Sensitivity Areas, including, but not limited to spill prevention, monitoring/alarm system, containment areas, servicing standards, etc., as deemed appropriate by the Township, the Region, the applicable Provincial agency and the Grand River Conservation Authority.

- j) All new public and private sector development shall conform to the Urban Design + Architectural Control Guidelines, included as Appendix I to this Plan.

#### 7.26.7.8 Commercial/Business Park Designation

- a) Schedule 'B' - Settlement Plan – Breslau identifies an area as within the Commercial/Business Park Designation.
- b) The permitted uses in the Commercial/Business Park designation shall be in accordance with Section 7.4.2.4 of this Plan.
- c) The Township will, through the Zoning By-law refine the list of permitted uses and establish appropriate regulations to ensure that new development is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### ***Policies***

- d) The maximum building height shall be 2 storeys or 8 metres, whichever is less.
- e) Adequate buffering in the form of setbacks, building design, site layout and landscaping shall be provided in the area adjacent to any residential development.

- f) All development shall be subject to The Township's Site Plan Control By-law and shall have enhanced site plan standards to address their siting along abutting public roads as well as enhanced landscape standards to provide appropriate buffer planting along the boulevards and within the site. The Township may utilize the provisions of the Township's Site Plan Control By-law to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- g) All new public and private sector development shall conform to the Urban Design + Architectural Control Guidelines, included as Appendix I to this Plan.

## 7.26.8 SUPPORTIVE SERVICE INFRASTRUCTURE

### 7.26.8.1 Transportation Network Policies

- a) The Transportation Network identified on Schedule 'C' – Transportation Network – Breslau, includes:
  - i) Proposed GO Station;
  - ii) Existing and proposed Provincial Highway 7;
  - iii) Proposed Provincial Highway Interchange;
  - iv) Existing and proposed Regional Roads/Corridors;
  - v) Existing and proposed Township Collector and Local Roads/Corridors;
  - vi) Main Street;
  - vii) Potential Connecting Corridor;
  - viii) Existing Railway;
  - ix) Region of Waterloo International Airport;
  - x) Gateways; and
  - xi) Conceptual Trails and Pathway System.
- b) The road system shall generally be designed to reflect a modified grid pattern consistent with the residential form contemplated by Schedule 'B' - Settlement Plan - Breslau.
- c) Direct property access to the existing Provincial Highway 7 will be generally prohibited in order to protect its traffic carrying capacity and may only be permitted in limited circumstances where the Ministry of Transportation has determined that such access is appropriate. Any development within the control area of Highway 7 will require a Permit

and/or approval from the Ministry of Transportation. If the existing Provincial Highway 7 or portion thereof is assumed by the Region, then direct access to the road will generally be discouraged and may only be permitted in limited circumstances where the Region has determined that such access is appropriate.

- d) The development of any Proposed Regional Road shall be in accordance with the requirements of the Region. Any proposed access onto a Regional Road will require a Regional Road Access Permit to be issued by the Region.
- e) Schedule 'C' identifies the Main Street of Breslau which is the historic spine of the community. The Main Street will serve retail commercial, mixed use and residential development, and will reflect its role as a character giving streetscape within the Breslau Settlement Area. The design of the Main Street shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.
- f) The development of new Local and Collector Roads shall align, where possible, with existing and proposed roads on adjacent lands. Direct access to Regional Roads from Local Roads will be discouraged. The design of Local and Collector Roads shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.
- g) New development must accommodate and provide for the Fountain Street Extension northeast of existing Provincial Highway 7. Direct property access to the Fountain Street Extension will be discouraged, in order to protect its traffic carrying capacity, and may only be permitted in limited circumstances where the Region has determined that such access is appropriate.
- h) Schedule 'C' – Transportation Network – Breslau identifies conceptually a Potential Connecting Corridor between Fountain Street North and Neighbourhood 2. This road connection is considered an important community connectivity corridor that will serve to integrate the north-east neighbourhoods with the south-west neighbourhoods of the Breslau Settlement Area and will serve and support the Proposed GO Station.

The development of the Potential Connecting Corridor will require an Environmental Assessment to determine the need and justification for the facility, and its preferred route, including its potential crossing of the existing railway track and measures to prevent or minimize the impact to the adjacent natural heritage features. Development at either end of this identified corridor shall be designed to accommodate this future Collector Road.

Until the Environmental Assessment process has been completed, the Township may consider a proposed development application to be premature or impose conditions on Draft Plan Approval and/or place Holding Zones on lands within the vicinity of the Potential Connecting Corridor to preclude development until the Environmental Assessment process has been completed. The Township will undertake this assessment on an application by application basis.

The Township acknowledges that the Environmental Assessment completed by Metrolinx has identified a preferred location for the Proposed GO Station. The Environmental Assessment by the Township for the Potential Connecting Corridor, as shown on Schedule 'C' will be undertaken in the context of the approved and completed Environmental Assessment by Metrolinx and with the objective of ensuring that the Potential Connecting Corridor will serve and support the Proposed GO Station in the preferred location identified.

- i) Schedule 'C' – Transportation Network – Breslau identifies a Proposed Regional Corridor to the south of Neighbourhood 1, between Woolwich Street South and the Grand River, in accordance with the Regional Official Plan. Final alignment of the Proposed Regional Corridor (Ottawa Street extension), including the type of traffic control and access to this future Regional Road, will be determined through an Environmental Assessment process to be completed by the Region. As per policy 5.A.29 (b) of the Regional Official Plan, an Amendment to Schedule 'C' – Transportation Network – Breslau will not be required to implement the alignment of a proposed Regional Road consistent with the Proposed Regional Corridor as shown on Schedule 'C'.

A maximum of two road connections with a minimum separation distance of 250 metres between any existing and/or proposed road connection will be permitted along this section of the Proposed Regional Corridor, via the Andover Drive (extension) and the Shallow Creek Road (extension).

In the interim, a Proposed Township Collector Road is planned between the Andover Drive (extension) and Woolwich Street South to provide greater connectivity of the Breslau Transportation Network for transit, cycling, pedestrian and vehicular traffic, and to divert a portion of the traffic in Neighbourhood 1 from using the local and collector roads within the existing residential neighbourhood. A portion of the Proposed Collector Road, between the Shallow Creek Drive (extension) and Woolwich Street South, shall be constructed to Township standards in conjunction with the development of Neighbourhood 1 and shall be funded as part of the local services of a plan of subdivision in Neighbourhood 1.

The remaining portion of the Proposed Collector Road, between Andover Drive (extension) and Shallow Creek Road (extension) shall be constructed to Township standards in conjunction with the development of lands between Neighbourhood 1 and this Proposed Collector Road, if and when such lands are included in the Breslau Settlement Area through future Regional and Township Official Plan Amendments as outlined in Section 2.B.3 of the Regional Official Plan. The funding source for the construction of the final section of this Proposed Collector Road may be part of the local services associated with the future adjacent Plan of Subdivision, the Township's Development Charge Reserve, other Township revenue sources or combinations thereof.

- j) Schedule 'C' – Transportation Network – Breslau identifies a Proposed Regional Corridor between Woolwich Street South and Fountain Street in accordance with the Regional Official Plan. Final alignment of the Proposed Regional Corridor, including the type of traffic control and access to the Regional Road, will be determined through an Environmental Assessment process to be completed by the Region. As per policy 5.A.29 (b) of the Regional Official Plan, an Amendment to Schedule 'C' – Transportation Network – Breslau will not be required to implement the alignment of a proposed Regional Road consistent with the Proposed Regional Corridor as shown on Schedule 'C'. This alignment will form the southern edge of the Breslau Settlement Area east of Woolwich Street South through to Fountain Street, if and when the Urban Area is expanded as outlined in Section 2.B.3 of the Regional Official Plan.



If the Urban Area is expanded in the Breslau Settlement Area as outlined in Section 2.B.3 of the Regional Official Plan, the Township will determine at that time through the review of the associated planning applications as to whether:

- i) A Proposed Township Collector Road is required to be constructed within this Proposed Regional Corridor to Township standards in the interim to provide greater connectivity of the Breslau Transportation Network for transit, cycling, pedestrian and vehicular traffic, and to divert a portion of the traffic from using local roads within the existing residential neighbourhood; or
- ii) No Proposed Township Collector Road is required in the interim within this Proposed Regional Corridor because the traffic from a future adjacent plan of subdivision can adequately be serviced from the existing road network via Menno Street and Fountain Street.

If a Proposed Collector Road is required in the interim as per sub-section i. above, then the Township will determine, at the time of considering an Urban Area expansion for the Breslau Settlement Area as outlined Section 2.B.3 of the Regional Official Plan, the funding source for the construction of the Proposed Township Collector Road, which may be part of the local services of a future adjacent plan of subdivision, the Township's Development Charge reserve, other Township revenue sources or combinations thereof.

- k) Schedule 'C' – Transportation Network – Breslau identifies a Proposed Collector Road extension of Dolman Street to the east of Woolwich Street South through to Fountain Street. This Proposed Collector Road will provide greater connectivity of the Breslau Transportation Network for transit, cycling, pedestrian and vehicular traffic, and will divert a portion of the traffic from existing and future development in using the local roads within the existing residential neighbourhood.

The timing of this Proposed Collector Road is required in the latter stages of development of lands being considered for Urban Area expansion to the Breslau Settlement Area as outlined in Section 2.B.3 of the Regional Official Plan. The Proposed Collector Road alignment shall have regard to the Environmental Assessment process being completed by the Township for the Potential Connecting Corridor, as outlined in Section 7.26.8.1 h). The funding of the Proposed Collector Road shall be cost

shared by the Township, through the Development Charge reserve, and part of the local services of a future adjacent plan of subdivision to develop the lands between Woolwich Street South and Fountain Street, if and when the Urban Area in the Breslau Settlement Area expands as outlined in Section 2.B.3 of the Regional Official Plan.

- l) Development adjacent to a railway shall comply with the policies in Section 15.2 of this Plan and the policies of the Regional Official Plan.
- m) Development in proximity to the Region of Waterloo International Airport shall comply with the policies in Section 15.3 of this Plan and the policies of the Regional Official Plan. All development will comply with the Transport Canada – Region of Waterloo International Airport Zoning Regulations.

#### 7.26.8.2 Servicing and Utility Policies

- a) All new development, except that development identified in b) below, shall only develop based on full municipal water and sanitary sewer services and stormwater management facilities.
- b) Notwithstanding a) above, the majority of existing development within the Village Main Street, Village Residential, Employment Land I, Employment Land II and the South Breslau Industrial Area Designations are on partial private, and/or fully private service infrastructure systems. It is anticipated by this Plan that all these uses will eventually be provided with full municipal service infrastructure. In the interim and in accordance with the policies of the Regional Official Plan, the lands within the Township of Woolwich legally described as Part of Lots 105, 106, 107 and 108, Germany Company Tract, and located on the east side of Hopewell Creek, south of Victoria Street, but not including the Hopewell Crossing Mixed Use Site-Specific Area 1, may be developed for dry industrial uses utilizing private wells and individual wastewater treatment systems where it is demonstrated, to the satisfaction of the Region, that it is not feasible to extend municipal services to these lands. Additions to existing buildings on existing fully private or *partial services* infrastructure systems may be permitted.
- c) Sanitary sewer services are to be provided through wastewater capacity from the City of Kitchener's sewage treatment and collection system via the Victoria Street North Pumping Station and the Township's collection system, which includes the Breslau Pumping Station. Ultimately the

sanitary collection system for certain areas in Breslau will be directed or re-routed to the south, via the sanitary collection system in the City of Cambridge, to Kitchener's sewage treatment and collection system as per the Region's Wastewater Master Plan.

- d) Township Council, by resolution, has the responsibility to allocate wastewater capacity for new sanitary service connections to existing or new development in the Breslau Settlement Area. Prior to allocating the wastewater capacity, Council shall consider a series of guidelines to establish the recommended allocation. The guidelines are to focus on managing growth, roads and infrastructure, human resources, and the interests of community health and safety, which are in keeping with the policies of this Plan and the Township's Strategic Plan. The guidelines that are to be considered include:
- i) Reserving sufficient wastewater capacity for existing developed properties and residences in the community that are not on municipal sanitary services and may require connections due to failing private systems, which is in the interest of public health and safety;
  - ii) Reserving sufficient wastewater capacity in order to provide opportunity for existing properties/buildings to have a change of use;
  - iii) Considering the goal of contributing towards a diverse and *complete community* with opportunities for residential, industrial, commercial, recreational and institutional developments;
  - iv) Allocate wastewater capacity in conformity with the Growth Parameters, General Staging Objectives and Land Use Specific Staging Policies for Breslau in Sections 7.26.2.1, 7.26.2.2 and 7.26.2.3, respectively, in this Plan;
  - v) Reserving sufficient wastewater capacity to promote intensification within the existing *built boundary* in Breslau as identified in Schedule 'A'- Urban Structure Plan – Breslau;

- vi) Reserving and allocating sufficient wastewater capacity to multiple developments within different *designated greenfield areas* in Breslau to provide choice to the customer on where they wish to live in the community and the type, quality and style of homes they intend to purchase;
  - vii) Allocating wastewater capacity only in conjunction with the necessary planning approvals being granted; and
  - viii) To otherwise allocate on a first come, first serve basis.
- e) Sanitary sewer services are to be provided through an additional wastewater capacity from the City of Kitchener's sewage treatment system, by the Cross-Border Servicing Agreement with the City of Kitchener.
  - f) The design of the sanitary sewer, water and stormwater management systems in the Breslau Settlement Area shall generally be based on maximizing efficiency and cost effectiveness, and to minimize the need for pumping stations. All service infrastructure shall be designed to Township standards.
  - g) The location of Stormwater Management Facilities is identified symbolically on Schedule 'B' – Settlement Plan – Breslau. These locations are conceptual and are subject to relocation through the draft plan of subdivision process. The design of all new Stormwater Management Facilities shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix I.
  - h) The provision of utilities, which include, but are not limited to phone, gas, hydro and cable shall be located to the satisfaction of the Township and the utility provider.
  - i) Where Sensitive Groundwater Recharge Areas, Discharge Areas or Headwaters are identified through the completion of a Watershed Study, and/or Natural Habitat Network Inventory, all lands shall be subject to the policies of this Chapter.
  - j) Where development is proposed on or adjacent to a property known to be, suspected to be, or potentially a contaminated site, all lands shall be subject to the policies from Chapter 13.19 of this Plan.

## 7.26.9 COORDINATED AND COMPREHENSIVE IMPLEMENTATION

### 7.26.9.1 Interpretation

- a) The interpretation of the policies in this Section shall be in accordance with Section 19.2 of this Plan.
- b) This Section includes references to numerical requirements or restrictions. With the exception of the minimum gross density requirements for development within the *designated greenfield areas*, the numbers included in this Plan are considered to be flexible and any development detail that is within 10 percent of any identified numerical requirement or restriction shall be considered to conform to this Plan.

### 7.26.9.2 Implementation

- a) This Section shall be implemented in accordance with the policies of Chapter 19 of this Plan, in addition to the following additional policies of this Section.

### 7.26.9.3 Pre-Consultation and Complete Application Requirements

- a) Prior to the submission of a complete application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent, Site Plan or Site Plan Amendment, the applicant/owner shall pre-consult with the Township, and the Region, and other agencies, when applicable, in accordance with this Plan, the Township's Pre-Consultation By-law and the policies in Chapter 10 of the Regional Official Plan.
- b) The pre-consultation and complete application requirements are further detailed in Section 19.7 of this Plan.

### 7.26.9.4 Policies for Legal Non-Conforming Uses

- a) Legal non-conforming uses shall be considered in accordance with Section 19.9 of this Plan.

7.26.9.5 Public Sector Agreement to Comply

- a) It is the intent of this Section to achieve the agreement of all public agencies involved in any aspect of development in the Breslau Settlement Area, to comply with the policies of this Section, and be consistent with the Urban Design + Architectural Control Guidelines (Appendix I) in order to achieve the vision, principles and policies of this Chapter. Notwithstanding the above, certain public agencies may have specific statutory authority that allows them not to be subject to the policies of this Plan.

7.26.9.6 Amendments to this Plan

- a) It is the intent of this Section to serve as the basis for all land use decisions within the Breslau Settlement Area to the year 2031. It is not the intent of this Section to be utilized as the only development control document. Development controls will also be implemented through the Zoning By-law, other by-laws authorized by Provincial legislation, the Township's Site Plan Control By-law and Draft Plans of Subdivision/Condominium.
- b) This Section should only be amended when the policies within it have been found not to address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed.
- c) There shall be no Settlement Area Boundary expansion unless it is determined necessary through a Municipal Comprehensive Review or in accordance with Regional Official Plan Policy 2.B.3 related to Urban Area boundary expansions or Regional Official Plan Policy 2.B.4 related to Urban Area boundary rationalization of the Regional Official Plan, prepared to the satisfaction of the Township, and approved by the Region of Waterloo.

7.26.10 SITE SPECIFIC POLICY AREAS

7.26.10.1 Site-Specific Policy Area 1 (Hopewell Crossing Mixed-Use)

The lands within Site-Specific Policy Area 1 (Hopewell Crossing Mixed-Use) identified on Schedule B – Settlement Plan - Breslau may develop for a mixed-use consisting of employment, residential, commercial, institutional and community uses in accordance with the land use designations identified on Schedule B, Schedule C – Transportation Network – Breslau,

the policies of this Chapter and all other policies of this Plan. The following special policies apply to Site-Specific Policy Area 1:

- a) Pursuant to Section 7.26.2.3 b) of this Chapter, residential development on lands identified as Site-Specific Policy Area 1 will be staged in three (3) year increments as set out below:
  - i) Year 2017 to 2019 – totalling 225 units or 75 units per year;
  - ii) Year 2020 to 2022 – totalling 225 units or 75 units per year; and,
  - iii) Year 2023 to 2025 – totalling 119 units or 75 units per year.

The staging requirements above do not apply to high density residential apartment units or mix use multiple dwelling units.

Unrealized development potential from one time period may be assigned to the subsequent time periods.

The Township may, at the request of the applicant/owner, review the yearly residential unit cap at a minimum of three (3) year intervals and may adjust the annual residential units assigned to the applicant/owner without an amendment to this Plan.

All new residential and employment generating development on the subject lands shall occur in a well-managed, orderly and cost-effective manner.

- b) Notwithstanding Sections 7.5.1.1 a) and 7.26.5.6 b) of this Plan, net residential density may be permitted on specific sites in excess of this range provided that sufficient water and sanitary sewer services are available, the development is compatible with existing and/or proposed land uses and conforms with the policies of this Plan.
- c) Notwithstanding Sections 7.5.1.2 and 7.26.5.6 c) of this Plan, residential development on lands designated Medium/High Density Residential shall not exceed 10 storeys in height.
- d) Notwithstanding Sections 7.5.2.2 and 7.26.5.7 for live-work units and policies 7.26.5.8 for mixed use buildings of this Plan, live-work units and mixed-use buildings permitted in the Medium/High Density Residential and Commercial/Mixed-Use designations may be permitted within a building located on a lot/block with frontage on a public street capable of providing on-street parking during business hours. Further, a non-

retail commercial use in a mixed-use building may be permitted above the ground floor.

- e) Notwithstanding Section 7.8.6.7 b) of this Plan, lands designated Commercial/Mixed-Use with frontage on Highway 7 (Victoria Street) may be developed with a commercial/retail store of up to 6,000m<sup>2</sup> that is primarily devoted to the sale of food, other retail stores up to 1600m<sup>2</sup>, and restaurants up to 600m<sup>2</sup> of floor area.
- f) Notwithstanding Sections 7.4.2.6 and 7.26.7.4 b) of this Plan, free-standing restaurants within a common site containing office and/or hotel buildings may be permitted within the Employment I designation.
- g) Notwithstanding Sections 7.4.2.6 and 7.26.7.4 b) of this Plan, lands designated Employment I with frontage on Highway 7 (Victoria Street) may be developed with a retail hardware store in association with an enclosed building supply centre.

#### 7.26.10.2 Site-Specific Policy Area 2 (Commercial/Mixed Use)

- a) Notwithstanding policy 7.4.2.3 ii) of this Plan that limits the size of a commercial/retail store to a maximum of 600 square metres, for those lands within Site-Specific Policy Area 2 identified on Schedule 'B', the Township may consider permitting in the implementing Zoning By-law one commercial/retail store to a maximum size of 6,000 square metres for the purposes of establishing a store that is primarily for the sale of food store type merchandise. The Township, through the implementing Zoning By-law, will ensure that any such commercial/retail store is appropriate and compatible in the context of adjacent land uses and the surrounding community.

#### 7.26.10.3 Site-Specific Policy Area 3 (Riverland)

- a) The lands within Site-Specific Policy Area 3 (Riverland) identified on Schedule B – Settlement Plan - Breslau may develop primarily for residential uses in accordance with the land use designations identified on Schedule B, Schedule C – Transportation Network – Breslau, the policies of this Chapter and all other policies of this Plan. The following special policies apply to Site-Specific Policy Area 3:

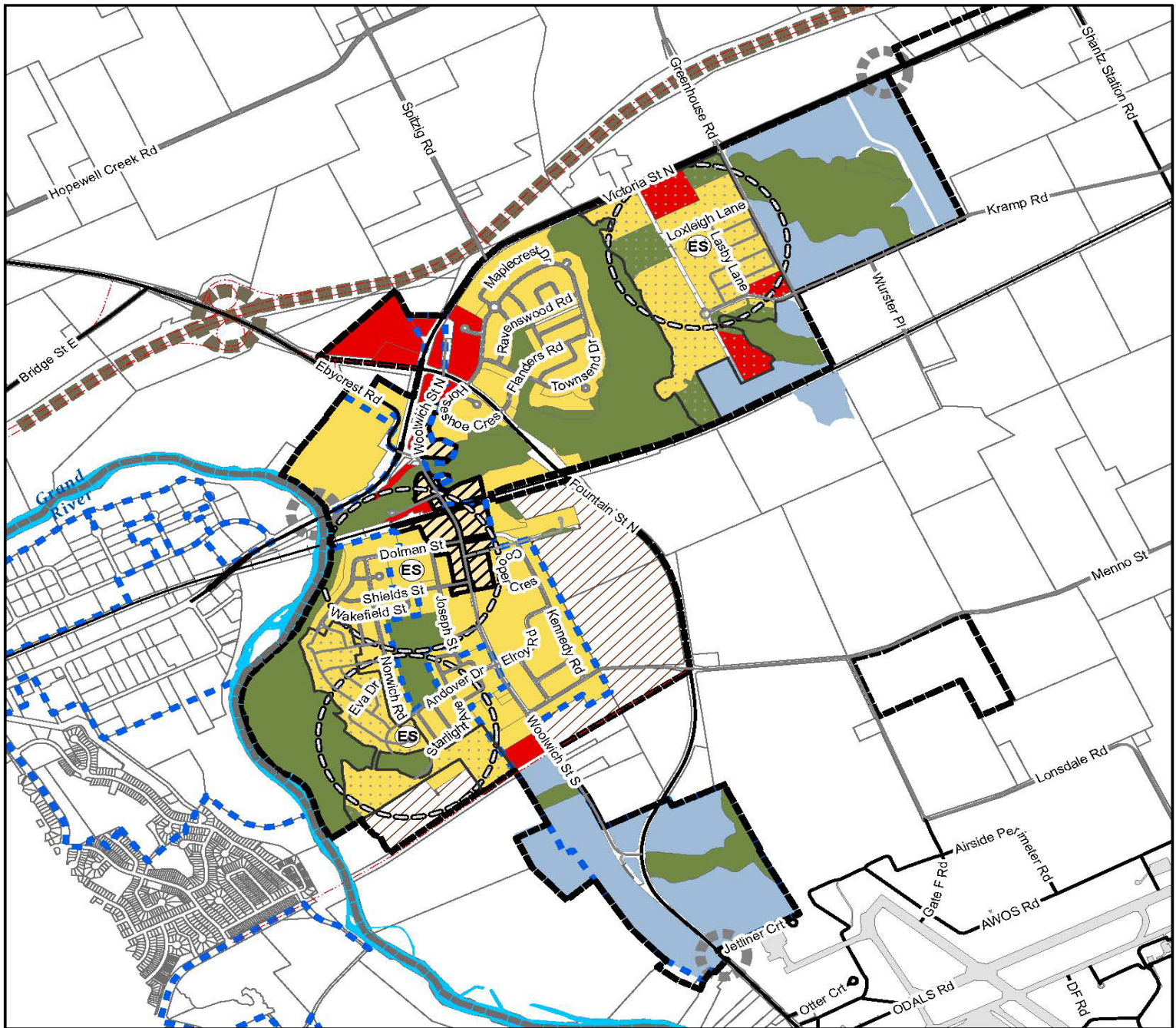


- b) Pursuant to Section 7.26.2.3 b) of this Chapter, residential development on lands identified as Site-Specific Policy Area 2 will be staged in three (3) year increments as set out below:
- i) Year 2017 to 2019 – totalling 150units or 50 units per year;
  - ii) Year 2020 to 2022 – totalling 150 units or 50 units per year;
  - iii) Year 2023 to 2025 – totalling 150 units or 50 units per year; and
  - iv) Year 2026 to 2028 – totalling 150 units or 50 units per year.

Unrealized development potential from one time period may be assigned to the subsequent time periods.

The Township may, at the request of the applicant/owner, review the yearly residential unit cap at a minimum of three (3) year intervals and may adjust the annual residential units assigned to the applicant/owner without an amendment to this Plan.

All new residential and employment generating development on the subject lands shall occur in a well-managed, orderly and cost- effective manner.



**Schedule A  
Township of Woolwich  
Urban Area Settlement Plan  
Breslau -  
Urban Structure**

**Legend**

- Township Boundary
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Rail line
- Airport
- Settlement Area Boundary
- Neighbourhoods 1 + 2
- 5 Minute Walking Radius
- Built Boundary
- Proposed Provincial Hwy & Interchange
- Elementary School
- Gateway
- Village Main Street
- Natural Heritage Framework
- Retail/Commercial Areas
- Employment Areas
- Residential Neighbourhoods
- Property Boundary
- Future Road
- Future Urban Area

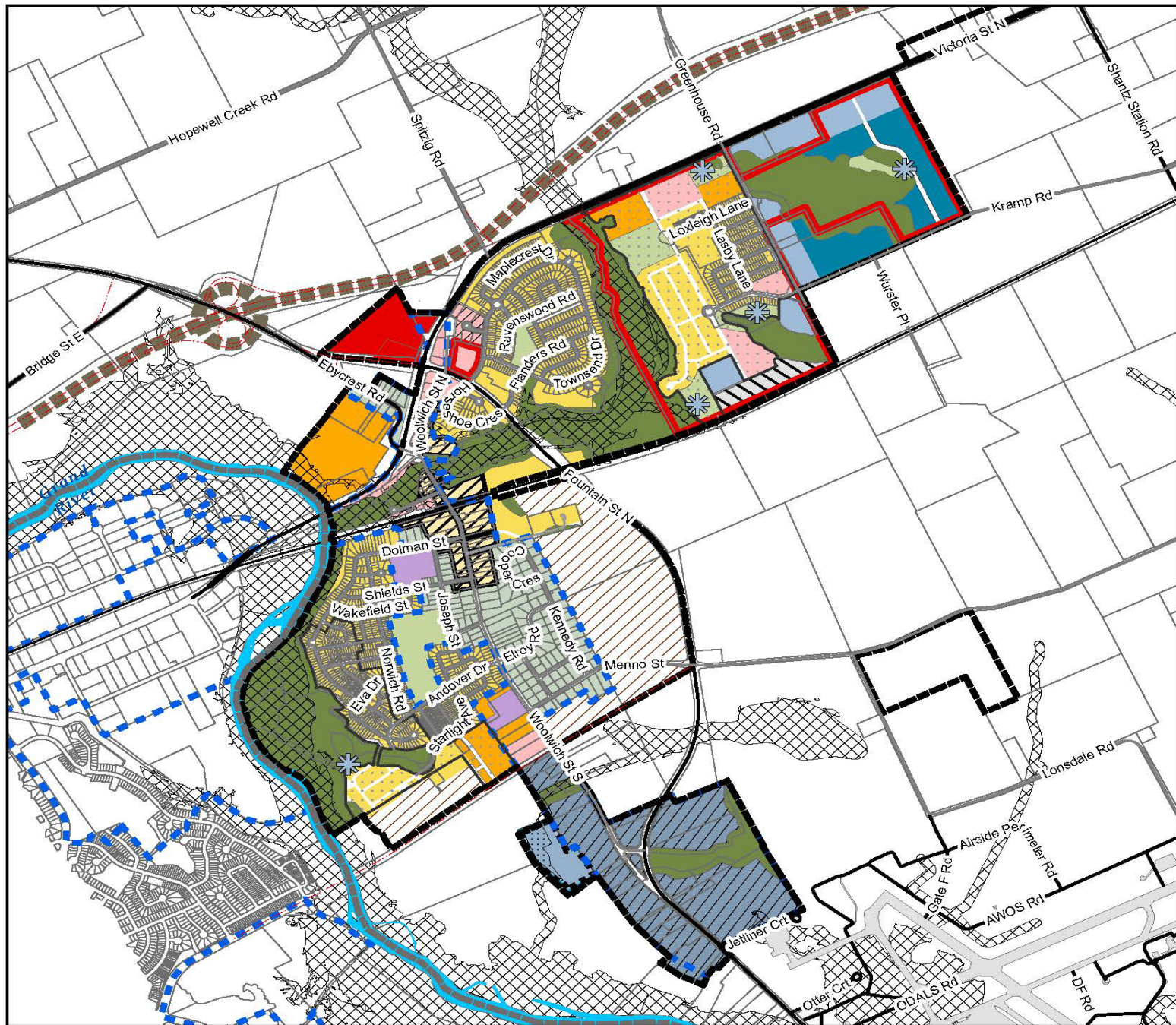


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2022

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**Schedule B  
Township of Woolwich  
Urban Area Settlement Plan  
Breslau -  
Land Use Plan**

**Legend**

- Township Boundary
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Rail line
- Airport
- Settlement Area Boundary
- Stormwater Management Facility
- Neighbourhoods 1 + 2
- Built Boundary
- Proposed Provincial Hwy & Interchange
- Site Specific Special Policy Areas
- Safety Kleen Restricted Area
- Safety Kleen Industrial
- Natural Hazards
- Open Space / Recreational
- Environmental Protection
- Proposed GO Station
- Employment Land I
- South Breslau Industrial Area
- Employment Land II
- Commercial/Retail
- Commercial/Business Park
- Commercial/Mixed Use
- Institutional
- Village Main Street
- Low/Medium Density Residential
- Medium/High Density Residential
- Village Residential
- Property Boundary
- Future Road
- Future Urban Areas

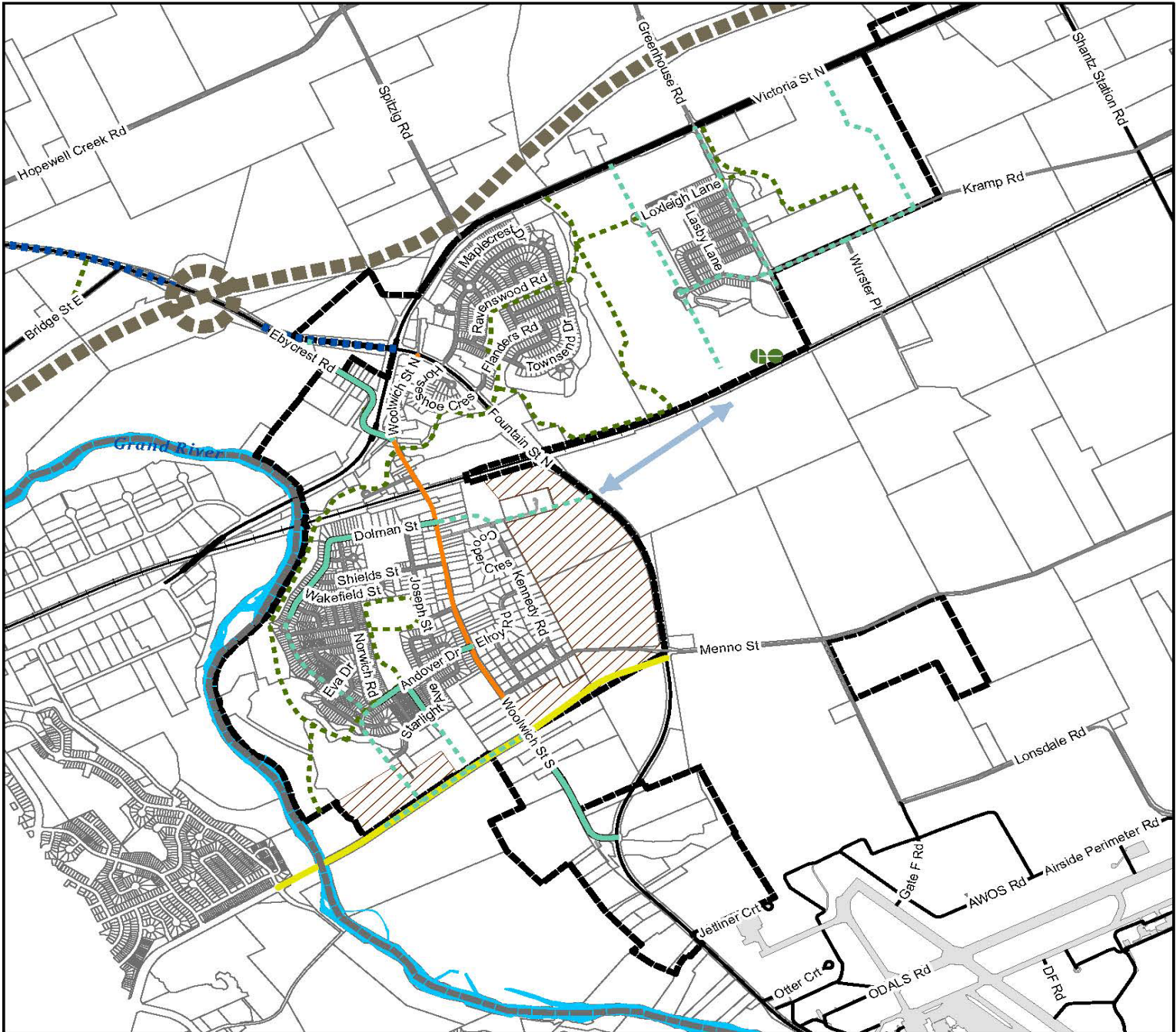


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**Schedule C  
Township of Woolwich  
Urban Area Settlement Plan  
Breslau -  
Transportation Network**

**Legend**

- Proposed Go Station
- Proposed Collector Road
- Proposed Provincial Hwy & Interchange
- Proposed Regional Road
- Proposed Regional Corridor
- Collector Road
- Main Street
- Potential Connecting Corridor
- Conceptual Trails and Pathway System
- Future Urban Area
- Property Boundary
- Airport
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Rail line
- Township Boundary
- Settlement Area Boundary



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Township of Woolwich  
2022

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Regional Modification No. 1 to OPA #38 renumbers the following section from Section 7.23 to Section 7.27 to allow the Stockyard Urban Area policies to be consolidated into this Plan.

## **7.27 SETTLEMENT PLAN – THE STOCKYARDS URBAN AREA**

The following policies apply to the Stockyards Urban Area generally shown on Map 5.2 with Symbol Number 18 and detailed on Schedule A at end of this subsection.

### **7.27.1 INTRODUCTION**

#### **7.27.1.1 Purpose**

- a) The Stockyards Urban Area is defined on Schedule 'A' - Land Use Plan - Stockyards Urban Area. It is designated as an Urban Area within the Regional Official Plan. It is a unique commercial /industrial centre that has evolved around the ongoing Ontario Livestock Exchange and Farmer's Market functions. The Stockyards Urban Area includes an eclectic mixture of retail and complementary commercial uses and light industrial uses of a variety of scales and functions.
- b) The purpose of this Section is to provide a detailed land use plan and policy framework to guide future growth and development within the Stockyards Urban Area to the year 2031, matching the current time horizon of the Regional Official Plan. The goals for this Urban Area are:
  - To be a visionary set of policies that appropriately balances development control and phasing, with the flexibility to respond to technical requirements and market fluctuations over time.
  - To recognize the opportunities for growth and development provided by the Stockyards Urban Area excellent locational attributes and its existing unique and eclectic quality of place.
  - To ensure that development will occur in a logical and efficient sequence and within a framework of fiscal responsibility that is within the ability of the Township to provide appropriate urban infrastructure services to the existing and new employment opportunities.
  - To achieve an employment generating district that is distinct in a built form and structure from the other Urban Areas within the region. No residential uses of any kind are permitted by this Plan within the Stockyards Urban Area, in accordance with the Regional Official Plan.

- c) Land use and development in the Stockyards Urban Area shall be consistent with the Provincial Policy Statement and shall conform with the Growth Plan for the Greater Golden Horseshoe. In addition, all development shall conform with the relevant policies of the Regional Official Plan, with the policies of this Section and all other applicable policies of this Plan. Where there is a conflict between the policies of this Section and other applicable policies in this Plan, the policies of this Section shall apply.
- d) This section includes Schedule 'A' - Land Use Plan, Schedule 'B' - Active Transportation Plan and Schedule 'C' – Transportation Plan. These Schedules are located at the end of Section 7.27 and form an operative part of this Section and are to be reviewed in the context of the applicable policies of this Plan. Further, these Schedules may only be modified via a statutory Official Plan Amendment.
- e) This Section is also subject to Appendix V and Appendix VI attached to the end of this Plan, being:
- Appendix V – Demonstration Plan, and
  - Appendix VI – Urban Design and Architectural Control Guidelines.
- These Appendices are a non-statutory component of this Plan. It is the intent of this Section that new development within the Stockyards Urban Area be consistent with the information and guidelines found within these Appendices. Further, these Appendices may be modified by Council resolution. An Official Plan Amendment is not required to modify any of the attached Appendices.

#### 7.27.1.2 A Statement of Planned Function (i.e., Vision Statement)

- a) A Statement of Planned Function reflects the long-term vision and overarching goals for community development within the Stockyards Urban Area. The Statement of Planned Function has been prepared in consultation with Council, staff and a number of local landowners and business operators. Any modifications or Amendments to the policies of this Section shall be consistent with the Statement of Planned Function.

- b) The Vision Statement for this Section will ensure that the Stockyards Urban Area will:
- Be a unique hub and destination for the provision of goods and services primarily for the community within the broader region, but will also attract visitors from beyond because of its tourist appeal and employment opportunities;
  - Retain an authentic rural character and expression through its built form and historical uses;
  - Build upon existing assets and brand recognition;
  - Expand its retail and complementary commercial uses;
  - Foster new office-related and compatible light industrial uses; and
  - Develop a stronger internal pedestrian realm through its built form and increased retail flexibility to create a 'Main Street' streetscape and to improve its overall pedestrian and cycling network connections to surrounding areas.

#### 7.27.1.3 Guiding Principles

- a) The Guiding Principles formed the foundation of the policies contained in this Section and act as a test for ongoing decision-making. Any modifications or Amendments to the policies of this Section shall be consistent with the Guiding Principles.
- b) Building upon the Vision Statement, the following Guiding Principles are established to support the ongoing evolution of the Stockyards Urban Area:

##### ***Economic Development and Market***

- Recognize and support the Ontario Livestock Exchange as a key anchor and major economic driver for the Township.
- Brand the Stockyards Urban Area in a consistent and comprehensive way as a distinct destination. Build upon its existing widespread brand recognition as a unique and authentic experience. This includes a marketing strategy and public realm elements.

- Promote a variety of employment opportunities including office uses, professional services, and higher order personal services, in addition to the current uses. Build on the proximity of St. Jacobs and Elmira and on the adjacent employment mix of the City of Waterloo.
- Promote complementary uses to enhance the Farmer's Market such as food services. Avoid competition with St. Jacobs.
- Consider additional hotel/convention uses and support them with complementary uses such as restaurants.
- Actively explore a flexible approach, recognizing the existing potential to provide additional retail and complementary commercial opportunities.

### ***Planning and Design***

- Create visual cohesion in the public realm and appropriate built form of the Stockyards Urban Area that reflects its rural heritage character while integrating contemporary expression. Avoid mimicry and caricature.
- Provide a pedestrian-oriented feature space at the intersection of Farmer's Market Road and Benjamin Road that increases safety for pedestrians, especially during market days.
- Provide enhanced public amenities to key destinations and features within the Stockyards Urban Area such as the tourist railway station, TransCanada Trail, visitor information centre, public transit stops, and gateways.

### ***Natural Heritage and Open Space***

- Identify a Natural Heritage System that protects and restores the Stockyards Urban Area's natural features and their associated functions.



- Link the Natural Heritage System with storm water management facilities, trails, and public park spaces to enhance recreational opportunities.

### ***Multi-modal Transportation***

- Provide a safe, linked pedestrian network throughout the area that recognizes the many destinations within the Stockyards Urban Area.
- Promote *active transportation* options and the future extension of the LRT to encourage non-automobile travel.
- Promote pedestrian, cycling, horse and buggy, and vehicular connections with the adjacent employment and commercial areas of the City of Waterloo.
- Integrate national, regional, and local pedestrian and cycling routes so that they are safe and easily navigated through the site, while providing direct linkages within the Stockyards Urban Area itself.
- Establish multiple vehicular connections with local, regional, and provincial roads to provide options for vehicular travel and distribute traffic throughout.
- Investigate shared access to lands north of King Street and west of Weber Street.

### ***Service Infrastructure***

- Optimize the use of existing servicing infrastructure within the Stockyards Urban Area.
- Provide efficient water, wastewater, and storm water management infrastructure in a fiscally responsible manner.
- Develop a cross border servicing strategy for the entirety of the Stockyards Urban Area.

#### 7.27.1.4 Growth Management

- a) By 2031, the Stockyards Urban Area is expected to grow from an estimated 88,875 square metres of Gross Leasable Floor Area to over 185,000 square metres of Gross Leasable Floor Area, to accommodate a range of land uses that support the vision for this area as a unique hub and destination within the broader region. The Stockyards Urban Area is expected, and has the potential, to grow substantially larger than that projection in the longer term, beyond 2031.
- b) New development within the Stockyards Urban Area shall be planned on the basis of full municipal sewer, water and storm water management facilities, and an appropriate transportation network. Sanitary sewer services are to be provided through a wastewater capacity allocation from the City of Waterloo's sewage treatment system, implemented by the Cross-Border Servicing Agreement (CBSA).
- c) Notwithstanding the growth potential identified, development shall be limited by the allocation of sewage treatment capacity, as identified in the CBSA. No *development applications* shall be approved by the Township that exceed the sewage treatment capacity contained in the CBSA, and all applications for development shall be accompanied by an engineering report that specifies that sewage treatment capacity is available to accommodate the development, to the satisfaction of the Township.
- d) All new development shall occur in a well-managed, orderly and cost-effective manner. Key factors to consider in this regard include:
  - Consistency with, and achievement of the Vision and Guiding Principles of this Section, and conformity with all of the relevant and applicable planning policies;
  - The achievement of a minimum gross density of 40 person and jobs combined per hectare within Designated Greenfield Areas;
  - The integration of new development with existing development patterns, resulting in a more *contiguous*, connected, and compact urban form;
  - The provision of adequate municipal service infrastructure being water, sanitary and storm (note: storm services may also be private) as well as transportation facilities – which are required to accommodate the proposed growth in an efficient and cost-effective manner;

- The protection of all identified endangered species/species at risk and all significant natural features and their associated ecological functions; and
- The assurance that any new development is within the fiscal capabilities of the Township.

If one or more of these factors cannot be addressed to the satisfaction of the Township, the processing and/or approval of *development applications* may be deferred, refused, or deemed to be premature until such time as an appropriate service infrastructure level or new or expanded *community infrastructure* can be provided.

## 7.27.2 LAND USE DESIGNATION

### 7.27.2.1 Industrial/Commercial Designation

#### ***Intent/Planned Function***

- a) The planned function of the Industrial/Commercial Designation is to facilitate the on-going evolution of the Stockyards Urban Area as a unique hub and destination, which primarily serves the broader region but also attracts visitors from beyond, by:
- building upon the successful large-scale retail opportunities in this area which is anchored by the long-standing livestock marketing facility and farmer's market;
  - providing complementary commercial/retail and tourist-related uses to enhance the long-term viability of the livestock marketing facility and farmer's market and increase its trade area;
  - developing a stronger internal pedestrian realm through its built form and small-scale retail opportunities to create a 'Main Street' streetscape along Farmer's Market Road; and
  - providing light industrial and farm-related commercial uses along its perimeter to serve the rural and local urban communities.

#### ***Permitted Uses***

- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses, definitions, and regulations to ensure that new development is consistent with the Vision and Guiding Principles, and the planned function of the Industrial/Commercial designation, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.

- c) The following light industrial uses may be permitted within the Industrial/Commercial Designation:
- Livestock marketing yard;
  - Light industrial use;
  - Warehouse;
  - Transportation depot;
  - Beer, wine and/or alcohol manufacturing;
  - Artisan studio/maker space;
  - Self-storage facility;
  - Contractor's yard and contractor's office; and
- Notwithstanding the list of permitted light industrial uses, no use defined in the Zoning By-law as an obnoxious light industrial use shall be permitted with the Industrial/Commercial Designation.
- d) The following retail and *complementary commercial* uses which are an integral component of, but are secondary or incidental to a permitted light industrial use may be permitted within the Industrial/Commercial Designation:
- Restaurants and/or retail sales specifically related to a food, beer, wine and/or alcohol manufacturing facility;
  - Indoor retailing or display of products produced, manufactured, or assembled on-site (the Zoning By-law will limit the scale of the retail area); and
  - Indoor or outdoor retailing or display of goods created by an associated artisan studio/maker space.
- e) The following uses may be permitted within the Industrial/Commercial Designation:
- Farmer's market;
  - Flea market;
  - Auction centre;
  - Wholesale outlet;
  - Commercial and/or government offices and/or financial facilities;
  - Hotel or motel;
  - Place of worship;
  - Restaurant;
  - Specialty food store;
  - Farm supply depot;
  - Farm implement sales outlet;
  - *Category 1 specific retail store (mid and large scale);*

- *Complementary commercial uses;*
- Retail of beer, wine, and alcohol/liquor;
- Do-it-yourself beer and wine making establishment;
- Service or repair enterprise;
- Commercial recreation facility;
- Commercial entertainment facility;
- Health services facility;
- Veterinary clinic or office;
- Research and development facility;
- Commercial school;
- Educational use;
- Commercial printing facility;
- Catering service;
- Laundry and/or dry-cleaning facility;
- Rental service establishment;
- Private club;
- Antique and collectables store;
- Automotive sales lot which may include a service and repair centre;
- Automotive service station and gas bar;
- Automotive washing establishment;
- Recreational vehicles sales and service;
- Banquet facility;
- Conference/convention centre;
- Cultural entertainment facility;
- Commercial greenhouse, garden centre and/or nursery.
- Garage - public;
- Studio;
- Parking lot - commercial;
- Public use;
- Public Park; and
- Utility, private or public.

- f) Uses accessory to the permitted uses may also be permitted and shall be defined in the Zoning By-law.

***Existing Context***

- g) It is estimated that there exists as of March 23, 2021, approximately 36,500 square metres of Gross Leasable Floor Area within the Industrial / Commercial Designation. The mixture of land uses is eclectic, ranging from commercial office space, large scale retail

commercial uses, the Farmer's Market, commercial recreational facilities, and the Ontario Livestock Exchange. There are significant vacant land parcels that are available for future *development* or redevelopment.

- h) There is an estimated capacity to accommodate approximately 80,000 square metres of additional Gross Leasable Floor Area within the Industrial/Commercial Designation.

***Development Policies***

- i) On the site identified on Schedule 'A' as Site Specific Policy Area 1, in addition to any Gross Leasable Floor Area assigned to permitted light industrial uses, a maximum of approximately 2,500 square metres of Gross Leasable Floor Area will be for permitted *category 1 and 2 specific retail store* uses, subject to the following:
  - i) For permitted *category 1 and 2 specific retail store* uses, within Site Specific Policy Area 1 those uses shall be limited to only the small-scale category. In all other locations outside of Site-Specific Policy Area 1, within the Industrial/Commercial Designation, *category 1 specific retail store* uses shall be limited to the large-scale category; and
  - ii) New development located adjacent to Farmer's Market Road within the Industrial/Commercial Designation shall include buildings that define the street edge. New development located adjacent to Farmer's Market Road shall be located on the site to front face and feature the street, with minimal front yard setbacks to enhance the public realm, invite pedestrian activity and promote *active transportation*.
- j) Permitted commercial or government office space shall not exceed 4,000 square metres of Gross Leasable Floor Area of office space per individual building.
- k) In general, building heights within the Industrial/Commercial Designation shall not exceed 4 storeys, or 20 metres, whichever is less. Taller buildings may be considered where they form part of a Gateway, as identified on Schedule 'A'. Notwithstanding the identified height limitation, permitted hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.

- l) Outdoor storage may be permitted and regulated through the Zoning By-Law. Any permitted loading facilities and/or outdoor storage shall be screened from view from adjacent public streets to the satisfaction of the Township.

**Regional Modification No. 3 to OPA #38**

- m) On the lands identified on Schedule 'A' as Site Specific Policy Area 4, notwithstanding the permitted uses listed in Section 7.27.2.1 e), the following applies:
- i) Private or public schools regulated under the Education Act shall not be permitted; and
  - ii) The Zoning By-law shall include a Holding Provision, in accordance with the Planning Act and Section 19.11 of this Plan, to restrict the use and development of a hotel or motel on the lands until a Stationary Noise Study has been submitted and approved to the satisfaction of the Township and the Region. The purpose of this study is to ensure that any proposed hotels or motels are not impacted by any surrounding stationary noise sources in accordance with the Ministry of Environment, Conservation and Parks' Publication NPC-300. Any required noise mitigation measures for the site may be implemented through Site Plan Approval under Section 41 of the Planning Act, to the satisfaction of the Township.

7.27.2.2 Commercial/Office Designation

***Intent/Planned Function***

- a) The planned function of the Commercial/Office Designation will complement the ongoing evolution and success of the Stockyards Urban Area as a local employment area and a major regional destination by allowing:
- an office-campus development with limited complimentary retail uses; and
  - certain commercial (non-retail), recreational, cultural and educational uses that have greater land needs because of their function or by the virtue of having large single floor space and significant parking requirements.

### ***Permitted Uses***

- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses, definitions, and regulations to ensure that new development is consistent with the Vision and Guiding Principles, and the planned function of the Commercial/Office designation, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.
- c) The following uses may be permitted within the Commercial/Office Designation:
- Commercial and/or government offices and/or financial facilities;
  - Data centre;
  - Advanced technology facility;
  - Hotel or motel;
  - Conference centre;
  - Banquet facility;
  - Place of worship;
  - Restaurant;
  - *Complementary commercial use*;
  - Commercial recreation facility;
  - Commercial entertainment facility;
  - Health services facility;
  - Veterinary clinic or office;
  - Research and development facility;
  - Training facility;
  - Commercial school;
  - Educational use, excluding a private or public school regulated under the Education Act; **Regional Modification No. 4 to OPA #38**
  - Commercial printing facility;
  - Cultural entertainment facility;
  - Studio;
  - Parking lot - commercial;
  - Public use;
  - Public Park; and
  - Utility, private or public.
- d) Uses accessory to the permitted uses may also be permitted and shall be defined in the Zoning By-law.



### ***Development Policies***

- e) Permitted commercial or government office space shall not exceed 4,000 square metres of Gross Leasable Floor Area of office space per individual building.
- f) The total Gross Leasable Floor Area of permitted *complementary commercial* and restaurant uses shall not exceed 4,000 square metres within the contiguous Commercial/Office Designation and all permitted *complementary commercial* uses and restaurants shall be incorporated into, and accessory to any building that accommodates any other permitted use within the Commercial/Office Designation.
- g) In general, building heights within the Commercial/Office Designation shall not exceed 4 storeys, or 20 metres, whichever is less. Taller buildings may be considered where they form part of a Gateway, as identified on Schedule 'A'. Notwithstanding the identified height limitation, permitted hotels/motels, shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- h) New development located adjacent to Weber Street within the Commercial/Office Designation shall include buildings that define the street edge. New development located adjacent Weber Street shall be located on the site to front, face, and feature the street, with minimal front-yard and exterior side yard setbacks. Associated site design shall enhance the public realm, invite pedestrian activity, and promote *active transportation*.
- i) All permitted uses, with the exception of any parking facility or other appropriate uses defined in the Zoning By-law, shall be carried out entirely within wholly enclosed buildings. Any permitted loading or parking facilities shall be screened from view from adjacent public streets to the satisfaction of the Township.

### **Regional Modification No. 5 to OPA #38**

- j) The Zoning By-law shall include a Holding Provision, in accordance with the Planning Act and Section 19.11 of this Plan, to restrict the use and development of a hotel or motel on the site until a Stationary Noise Study has been submitted and approved to the satisfaction of the Township and the Region. The purpose of this study is to ensure that any proposed hotels or motels are not impacted by any surrounding

stationary noise sources in accordance with the Ministry of Environment, Conservation and Parks' Publication NPC-300. Any required noise mitigation measures for the site may be implemented through Site Plan Approval under Section 41 of the Planning Act, to the satisfaction of the Township.

### 7.27.2.3 Mixed Commercial Designation

#### ***Intent/Planned Function***

- a) The planned function of the Mixed Commercial Designation is to allow a broad range of tourist-related and hospitality type uses, restaurants and small to mid-size retail / service commercial uses along Benjamin Road that will complement an extension of the 'Main Street' streetscape and public realm created on Farmer's Market Road to encourage the ongoing evolution and success of the Stockyards Urban Area.

#### ***Permitted Uses***

- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses, definitions and regulations and prohibited uses to ensure that new development is consistent with the Vision and Guiding Principles, and the planned function of the Mixed Commercial designation, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.
- c) The following uses may be permitted within the Mixed Commercial Designation:
  - Factory outlet mall;
  - Hotel or motel;
  - Conference / convention centre;
  - Banquet Facility;
  - Restaurant;
  - Laundry and/or dry-cleaning facility;
  - *Category 1 and 2 specific retail stores (small and mid-scale);*
  - Service commercial;
  - *Complementary commercial uses;*
  - Farm implement sales outlet;
  - Commercial printing facility;

- Specialty food store;
  - Commercial and/or government offices and/or financial facilities;
  - Health service facility;
  - Veterinary clinic or office;
  - Retail of beer, wine, and alcohol/liquor
  - Beer, wine and/or alcohol manufacturing;
  - Research and development facility;
  - Training facility;
  - Commercial school;
  - Educational facility;
  - Commercial recreation facility;
  - Commercial entertainment facility;
  - Private club;
  - Museum;
  - Cultural entertainment facility;
  - Place of worship;
  - Garage - public;
  - Studio;
  - Parking lot - commercial;
  - Public use;
  - Public Park; and
  - Utility, private or public.
- d) Uses accessory to the permitted uses may also be permitted and shall be defined in the Zoning By-law.

***Existing Context***

- e) It is estimated that there exists as of March 23, 2021, approximately 33,500 square metres of Gross Leasable Floor Area. The mixture of land uses includes a place of worship, hotels and restaurants, retail, *complementary commercial* uses, and the retail outlet mall. Much of the area is developed, with some vacant land, and some opportunities for intensification and/or redevelopment.
- f) There is an estimated capacity to accommodate approximately 6,550 square metres of additional Gross Leasable Floor Area.

***Development Policies***

- g) It is anticipated that the existing Outlet Mall (+/- 9,000 square metres), identified as Site-Specific Policy Area 2 on Schedule 'A', may wholly, or partially convert its current retail function to more

traditional retail commercial uses, as identified in the list of permitted commercial uses. Further, lands within Site-Specific Policy Area 2 may include *contiguous* commercial building(s) of no more than 13,500 square metres of Gross Leasable Floor Area. Within the commercial mall, individual stores shall have a maximum of 3,000 square metres of Gross Floor Leasable Area per store.

- h) Permitted commercial or government office space shall not exceed 4,000 square metres of Gross Leasable Floor Area of office space per individual building.
- i) The maximum building height for all development within the Mixed Commercial Designation shall be 4 storeys, or 20 metres, whichever is less. Taller buildings may be considered where they form part of a Gateway, as identified on Schedule 'A'. Notwithstanding the identified height limitation, permitted hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- j) All permitted uses, with the exception of any parking facility or other appropriate uses defined in the Zoning By-law, shall be carried out entirely within wholly enclosed buildings, unless outside storage is permitted and regulated through the Zoning By-Law. Any permitted loading facilities and/or outside storage shall be screened from view from adjacent public streets to the satisfaction of the Township.

#### 7.27.2.4 Power Centre Commercial Designation

##### ***Intent/Planned Function***

- a) The Power Centre Commercial Designation takes advantage of its locational attributes being in proximity to a Provincial Highway and major Regional Roads. The planned function is to accommodate a comprehensively planned retail commercial development at a defined scale on one or more properties which incorporates common road entrances, internal access and parking facilities and contains a group of large to mid-size retail stores, various types of restaurants and supporting commercial uses that will connect to the 'Main Street' streetscape and public realm created on Farmer's Market Road and thereby complement the ongoing evolution and success of the Stockyards Urban Area as a major regional destination.

### ***Permitted Uses***

- b) The Township will, through the Zoning By-law and applications for Plans of Subdivision/Condominium, refine the list of permitted uses, definitions, and regulations to ensure that new development is consistent with the Vision and Guiding Principles, and the planned function of the Power Centre Commercial designation, as well as appropriate and compatible in the context of adjacent land uses and the surrounding community.
- c) The following uses may be permitted within the Power Centre Commercial Designation:
- Mass general merchandise store, which may include a supermarket of up to 2,500 square metres;
  - General merchandise store;
  - *Category 1 and 2 specific retail stores*;
  - Hotel or motel;
  - Conference centre/convention centre;
  - Banquet facility;
  - Restaurant;
  - Specialty food store;
  - Retail of beer, wine, and alcohol/liquor;
  - Commercial recreation facility;
  - Commercial entertainment facility;
  - Commercial and/or government offices and/or financial facilities;
  - Commercial school;
  - Education facility;
  - Research and development facility;
  - Training facility;
  - Health services facility;
  - Veterinary clinic or office;
  - *Complementary commercial uses*;
  - Do-it yourself beer, liquor and wine making establishment;
  - Cultural entertainment facility;
  - Commercial greenhouse, garden centre and/or nursery;
  - Home Improvement store;
  - Membership warehouse club;
  - Self-service storage facility;
  - Train Station;
  - Garage - public;
  - Studio;
  - Parking lot - commercial;

- Public use;
  - Public Park; and
  - Utility, private or public.
- d) Uses accessory to the permitted uses may also be permitted and shall be defined in the Zoning By-law.

***Existing Context***

- e) Much of the area designated Power Centre Commercial is developed, with some vacant land, and some opportunities for intensification. Current land as of March 23, 2021, total 16,995 square metres of Gross Leasable Floor Area and uses include:
- A mass general merchandise store, which includes food sales with permission for up to 11,975 of Gross Leasable Floor Area;
  - A general merchandise store with 3,133 square metres of Gross Leasable Floor Area;
  - A *category specific retail store* with 1,115 square metres of Gross Leasable Floor Area;
  - Other permitted commercial uses with 372 square metres of Gross Leasable Floor Area; and
  - Two restaurants comprising of a total of approximately 400 square metres of Gross Leasable Floor Area.
- Total existing retail is 16,223 square metres of Gross Leasable Floor Area;

***Development Policies***

- f) The total Gross Leasable Floor Area for the permitted retail commercial and restaurant uses with the Power Centre commercial designation shall be capped at 29,500 square metres. The Gross Leasable Floor Area of any non-retail uses permitted within the Power Centre Commercial Designation shall not be counted towards the total Gross Leasable Floor Area cap of 29,500 square metres for this Designation.
- g) Within the Power Centre Commercial Designation one mass general merchandise store is permitted that shall not exceed 12,450 square metres of Gross Leasable Floor Area and may include supermarket of up to 2,500 square metres.

- h) The maximum building height for all development within the Power Centre Commercial Designation shall be 4 storeys, or 20 metres, whichever is less. Taller buildings may be considered where they form part of a Gateway, as identified on Schedule 'A'. Notwithstanding the identified height limitation, permitted hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- i) Permitted restaurant uses shall be a maximum of 600 square metres of Gross Commercial Floor Area in size. All other permitted retail commercial uses shall be within buildings with a maximum floor plate of 6,500 square metres of Gross Leasable Floor Area.
- j) The Power Centre Commercial designation permits mid, and large-scale *category 1 and 2 specific retail stores*.
- k) Permitted commercial or government office space shall not exceed 4,000 square metres of Gross Leasable Floor Area of office space per individual building.
- l) All permitted uses, with the exception of any parking facility, commercial greenhouse, garden centre and/or nursery, outdoor storage for a home improvements store/lumber yard or other appropriate uses defined in the Zoning By-law, shall be carried out entirely within wholly enclosed buildings, unless outside storage is permitted and regulated through the Zoning By-law. Any permitted loading facilities and/or outside storage shall be screened from view from adjacent public streets to the satisfaction of the Township.
- m) New development located adjacent to Farmer's Market Road within the Power Centre Commercial Designation shall be located on the site to include front, face and feature Farmer's Market Road, with minimal front-yard and exterior side yard setbacks. Associated site design shall enhance the public realm, invite pedestrian activity, and promote *active transportation*.
- n) The Township may require that agreements be entered into between the Township of Woolwich, the owner(s) of lands designated as Power Centre Commercial and any other relevant parties, to address such matters as development phasing, environmental compensation,

woodlot management, provision of infrastructure (including traffic and other municipal-related works), financial security arrangements, architectural controls and any other matters which, in the opinion of Council, are required to be addressed.

- o) No lands within the Power Centre Commercial Designation shall be subdivided by Plan of Subdivision or by Consent, unless all servicing, environmental, transportation, access, financial and any other requirements of the Township, have been addressed to the satisfaction of the Township.
- p) For the purpose of this Sub-section 7.27.2.4, a self-service storage facility means:
  - a building or buildings with a minimum of two (2) storeys and consisting of individual storage units accessible by the user, and used for the storage of goods, wares, merchandise, food items, substances, articles, or goods, but does not include fuel storage tanks or items that are volatile or are dangerous or are unsafe to its occupants or general public as defined by the Township,
  - access to the said storage units are internal via a common hall or area and not individual external storage doors,
  - may contain offices, and
  - the building elevations shall be consistent with the Architectural Control Guidelines in Appendix II and shall take the appearance of an office building with such features as significant widow treatment on each side of the building and a primary entrance (a minimum of 30% of each side of the façade shall be transparent or appear as glazing with windows and doors).

#### 7.27.2.5 Environmental Protection Designation

##### ***Intent/Planned Function***

- a) The planned function of the Environmental Protection designation is to identify, protect and enhance the natural heritage features and functions that will form a strong and permanent Natural Heritage System throughout the broader region. The Environmental Protection Designation comprises of the components of the Greenlands Network described in Section 7.4.1.8 – Settlement Designation.



- b) The lands identified as Environmental Protection on Schedule 'A' – Land Use Plan – Stockyards Urban Area, shall be subject to and read in conjunction with Chapter 7 of the Regional Official Plan, this Chapter and Chapter 13 of this Plan. Where there is a conflict between the policies of this Chapter and the policies elsewhere in this Plan or the Regional Official Plan, the more restrictive policies in favour of the Natural Heritage Framework shall apply.

***Permitted Uses***

- c) The permitted uses on lands within the Environmental Protection Designation shall be in accordance with Section 7.4.1.8 – Settlement Designation.

7.27.2.6 Open Space Designation

- a) The lands identified as Open Space on Schedule 'A' – Land Use Plan – Stockyards Urban Area shall continue to be used for public and quasi-public purposes in accordance with Section 7.4.1.7 and shall not be used for other urban development purposes except by amendment to this Plan.
  
- b) A portion of lands at the southwest corner of a woodlot and outside the Environmental Protection designation has been historically disturbed by seasonal habitation. The said lands are designated Open Space with Site-Specific Policy Area as identified in Schedule 'A'. The Comprehensive Environmental Impact Statement prepared by Plan B Natural Heritage (dated May 2019) in support of the policies of this Section has suggested that the lands within Site Specific Policy Area 3, or portion thereof, may have the potential for some level of urban development in association with the Mixed Commercial designation immediately adjacent to it due to its disturbance and proximity to the abutting wetland. To determine whether the lands within Site Specific Policy Area can be developed for uses in association with the Mixed Commercial designation the following is required:
  - i) The approval of an Environmental Impact Statement, pursuant to Section 13.13 of this Plan, to determine if there would be any undue negative impacts to the wetland and wooded areas within the abutting Environmental designation, and if not, what would be the appropriate buffer area width and mitigation measures;
  - ii) An amendment to this Plan to re-designate the lands from Open Space to Mixed Commercial, which may include additional

- policies to implement recommendations contained in an approved Environmental Impact Statement; and
- iii) An amendment to the Zoning By-law which may include additional regulations to implement any recommendations contained in an approved Environmental Impact Statement.

#### 7.27.2.7 Natural Hazards

- a) The lands identified with a Natural Hazards overlay on Schedule 'A' – Land Use Plan – Stockyards Urban Area are regulated by the Grand River Conservation Authorities because of their physical characteristics outlined in Section 7.4.1.9. As such, development of the underlying designation may be restricted or prohibited due to the Natural Hazards policies in Section 13.14 of this Plan.

#### 7.27.2.8 All Designations

- a) In addition to the relevant policies of this Plan, the following additional policies shall apply within the Stockyards Area identified on Schedule 'A' – Land Use Plan:
  - i) Species at risk surveys shall be completed at the development application stage, when an Environmental Impact Statement is required pursuant to Chapter 7 of the Regional Official Plan, this Chapter and Chapter 13 of this Plan, to confirm the presence/absence of species at risk, to determine if an Overall Benefit Permit is required from MNRF under the Endangered Species Act, and to determine whether habitat avoidance measures (buffers) or other mitigation measures would be appropriate;
  - ii) For properties within the Martin Creek watershed, individual lot-level stormwater management measures will be required. Where soil conditions permit, Low Impact Development (LID) stormwater management measures should be considered; and
  - iii) Due to the presence of key natural heritage features within the study area, and the potential for these features to support habitat for species at risk, a Full EIS, in accordance with Region of Waterloo, Township of Woolwich and GRCA guidelines, shall be completed as part of a complete development application. The potential impacts of development on NHS feature/functions shall

be fully evaluated, and appropriate mitigation measures shall be identified to protect, restore, and enhance the natural environment for the long term.

7.27.3 SUSTAINABILITY AND DESIGN

7.27.3.1 Sustainable Design/Green Building

***Intent***

- a) Built form and layout play a major role in creating an attractive and sustainable community. The following policies promote green building technologies, renewable and alternative energy options, and other sustainable design options for development. Unless specified otherwise, the following policies apply to all new development proposals within the Stockyards Urban Area, including all public sector projects.

***Policies***

- b) Development proposals that conforms with the Sustainable and Design/Green Building policies of Section 7.9, to the satisfaction of the Township, shall be encouraged and supported, and shall be given priority for approval, subject to the policies of this Section.

7.27.3.2 Urban Design

***Intent***

- a) Excellence in community design is essential in creating a vibrant and attractive community for its businesses and visitors. The intent of the Urban Design policies of this Section is to:
  - i) Create a sense of identity through design of new buildings, streets and open spaces that the business community, shoppers and visitors can recognize as characteristic to the Stockyards' historic rural/agricultural identity; and
  - ii) Integrate the new with the old and to facilitate social interaction. Pedestrian comfort and amenity are to be addressed through the provision of tree-lined streets and an integrated network of parks and trails.
- b) The Demonstration Plan, attached as Appendix V, provides a graphic interpretation of what might happen if future development were to conform to the policies of this Section. In association with the Urban

Design and Architectural Control Guidelines (Appendix VI), the Demonstration Plan provides direction to both the public and private sectors and clarifies the design intent of the municipality with regards to future development.

- c) The Demonstration Plan and the associated Urban Design and Architectural Control Guidelines are not statutory components of this Section and, as such, strict conformity with them is not required.

***Policies***

- d) The Township encourages plans for development that are coordinated among landowners and that comprehensively consider existing and adjacent land uses. Pedestrian walkways shall be included within individual sites and between sites so pedestrians may safely and comfortably access these properties.
- e) To achieve excellent community design, new development, where appropriate, shall incorporate landmarks and other distinctive elements or focal points for activities and events to help foster community identity and a sense of place. In addition, the Township shall support development that:
  - i) Offers pedestrians and other users a high level of personal comfort, enjoyment, and personal protection;
  - ii) Provides an integrated mix of uses, activities and experiences, including the provision of health facilities, arts, culture, recreation facilities, parks, and open spaces;
  - iii) Is designed to fit its context by considering the mix of uses, building massing, height, scale, architectural style and details of existing and adjacent buildings and structures; and
  - iv) Establishes appropriate and compatible relationships between built and natural environments, which ensure that natural heritage features are protected and celebrate significant aspects of the natural and cultural landscape.
- f) All new development shall be built in a manner complementary with, and thematically consistent with the rural/agricultural character of the Factory Outlet Mall and the St. Jacobs Farmer's Market, as articulated in the Urban Design and Architectural Control Guidelines that are attached to this Plan as Appendix VI. Measures such as extensive landscaping and architectural features such as sloped roofs, porches,

covered walkways, varied roof lines, and stepped walls, and facade treatments that give the impression of such features, will be used to achieve an architecturally complementary development and to ameliorate the visual effect of its expansive parking areas.

- g) Sites identified as a Gateway on Schedule 'A' – Land Use Plan - The Stockyards Urban Area are intended to become identifiable entrances to the Stockyards Urban Area. Gateways abut, or within the road's right-of-way associated with these key intersections, and it is expected that all corner sites associated with the identified Gateway will include:
  - i) Landmark buildings and/or structures that reinforce the importance of the gateway location. This includes the use of high-quality building materials, windows and entrances facing the streets and unified and consistent architectural detailing; and/or
  - ii) Special landscape treatments, appropriate signage, and high quality streetscaping.

To facilitate the construction of an identified Gateway, partnerships among the Township, the Region, developers and/or service clubs shall be encouraged.

- h) Where new surface parking areas are located within a front, or exterior side yard they shall be landscaped and screened from view from public streets to the satisfaction of the Township.
- i) Where any permitted use abuts, or is in proximity to the Environmental Protection, fencing, landscaping, berming, distance and grade separation or a combination of these features shall be utilized to ensure that there is adequate screening and buffering between the uses and to avoid encroachment into the Environmental Designation.
- j) Where a rear or exterior lot line abuts a public road or Provincial Highway, and/or a public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. The Township shall ensure conformity with this policy through the provisions of Site Plan Approval.

- k) All development within the Stockyards Urban Area shall be subject to the Zoning By-law that shall refine the list of permitted uses and establish the regulations for parking and loading as well as site development parameters and the regulation of land use. In addition, all development shall:
  - i) Be subject to Site Plan Approval. The Township may utilize Site Plan Approval to the full extent permissible by the Planning Act, including without limitation the character, scale, appearance and design features of the buildings and their sustainable design;
  - ii) Conform with the Sustainable Design/Green Building Policies and Urban Design Policies of this Section
  - iii) Be encouraged to incorporate the Sustainable Design/Green Building Policies; and
  - iv) Be consistent with the Urban Design and Architectural Control Guidelines that are attached to this Plan as Appendix VI.

### 7.27.3.3 Public Parks

#### ***Intent***

- a) An important aspect of building a healthy and vibrant community is the provision of a range of passive and active public parks that serve the local business community and visitors to the area.

#### ***Policies***

- b) Schedule 'A' identifies symbolically potential locations for Public Parks. Public Parks within the Stockyards Urban Area will accommodate a full range of passive and active recreational facilities that are appropriate for the scale and context of each individual park location.
- c) The policies applicable to the parkland system within the Stockyards Urban Area in this Section are to be read in conjunction with the applicable policies of this Plan.
- d) In addition to the potential locations for public parks identified on Schedule 'A', the distribution and location and detailed design requirements of public parks will be determined in the consideration of *development applications* in accordance with the policies of this Plan. Further, Draft Plans of Subdivision/Condominium, or other *development applications* will provide for pedestrian linkages and/or bicycle paths connecting open space areas where appropriate.

- e) In general, Public Parks within the Stockyards Urban Area shall have frontage on at least one, and preferably two or more public roads.
- f) Wherever feasible, lands within the Environmental Protection Designation shall be incorporated into the Parks system for compatible, passive recreational functions. Such environmentally protected lands shall not be included as part of the parkland dedication requirements of the Planning Act.
- g) In considering proposed subdivisions and consent applications or site plans for development of lands within the Stockyards Urban Area, the Township may require that land be conveyed to the municipality for park or other public recreational purposes, in accordance with the policies of this Plan, and in accordance with the Planning Act.
- h) The Township shall not accept any lands that are designated Environmental Protection, are part of a stormwater retention facility, are contaminated, or are otherwise not appropriate for public park space use as part of the required parkland dedication.

#### 7.27.3.4

#### Streetscapes and Trail

- a) Schedule 'B' identifies conceptually the Trans Canada Trail / Great Trail, which shall be a primary focus of the trails network within the Stockyards Urban Area. Schedule 'B' also identifies conceptually a broader Active Transportation Plan, comprising key trail elements that are intended to better connect the various districts within the Stockyards Urban Area for pedestrians and cyclists. The Active Transportation Plan will be wholly integrated with the road network.
- b) The Urban Design + Architectural Control Guidelines (Appendix VI) provide design principles for roads and trails within the Stockyards Urban Area, and they indicate the Township's expectations with respect to the character, quality and function of the road system within the community.
- c) The Township will work collaboratively with the Region to achieve consistency with the Urban Design + Architectural Control Guide- lines, where the Region is responsible for roadway network development.

## 7.27.4 SERVICE INFRASTRUCTURE

### 7.27.4.1 Transportation Network Policies

- a) The Transportation Network identified on Schedule 'C' – Transportation Plan– Stockyards Urban Area, includes:
- Existing Conestoga Parkway and associated interchange;
  - Existing Railway / Waterloo Central Railway (i.e., tourist train);
  - Existing Regional Roads;
  - Existing Township Roads; and
  - Potential Connector Roads.
- b) It is acknowledged that the Existing Railway / Tourist Train provides enhanced connectivity to the Northfield LRT (in the City of Waterloo) supporting the vision for this area as a unique hub and destination.
- c) All Regional and Township roads shall be designed and built-in accordance with applicable engineering standards.
- d) Direct property access to the Conestoga Parkway will be prohibited. Direct property access to Regional roads from Township roads will be discouraged, where feasible and appropriate. The number of access points from individual lots to any Township road shall be minimized. Shared access and internal connections between multiple lots is encouraged.
- e) Any proposed Township or site access onto a Regional Road will require a Regional Road Access Permit from the Region. Schedule 'C' identifies existing and proposed access points to the Regional road network.
- f) Schedule 'C' identifies conceptually a number of potential connector roads. These road connections, if advanced, would enhance the community connectivity, serving to better integrate the various land uses for vehicles, cyclists, and pedestrians. These potential connector roads may be either public or private and shall be designed and built to the satisfaction of the Township or the municipality having jurisdiction. The development of any potential connector road shall align, where possible, with existing roads and other potential connector roads on adjacent lands.



- g) Schedule 'B' identifies conceptually an *active transportation* network comprising key trail elements that are intended to better connect the various districts within the Stockyards Urban Area for pedestrians and cyclists. The *active transportation* network will be wholly integrated with the road network, in accordance with the Urban Design + Architectural Control Guidelines are attached to this Plan as Appendix VI.
- h) Schedule 'C' identifies intersections with existing traffic lights and intersections where the Township is proposing new traffic/pedestrian crossing lights. The proposed traffic/pedestrian crossing light's locations are intended to ensure appropriate traffic circulation as well as improved pedestrian movements.
- i) Development adjacent to the railway shall comply with the policies of this Plan.

#### 7.27.4.2

##### Servicing and Utility Policies

- a) All new development shall only develop based on full urban municipal water and sanitary services and storm water management facilities. The costs for the installation of all municipal services shall be borne by the benefitting landowner/developer(s) unless such municipal services are deemed not to be a local service and eligible to be funded by Development Charges pursuant to the Township's Development Charges By-law.
- b) The Zoning By-law will include a Holding Provision pursuant to the Planning Act and in accordance with Section 19.11 of this Plan to restrict new development that occurs after March 23, 2021 on lands north of Kings Street, west of Weber Street and east of the Conestogo Parkway within the Stockyards Urban Area until such time as full municipal services are available as determined by the Township and a Cross Border Servicing Agreement is entered into between the Township and City of Waterloo.
- c) Notwithstanding a) and b) above, the Stockyards Urban Area contains existing development on lands located west of Weber Street and/or north of King Street that are on partial private and/or fully private service infrastructure systems. It is anticipated by this Plan that all of these developments will eventually be provided with full municipal service infrastructure. In the interim, additions to existing buildings

and/or the construction of accessory buildings, on existing partial private or fully private service infrastructure systems may be permitted and would not require the removal of the Holding Provision.

- d) Notwithstanding a) and b) above, lands that are vacant and designated Industrial/Commercial Area as shown in Schedule 'A' may be allowed to develop on private wastewater services in the interim, subject to:
- i) demonstrating to the satisfaction of the Region and Township that it is not feasible to extend services from the municipal wastewater system at this time;
  - ii) demonstrating that the site plan design for the development has the flexibility to convert to full municipal services when available pursuant to b) above; and
  - iii) the Holding Provision is removed by the Township pursuant to the Planning Act.
- e) The Stockyards Urban Area will be planned for full municipal services in accordance with the Regional Official Plan and the relevant policies of this Plan, which will be implemented through a satisfactory Cross Border Servicing Agreement with the City of Waterloo for sanitary sewer, water and/or storm water management, that shall include, but not be limited to:
- The municipal standards for construction of public services;
  - Maintenance and transmission fees;
  - Water and sewer user fee and collection; and
  - Any other matters deemed necessary.
- f) The Township has the responsibility to allocate wastewater capacity for new sanitary service connections to existing or new development within the Stockyards Urban Area. Prior to allocating the wastewater capacity, Council, or their designate, shall consider a series of guidelines to establish the recommended allocation. The guidelines are to focus on managing growth, roads and infrastructure, human resources, and the interests of community health and safety, which are in keeping with the policies of this Plan and the Township's Strategic Plan. The guidelines that are to be considered include:

- Reserving sufficient wastewater capacity for existing developed properties in the Stockyards Urban Area that are not on municipal sanitary services and may require connections due to significant redevelopment and/or failing private systems, which is in the interest of public health and safety;
  - Reserving sufficient wastewater capacity in order to provide opportunity for existing properties/buildings to have a change of use, in accordance with the policies of this Section;
  - Considering the goal of contributing towards a diverse community with opportunities for industrial, commercial, recreational, and institutional developments;
  - Allocating wastewater capacity only in conjunction with the necessary planning approvals being granted; and
  - To otherwise allocate on a first come, first serve basis.
- g) The design of the sanitary sewer, water and storm water management systems in the Stockyards Urban Area shall generally be based on maximizing efficiency and cost effectiveness, and to minimize the need for pumping stations. All service infrastructure shall be designed to Township standards and conform to the applicable cross border servicing agreement.
- h) The design of all new storm water management facilities shall conform to the applicable cross border servicing agreement and shall be consistent with the Urban Design + Architectural Control Guidelines attached to this Plan as Appendix VI.
- i) The provision of public and private utilities, which include, but are not limited to phone, gas, hydro, and cable shall be located to the satisfaction of the Township and the utility provider. All development within the Stockyards Urban Area shall provide all public and private utilities underground, wherever feasible.

## 7.27.5 INTERPRETATION AND IMPLEMENTATION

### 7.27.5.1 Interpretation Policies

- a) The interpretation of the policies in this Section shall be in accordance with Section 19.2 of this Plan.
- b) Where the general intent of Section 7.27 is maintained, minor adjustments to the boundaries of the land use designations will not

require an Official Plan Amendment, to the satisfaction of the Township.

- c) This Section includes references to numerical requirements or restrictions. The numbers included in this Plan are flexible and any development detail that is within 10 percent of any identified numerical requirement or restriction shall be considered to conform to this Plan.

#### 7.27.5.2

##### Implementation Policies

- a) This Plan shall be implemented in accordance with the relevant policies noted below, in addition to the following policies in Chapter 19.
- b) It is the intent of this Plan to achieve the agreement of all public agencies involved in any aspect of development in the Stockyards Urban Area, to comply with the policies of this Section, and be consistent with the Urban Design + Architectural Control Guidelines (Appendix VI) in order to achieve the vision, principles, and policies of this Plan.

##### ***Amendments to this Plan***

- c) It is the intent of this Plan to serve as the basis for all land use decisions within the Stockyards Urban Area to the year 2031. It is not the intent of this Plan to be utilized as the only development control document. Development controls will also be implemented through the Zoning By-law, other by-laws authorized by Provincial legislation, the Township's Site Plan Control By-law, and Draft Plans of Subdivision/Condominium.
- d) This Plan should only be amended when the policies within it have been found not to address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed.
- e) There shall be no expansion to the boundaries of the Stockyards Urban Area as they are identified on Schedule 'A', unless it is determined necessary through a Municipal Comprehensive Review, and associated Regional Official Plan Amendment, carried out and approved by the Region.

### ***The Zoning By-law***

- f) Specific uses and regulations relative to development within each of the of the Industrial/Commercial, Mixed Commercial and Power Centre Commercial Designation identified in this Plan shall be contained in the Zoning By-law, which will implement this Plan.
- g) Council may apply Holding (H) Provisions to the zoning of the lands within The Stockyards Urban Area to address municipal servicing and transportation requirements. The Holding Provision shall require that the landowner/developer(s) enter into agreements with the Township and/or the Region and/or the City of Waterloo which are satisfactory to the municipality, to address all requirements financial and otherwise to ensure the provision of adequate facilities to service the development prior to Council removing the Holding Provision from the Zoning By-law.

### **Site Plan Control**

- h) All development and redevelopment within the Stockyards Urban Area are subject to Site Plan Control pursuant to Section 41 of the Planning Act and Section 19.5 of this Plan.
- i) In addition to the submission requirements for a *site plan application* outlined in Section 19.5.6 and 19.5.7 of this Plan, the Township may require the following studies/information as part of a complete *site plan application* for development or redevelopment within the Stockyards Urban Area:
  - a) An Environmental Impact Statement pursuant to Section 13.13 of this Plan to define the Greenland Network and to provide guidance to ensure there are no negative impact on adjacent natural features and their ecological functions, where required.
  - b) A Noise and Vibration Impact Study to identify any mitigation measures that are necessary adjacent to a sensitive land use, where required.

7.27.5.3 Pre-Consultation and Complete Application Requirements

- a) Prior to the submission of a complete application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent, Site Plan or Site Plan Amendment, the applicant/owner shall pre-consult with the Township and the Region, when applicable, in accordance with this Plan, the Township's Pre-Consultation By-law and the policies in Chapter 10 of the Regional Official Plan.
- b) The pre-consultation and complete application requirements are further detailed in Section 19.7 of this Plan.

7.27.5.4 Policies for Legal Non-Conforming Uses

- a) Legal non-conforming uses shall be considered in accordance with Section 19.9 of this Plan.

7.27.5.5 Definitions

- a) Definitions to be used to interpret this Section are found within:
  - The Growth Plan,
  - The Regional Official Plan, and
  - Section 20 of this Plan.
- b) Land use specific definitions are provided in the applicable section of the Zoning By-law

7.27.5.6 Public Sector Agreement to Comply

- a) It is the intent of this Section to achieve the agreement of all public agencies involved in any aspect of the development within the Stockyards Urban Area to comply with the policies of this Section 7.27 and be consistent with the Urban Design + Architectural Control Guidelines (Appendix VI) in order to achieve the vision, principles and policies of this Section 7.27.

**Schedule 'A'  
Township of Woolwich  
Urban Area Settlement  
Plan  
Stockyards  
Land Use**

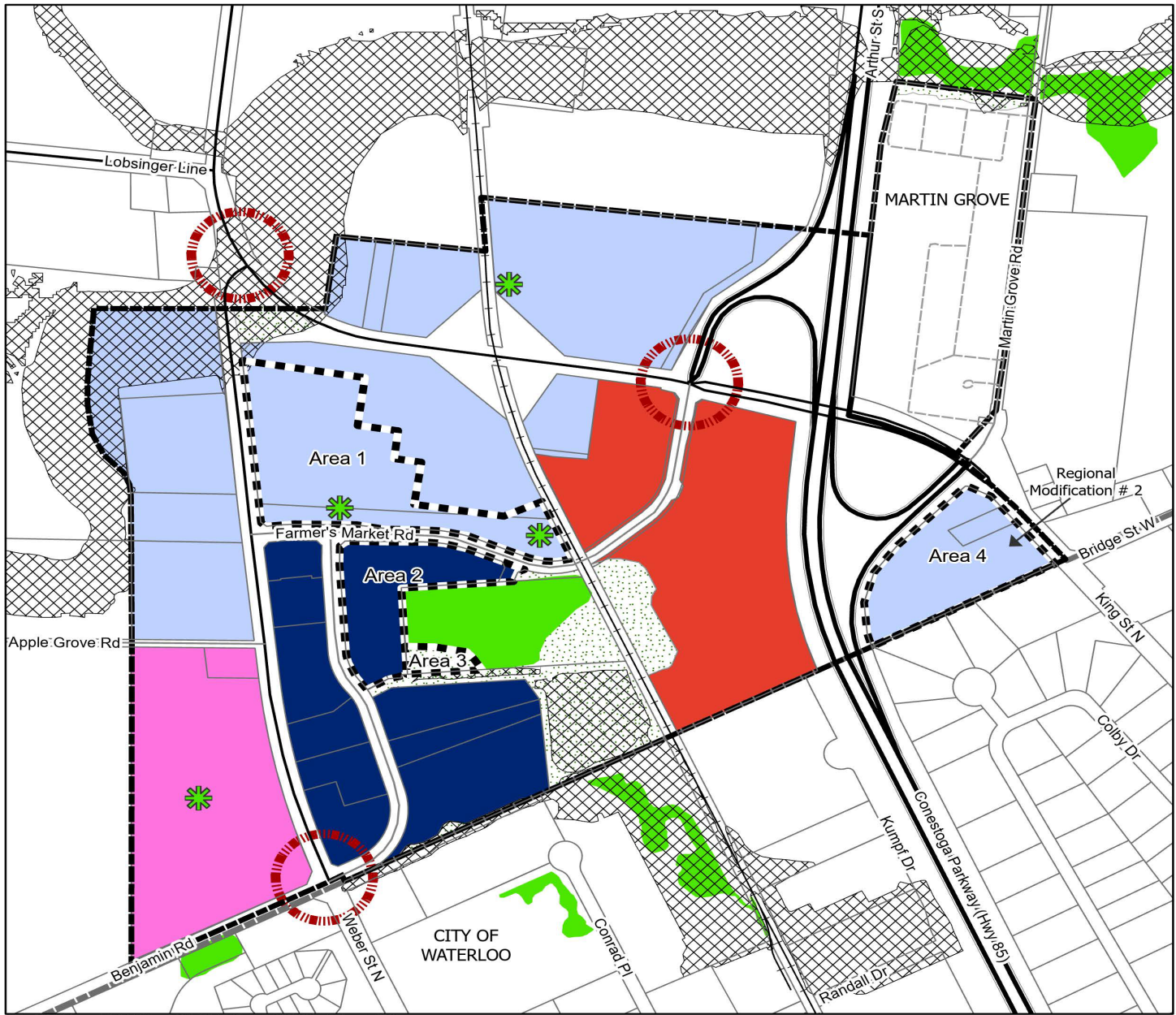
**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Natural Hazards
-  Environmental Protection
-  Public Parks
-  Site Specific Policy Area
-  Gateway
-  Open Space
-  Commercial/Office
-  Mixed Commercial
-  Industrial/Commercial - see Section 7.27.2.1
-  Power Centre Commercial
-  Township Boundary



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Township of Woolwich  
2022


















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**Schedule 'B'  
Township of Woolwich  
Urban Area Settlement  
Plan  
Stockyards  
Active Transportation  
Plan**

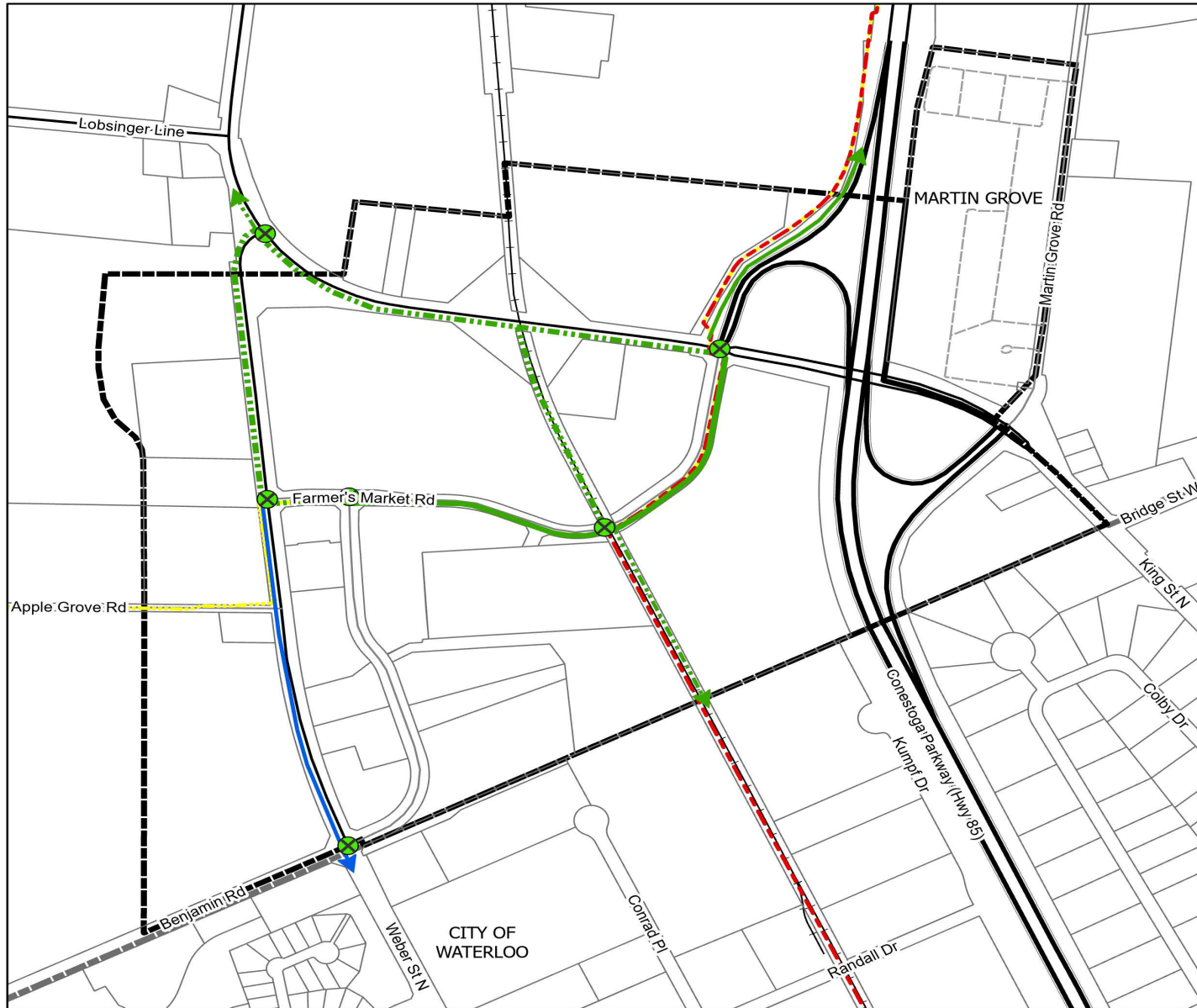
**Legend**

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  The Great Trail
-  Avon Trail
-  Multi-Use Trail Crossing
-  Existing Off-Road Multi-use Trail
-  Existing Off-Road Multi-use Trail
-  Proposed Off-Road Multi-use Trail
-  Proposed Off-Road Multi-use Trail
-  Proposed On-Road Bike Lanes
-  Township Boundary



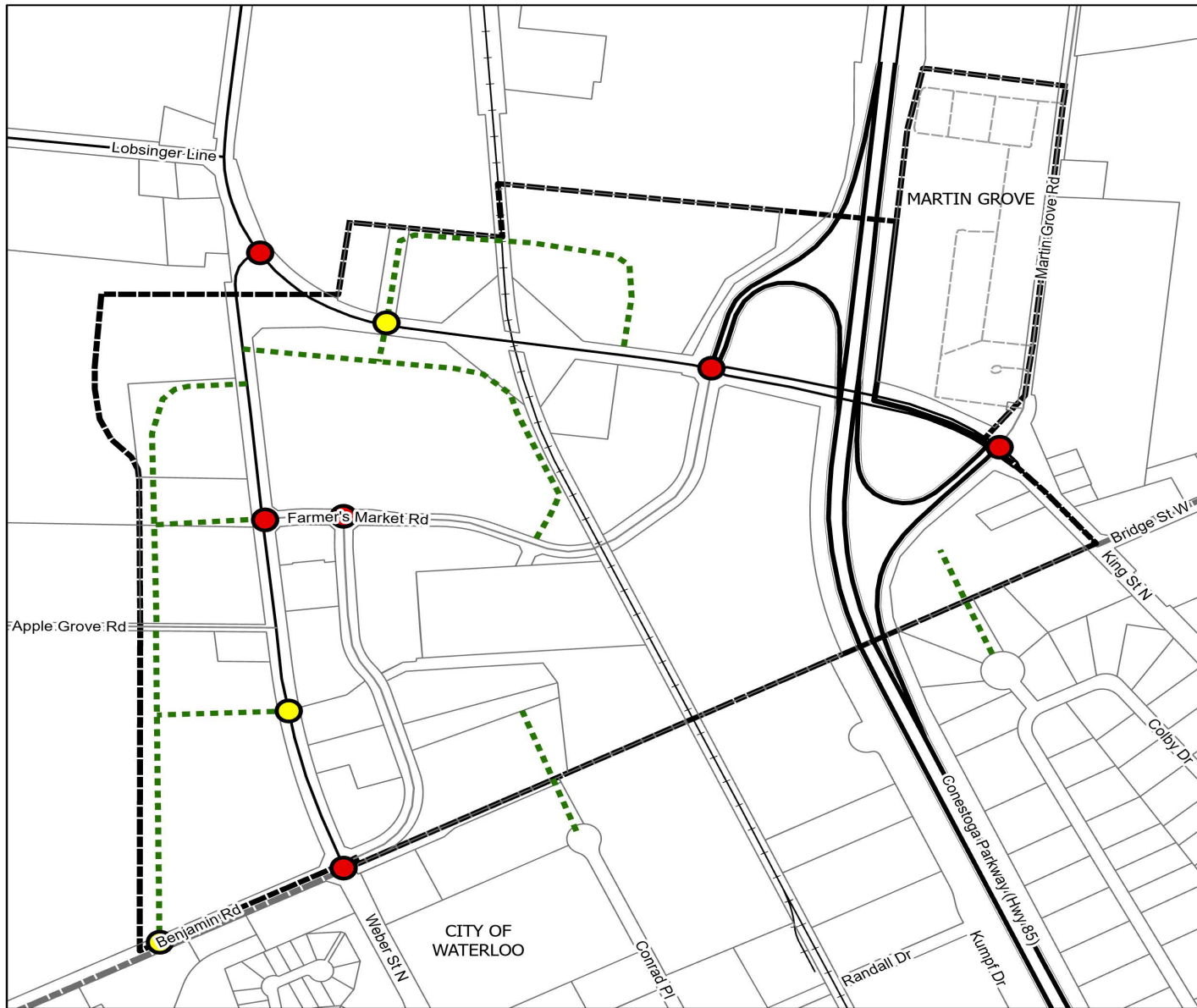
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Township of Woolwich  
2022



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## Schedule 'C' Township of Woolwich Urban Area Settlement Plan Stockyards Transportation Network

### Legend

- Settlement Area Boundary
- Property Lines
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Rail line
- Existing Traffic Signal
- Potential Traffic Signal
- Potential Connector Road
- Township Boundary



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Township of Woolwich  
2022

## TOWNSHIP URBAN AREA

### **7.28 SETTLEMENT PLAN - ST. JACOBS TOWNSHIP URBAN AREA**

The following policies apply to the St. Jacobs Township Urban Area generally shown on Map 5.2 with Symbol Number 18 and detailed on Schedule A at end of this subsection.

#### **7.28.1 BASIS**

The Regional Official Plan provides that the St. Jacob Settlement Plan is within the Township Urban Area of the Regional Official Plan. The St. Jacobs Settlement Plan is illustrated in Schedule 'A' attached to Section 7.28 and includes the Built-Up Area and Designated Greenfield Areas in accordance with the Regional Official Plan.

In implementing the Regional Official Plan policies and in order to establish and maintain reasonable and orderly development, the Township Official Plan intends to stage the development of the Designated Greenfield Areas within the St. Jacobs Settlement Plan. In order to provide for this staged development, the St. Jacob Settlement Plan identifies Staging Areas within these Designated Greenfield Area.

For the purpose of this Plan, the areas beyond the St. Jacob Settlement Plan but within the Countryside Line delineated in Map 7 of the Regional Official Plan and Map 6.1 of this Plan shall be considered to be within and subject to the policies for *Prime Agricultural Areas* contained in Chapter 6 of the Township's Official Plan until this Plan is amended to include any part or parts of the potential lands within the Countryside Line into the St. Jacob Settlement Plan.

It is the intent of this Plan that the Zoning By-law prepared to implement the policies of this Plan may provide special restrictions and provisions relative to the use of land that is outside the St. Jacob Settlement Plan but within the Countryside Line and designated as *Prime Agricultural Areas* to recognize the potential urban development of these lands.

#### **7.28.2 GOALS**

- a) To establish a growth management and land use strategy for planned residential, commercial, institutional and industrial and open space development for the St. Jacobs Settlement Area to the year 2031.
- b) To identify residential, commercial, institutional, industrial and open space land base requirements to satisfy projected growth for the St. Jacobs Settlement Area to the year 2031.

- c) To provide for staging of growth in the St. Jacobs Settlement Area in a manner consistent with community objectives for moderate growth and acceptable planning, engineering and fiscal management practices.
- d) To integrate future development within the St. Jacobs Settlement Area ensuring that development proposals are designed and implemented in accordance with a desirable community form and structure, which reinforces the traditional development pattern of a small Ontario town with minimal disruption to existing residents.
- e) To promote a healthy community concept through development of community form.
- f) To promote sustainable urban development by regulating wasteful or unnecessarily costly forms of development and by encouraging multiple use of land where different uses can exist harmoniously. Sustainable development is broadly defined as development, which ensures that the utilization of resources and the environment today does not damage prospects for their use by future generations.
- g) To *conserve* heritage and natural features in the St. Jacobs Settlement Area providing for their maintenance through appropriate land use and environmental management practice.
- h) To implement the Provincial Policy Statement by providing a full range of housing types and densities to meet projected demographic and market requirements of current and future residents.
- i) To implement the Provincial Policy Statement related to flood plain planning in providing the orderly planning of land use and regulation of development as a preventative approach in flood plain management.
- j) To retain strong and viable residential neighbourhoods surrounding the St. Jacobs Core Area.
- k) To maintain a vital Core Area serving the immediate residential community and tourists.
- l) To encourage a range of commercial uses and services within the Core Area meeting the needs of the St. Jacobs community.
- m) To discourage additional commercial development which would draw tourism-related vehicular and pedestrian traffic through existing residential neighbourhoods.

### 7.28.3 OBJECTIVES

#### 7.28.3.1 Community Size and Structure

- a) To provide for growth in residential population in the St. Jacobs Settlement Area of 60 people per year or approximately a 3 percent growth rate, starting in 2016, to approximately 2,675 people by the year

2031 in a manner which provides for a desirable community structure in patterns of land use, commerce and industrial activity of the St. Jacobs Settlement Area.

- b) To provide for residential land use including:
  - i) Residential intensification of land use for residential purposes, as appropriate, through infill, conversion and redevelopment will be encouraged; and
  - ii) Development of Staging Area 3 denoted on Schedule "A" - Settlement Plan St. Jacobs located at the end of Section 7.28, in accordance with the staging policies set out in Section 7.28.16 of this Plan.
  
- c) To provide for a hierarchy of commercial uses:
  - i) Promoting the Core Area as a commercial and service focus for the St. Jacobs Settlement Area through development and redevelopment, as appropriate, to accommodate higher order commercial uses;
  - ii) To recognize that the Core Area is also a significant tourist destination;
  - iii) Providing Convenience Commercial uses catering to daily shopping requirements of residential areas;
  - iv) To recognize existing industrial operations in the St. Jacobs Settlement Area and provide for future growth within an industrial park setting;
  - v) To develop an integrated open space system facilitating both active and passive recreational activities utilizing institutional, park and Natural Hazards;
  - vi) To provide for a wide range of recreational opportunities through community and neighbourhood parks;
  - vii) To encourage the development of a linear parks system providing for pedestrian/bicycle pathways linking parks and other open spaces; and
  - viii) To establish a priority for maintenance and enhancement of natural features and environmental systems.

#### 7.28.3.2 Housing

- a) To require provision of a full range of housing types and densities which will meet the needs of the current and future residents of the St. Jacobs Settlement Area.

- b) To require the integration of housing types and densities reflective of the low/medium-density residential character of the St. Jacobs Settlement Area.
- c) To encourage housing types and densities reflecting the traditional housing form, density and character of the St. Jacobs Settlement Area.
- d) To require as part of development, a range and mix of housing to provide opportunity for a minimum of 25% of the housing stock, calculated on a Township-wide basis, as affordable, and to provide, where appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached, semi-detached units, such as town homes and multi-unit residential buildings, through the zoning of the lands.

#### 7.28.3.3 Surrounding Land Uses

- a) To provide for the orderly withdrawal of agricultural land use activities in the staging of residential and industrial development within the St. Jacobs Settlement Area.
- b) To provide for development compatible with existing and approved land uses within the St. Jacobs Settlement Area.

#### 7.28.3.4 Environment

- a) To *conserve* natural features and associated environmental systems.
- b) To encourage enhancement of natural features and environmental systems through land development and redevelopment practices.

#### 7.28.3.5 Archaeology

- a) To ensure that existing and potential archaeological sites are reviewed prior to the draft approval of Plans of Subdivision or Consent approval and where appropriate, mitigation measures be undertaken.

#### 7.28.3.6 Transportation

- a) To develop a road system consisting of Provincial Highways, Regional Roads, and Township Roads (collector, sub-collector and local roads) considering environmental capacities, as established by the Growth Strategy and Master Servicing Study for the settlements of Elmira and St. Jacobs, that provide for safe and efficient transportation and minimize the potential for pedestrian and vehicular conflict.
- b) To develop the roads to reflect a modified grid road pattern consistent with the residential form contemplated by the Settlement Plan.

- c) To align, where possible, local and collector roads with existing and proposed roads on adjacent lands.
- d) To provide for pedestrian pathways and sidewalks which minimize potential conflicts with vehicular traffic while providing essential connections between the Core Area, industrial areas and the surrounding residential areas of the Settlement.
- e) To recognize the importance of bicycles as a viable form of transportation and to promote the development of a bicycle route system linking the various areas of the Settlement to the Core Area, industrial areas and each other.

#### 7.28.3.7 Services

- a) That future development in the St. Jacobs Settlement Area will be provided with municipal water, sanitary, storm drainage and utility services.
- b) To ensure adequate water distribution, sewage collection, electrical supply and stormwater drainage are provided to the residents of the St. Jacobs Settlement Area.
- c) To ensure that the municipal services and stormwater management system for the St. Jacobs Settlement are designed and constructed in accordance with sound engineering and environmental practices.

#### 7.28.3.8 Staging

- a) To provide for a moderate rate of growth, within the Settlement Area Boundary which is not expected to exceed an average annual growth rate in households of 3% (not compounded) starting in 2016 and, in the St. Jacobs Settlement Area, considering the financial and physical capability of the Township of Woolwich and the Region of Waterloo to assimilate development in accordance with the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs.
- b) To provide schools, parks, community and institutional facilities commensurate with the rate of growth in the St. Jacobs Settlement and other areas which these facilities are intended to serve.
- c) To ensure that the rate of development reflects the capacity of the road services and other proposed improvements, which include, but are not specifically limited to, sanitary, storm and water works and utilities.
- d) To ensure that the staging of development areas is logical and cost efficient such that development expands from the current established areas and provides for the extension of existing municipal services into the growth areas as development progresses.

- e) To ensure that provision is made in the various stages of development for servicing and road requirements of subsequent phases.
- f) To require as part of development, a range and mix of housing to provide opportunity for a minimum of 25% of the housing stock, calculated on a Township-wide basis, as affordable, and to provide, where appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached, semi-detached units, such as town homes and multi-unit residential buildings through the zoning of the lands.

#### 7.28.4 GENERAL LAND USE POLICIES

##### 7.28.4.1 General

- a) The St. Jacobs Settlement Area will be developed as a community with a residential population of approximately 2,675 people within the planning period to the year 2031.
- b) The St. Jacobs Settlement Area will be a community consisting of residential, commercial, institutional, industrial and open space land uses.
- c) The Land Use designations for the St. Jacobs Settlement Area are indicated in Section 7.4 and are shown on Schedule "A" Settlement Plan St. Jacobs.
- d) St. Jacobs is recognized as a General Urban Settlement and future development can be considered in accordance with the classification of a General Urban Settlement in Section 7.1 and in accordance with the policies of this Section and Sections 7.2 to 7.9 of this Plan.

#### 7.28.5 RESIDENTIAL LAND USE POLICIES

##### 7.28.5.1 Definitions

The following definitions shall apply for the purpose of calculating residential density in the St. Jacobs Settlement Area:

- a) **Gross Residential Hectare:**  
Means the area of land, measured in hectares, utilized for residential dwelling units including the lot areas, local residential streets, local parks including walkways and bicycle ways, public and separate elementary schools, places of worship and other institutions such as day care centres and nursing homes, convenience commercial facilities and local municipal facilities such as hydro substations. This area excludes boundary roads (defined herein to mean roads forming the boundary of

a residential area) and widenings, applicable Environmental Features identified in Chapter 13 of this Plan and other major existing uses unrelated to the community such as cemeteries.

- b) Net Residential Hectare:  
Means the area of land, measured in hectares, utilized for residential building lots. Net Residential density for multiple unit dwellings shall be calculated on the basis of land used for the buildings, private roads and driveways, parking areas and landscaping and amenity areas related to the specific development.
- c) Floor Area shall be defined through the Zoning By-law.

#### 7.28.5.2 General Residential Policies

- a) The St. Jacobs Settlement Area shall have a planned future population of approximately 2,675 people within the planning period to 2031. Minor adjustments will not require an amendment to this Settlement Plan provided the general intent of the plan is maintained.
- b) The gross residential density for the St. Jacobs Settlement Area will be a minimum of 45 people and jobs per hectare and may allow up to 60 people and jobs per hectare in and around the core area provided sufficient services are available, the development is compatible with proposed or existing surrounding land uses and is consistent with the objectives and policies of this Plan. Higher density development may be considered by site-specific amendment to the Township Official Plan.
- c) The net residential density on a particular site may be permitted to a maximum of 120 units per net residential hectares (48.6 units per net residential acre) provided sufficient services are available, the development is compatible with proposed or existing surrounding land uses and is consistent with the objectives and policies of this Plan. Higher density development may be considered by site-specific amendment to the Township Official Plan.
- d) A range and variety of dwelling unit types and densities shall be required to accommodate the various household structures and income groups expected in the St. Jacobs Settlement Area.
- e) Innovative housing types and subdivision design incorporating traditional small-town land use principles shall be encouraged, where appropriate, in accordance with good planning, engineering and environmental principles.
- f) It shall be the policy of this Plan to require the integration of a range and variety of housing types and densities within residential developments.
- g) Residential development shall not be permitted without full municipal sanitary sewer, water, storm sewer and electrical services.



- h) Development of low-density residential uses shall generally be by draft plan of subdivision subject to the provisions of the Planning Act.
- i) Development of medium and high-density residential uses shall be subject to the Site Plan Control provisions of the Planning Act.
- j) The provisions of Section 7.8 - Severance Policies - Identified Settlements - shall apply, where appropriate.

#### 7.28.5.3 Affordable Housing Policies

- a) *Affordable housing* is to be considered and planned in accordance with the Housing Policies in Section 9.2 of this Plan and Section 3A.4 of the Regional Official Plan.

#### 7.28.6 COMMERCIAL LAND USE POLICIES

##### 7.28.6.1 General Commercial Policies

- a) The St. Jacobs Settlement Area has the following commercial hierarchy:
  - i) Core Area designation;
  - ii) Convenience Commercial facility; and
  - iii) Commercial designation.

The Core Area and Commercial are land use designations described in Sections 7.4.1.3 and 7.4.1.4, respectively, while the Convenience Commercial facility is not a land use designation but is permitted within the Residential and Ancillary Uses designation described in Section 7.4.1.2 of this Plan.
- b) It is expected that the following additional commercial floor space will be necessary to meet shopping and service needs of present and future St. Jacobs Settlement Area residents based upon the anticipated total population within the planning period to the year 2031:
  - i) Convenience Commercial: 465 m<sup>2</sup> (5,000 ft<sup>2</sup>).
- c) It is recognized that tourism commercial forms a significant component of the Core Area retailing, and that expansion of the tourism commercial sector is not primarily related to residential growth within the Settlement. The supply of land within the Core Area designation is sufficient to meet the expected shopping, service and office needs for the St. Jacobs community as well as tourist commercial sector to the year 2016. Therefore, site-specific Amendment proposals for Core Area expansions are actively discouraged and the Township will not consider site-specific expansion to the Core Area boundary until the Township completes a further comprehensive public review, which examines the need for expansion and its impact on the community.

- d) Location of Convenience Commercial Facilities will be determined through draft plan of subdivision submission.
- e) The incorporation of residential uses within Core Area, Commercial Area and Convenience Commercial Facilities shall be encouraged.
- f) Developments within a commercial classification may be subject to Site Plan Control of the Planning Act.

#### 7.28.6.2 Core Area

Within lands designated Core Area, as shown on Schedule 'A' - Settlement Plan - "St. Jacobs", the following policies shall apply:

- a) The Core Area designation shall be the primary commercial, service and office area of the St. Jacobs Settlement Area and future development can be considered in accordance with Section 7.4.1.3 Core Area - of this Plan.
- b) It is recognized that the tourist industry within the Core Area of St. Jacobs provides benefits to the community and the Township as a whole; however, development and redevelopment shall be sensitive to and shall have minimal impacts on the surrounding residential neighbourhoods.
- c) To encourage a broad range of commercial uses and service uses in the Core Area to service community and tourist needs.
- d) Mixed residential/Core Area developments shall be encouraged.
- e) The Township will encourage streetscape and facade improvements in the Core Area to achieve improved landscaping, sidewalks, lighting, signage and seating along streets.
- f) Buildings and structures of historic, architectural or streetscape interest, designated under the Ontario Heritage Act, shall be *conserved* where feasible in redevelopment of the Core Area.
- g) Provision of cash-in-lieu of parking may be permitted, in accordance with Section 7.28.11.5-“Parking Policies”.

#### 7.28.6.3 Convenience Commercial Facility

Within lands designated Residential and Ancillary Uses, as shown on Schedule 'A' 'Settlement Plan - "St. Jacobs"', the following policies shall apply:

- a) The St. Jacobs Settlement Plan will provide for one convenience commercial facility of up to 465-m<sup>2</sup> gross floor area located in the south King Street area.
- b) Permitted uses within convenience commercial facility shall include only those uses which are necessary to satisfy limited shopping and personal service needs which occur daily or frequently and therefore require a

location in close proximity to the residential neighbourhood they serve and include uses such as:

- i) convenience retail;
  - ii) medical/dental office; and
  - iii) restaurant.
- c) Maximum single unit floor area regulations for uses within the convenience commercial facility shall be set out in the Zoning By-law, however, no restaurant use shall exceed 250-m<sup>2</sup>-floor area.
- d) Adequate buffering in the form of setbacks, building design, site layout and landscaping shall be provided on the perimeter abutting residential development.
- e) Mixed residential/convenience commercial development shall be encouraged.

#### 7.28.6.4 Commercial

Within the lands designated Commercial Area, as shown on 'Settlement Plan - "St. Jacobs"', the following policies shall apply:

- a) That future development can be considered in accordance with Section 7.4.1.4 – Commercial designation of this Plan.
- b) Mixed residential/commercial development shall be encouraged.

### 7.28.7 INDUSTRIAL LAND USE POLICIES

#### 7.28.7.1 General Industrial Policies

- a) The St. Jacobs Settlement Area has a sufficient industrial land supply to meet anticipated requirements to the year 2031.
- b) Development of industrial sites may be subject to the provision of Site Plan Control in the Planning Act.

### 7.28.8 INSTITUTIONAL LAND USE POLICIES

#### 7.28.8.1 School Policies

- a) The St. Jacobs Settlement Area is adequately served by a public elementary school within the Settlement Area, and by separate elementary, and public and separate secondary schools located outside of the St. Jacobs Settlement Area.

- b) Additional public and separate elementary school sites are not expected to be required to serve the proposed growth population of the St. Jacobs Settlement Area.

## 7.28.9 OPEN SPACE DESIGNATION

### 7.28.9.1 Open Space Policies

- a) The use of lands designated Open Space shall be in accordance with the definition contained in Section 7.4.1.8 of this Plan.

### 7.28.9.2 Parkland Provision

- a) In considering proposed subdivisions, severances, or site plans for residential purposes, the Township may require that land be conveyed to the municipality for park or other public recreational purposes in accordance with Section 10.2, as provided for in the Planning Act.
- b) In considering proposed subdivisions, severances, or site plans for commercial or industrial purposes, the Township may require that land be conveyed to the municipality for park or other public recreational purposes in accordance with Section 10.2, as provided for in the Planning Act.

### 7.28.9.3 Parks

- a) The location and size of required parks will be established through submission and review of draft plan of subdivision or other *development applications*.
- b) Draft plan of subdivision or other *development applications* will provide for pedestrian linkages and/or bicycle paths connecting open space areas where appropriate.
- c) For the purpose of determining parkland dedication requirements, pursuant to the Planning Act, parkland shall not include flood plain, valley lands, open space areas for stormwater management facilities, unless acceptable to the Township, but may include wooded areas.
- d) Passive use parkland, in the form of lands designated as *Environmental Features*, is located throughout the Settlement Plan Area and may be utilized for pedestrian and bicycle paths where appropriate.

#### 7.28.10 NATURAL HAZARDS POLICIES

- a) In accordance with Sections 7.4.1.10 and 13.14 of this Plan, lands designated as "Natural Hazards" on Schedule 'A' 'Settlement Plan - "St. Jacobs"' exhibit one or more of the following characteristics:
  - i) they are located below the estimated "top of bank";
  - ii) they are subject to flooding;
  - iii) they exhibit severe topographic characteristics, which preclude development activities due to susceptibility to slippage, erosion or conditions requiring uneconomic building foundation construction; and
  - iv) they exhibit organic soils conditions.
- b) The "Natural Hazards" designated lands designated on Schedule 'A' 'Settlement Plan - "St. Jacobs"' is approximate and is subject to adjustments based on additional information. The boundaries of the Natural Hazards designation will be more precisely defined at the plan of subdivision stage following consultation with the Ministry of Natural Resources and Forestry, the Grand River Conservation Authority and the Township of Woolwich.
- c) The boundaries of the Natural Hazards may be implemented through the Zoning By-law.
- d) Regulations of the Ministry of Natural Resources and Forestry and the Grand River Conservation Authority relating to Natural Hazards shall be complied with.
- e) Lands designated Natural Hazards on Schedule A 'Settlement Plan - "St. Jacobs"' is intended to be utilized in accordance with Chapter 13 of this Plan.

#### 7.28.11 TRANSPORTATION POLICIES

##### 7.28.11.1 General Transportation Policies

- a) The road system is proposed to consist of Provincial Highways, Regional Roads, and Township Roads (Arterial, Collector and local roads) as shown as Schedule 'B' at the end of Section 7.28, in accordance with Sections 7.7.4 and 15.6 of this Plan, and arterial, collector and local roads designed to facilitate the efficient and safe movement of vehicles and pedestrians.
- b) The road system shall generally be designed to reflect a modified grid pattern consistent with the residential form contemplated by the Settlement Plan.
- c) Road widenings and daylighting triangles shall be provided in accordance with Township and Regional requirements.

- d) The requirements for sidewalks, pedestrian and bicycle routes shall be determined by the Township at the time of draft plan of subdivision and site plan approval.
- e) Signalized intersections shall be provided in accordance with Township of Woolwich and Regional Municipality of Waterloo requirements.
- f) Where there is development or redevelopment or road improvement, consideration shall be given to the provisions of a buffer (i.e. wider sidewalks, planting, landscaping) between municipal sidewalks and heavily traveled roads.

#### 7.28.11.2 Regional Roads Policies

Regional roads generally carry traffic from the collector road system and up to 50% of "through traffic" and consist of two basic travel lanes with two additional turning lanes at major intersections as required. Policies relative to arterial roads are as follows:

- a) Access points onto collector roads should be sufficiently set back from arterial and collector road intersections so as not to interfere with their operation.
- b) The right-of-way width for arterial roads shall be up to 36 metres.

#### 7.28.11.3 Collector/Sub-Collector Roads Policies

Collector and sub-collector roads carry a higher volume of traffic than local roads and primarily serves the local traffic for access to various uses within the neighbourhood and access to the Regional road system. Policies relative to the collector and sub-collector roads are as follows:

- a) The right-of-way for collector roads shall be up to 26.0 metres. The right-of-way for sub-collectors shall be up to 23.0 metres.
- b) The intersection of local roads with arterial and collector/sub-collector roads shall be spaced to prevent interference with the safe and efficient operation of the road system and to support walking, cycling and transit. Plans of subdivision shall be reviewed to assess the suitability of the local road and collector/sub-collector road intersection points.
- c) On-street parking will be allowed except where it creates a conflict between pedestrian/bicycle and vehicular traffic as determined by the Township.

#### 7.28.11.4 Local Roads Policies

Local roads carry low volumes of traffic from abutting properties and limited "through traffic". Policies relative to local roads are as follows:

- a) The right-of-way width for local roads shall be up to 20 metres.
- b) Reduced right-of-way widths may be considered by the Township where consistent with the residential form contemplated by the Settlement Plan.
- c) To reduce energy consumption and air pollution, the use of stop signs will be carefully assessed.
- d) On-street parking will be allowed except where it creates a conflict between pedestrian/bicycle and vehicular traffic as determined by the Township.
- e) To discourage 'through truck traffic' on local roads.

#### 7.28.11.5 Parking Policies

- a) The requirements for parking facilities shall be set out in the Zoning By-law.
- b) It shall be the first priority for development in the Core Area to provide on-site parking facilities and the provision of cash-in-lieu of parking will only be considered if the Township is satisfied that on-site parking cannot be accommodated because of site constraints.
- c) The Township encourages, where appropriate, property owners within the Core Area to share and/or jointly develop parking facilities to maximize on-site parking.
- d) The Township will encourage that the major parking facilities within the Core Area be properly signed and identified as a means of maximizing their usage.
- e) The Township will discourage commercial related parking in residential neighbourhoods.
- f) Major parking facilities will be required to address stormwater management to the satisfaction of the Township, the Grand River Conservation Authority and the Region, where appropriate.

#### 7.28.12 SERVICES AND UTILITIES POLICIES

##### 7.28.12.1 General Services and Utilities Policies

- a) The St. Jacobs Settlement Plan Area shall be developed on the basis of full municipal services including roads with curbs and gutters, sidewalks, piped water, sanitary sewers, storm drainage facilities, streetlights and electrical distribution systems.
- b) It shall be a principle of this Plan that the cost of providing full municipal services necessary to facilitate the development of lands within the St.

Jacobs Settlement Plan Area shall not impose a financial burden on existing taxpayers of the Township.

- c) In extending services to develop specific vacant parcels in the St. Jacobs Settlement Plan, developer(s) shall provide adjacent existing un-serviced or partially serviced developments with the opportunity to connect to the municipal servicing system.

#### 7.28.12.2 Sanitary Sewer Policies

- a) The St. Jacobs Settlement Plan Area shall be serviced by existing and/or proposed sewage treatment plant facilities.
- b) The design of the sanitary sewer system in the St. Jacobs Settlement Plan Area shall generally be based on gravity flow to minimize the need for pumping stations and shall be designed to Township standards.
- c) The Ultimate Scenario for sanitary servicing, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, shall be used as the basis for servicing design and implementation.

#### 7.28.12.3 Water Supply Policies

- a) Water supply shall be made available from expansion of the existing water distribution system.
- b) The Ultimate Scenario for water services, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, shall be used as the basis for servicing design and implementation.

#### 7.28.12.4 Storm Drainage Policies

- a) The stormwater management system for the St. Jacobs Settlement Plan Area shall, at a minimum, control runoff to pre-development levels in accordance with The Grand River Conservation Authority, Ministry of Environment, Conservation and Parks and Township policies and standards for stormwater quantity and quality.
- b) Stormwater management facilities shall be designed to achieve environmental management practices to the satisfaction of the Township and in accordance with the approval requirements of the appropriate agencies.
- c) Storm sewers in the St. Jacobs Settlement Plan Area shall be designed in accordance with the Township design standards and appropriate agency approvals.



- d) Where feasible, the stormwater management corridors, which are located within the Settlement Plan shall be utilized for pedestrian and bicycle linkages.
- e) The Ultimate Scenario for storm drainage servicing, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, shall be used as the basis for servicing design and implementation.

#### 7.28.12.5 Utilities Policies

- a) The provision of other such utilities, which include, but are not limited to, phone, gas, hydro and cable shall be located to the satisfaction of the Township and the Utility providing the service.

#### 7.28.13 URBAN DESIGN

- a) The Sustainability and Design policies in Section 7.9 of this Plan will be utilized as the basis for review of development proposals in fulfillment of the objective of this Plan to achieve a desirable community form and structure, which reinforces the traditional development pattern of a small Ontario town.

#### 7.28.14 SITE SPECIFIC POLICY AREAS

**Regional Deferral No. 1 & Township Deferral No. 2 – Section 7.28.14.1 is deferred pending the outcome of the Regional Official Plan review to confirm that the lands are not within a Regional Employment Area designation**

##### 7.28.14.1 Isabella Street Policy Area

The following policies apply to the Isabella Street Policy Area indicated on Schedule 'A' 'Settlement Plan - "St. Jacobs"'.

- a) Industrial uses shall be limited to those types of manufacturing, processing, service, assembly and fabrication, repair and storage which are normally considered to be light industrial uses, and which are not deemed to be obnoxious uses.
- b) Specific uses and regulations relative to the development of the Policy Area shall be contained in the Zoning By-law, which will implement this plan.
- c) Development or redevelopment of industrial uses may be subject to the Site Plan Control provisions of the Planning Act. Controls will include, but shall not be limited to, screening to ensure that adjacent residential uses are adequately buffered from industrial development.

- d) In view of the mixed-use residential/industrial character of the area, the potential for conversion of the existing Industrial Land Use designation to a Residential and Ancillary Uses designation is recognized and may be considered subject to resolution of servicing, urban design and land use issues, the Contaminated Site Policies of Chapter 13 of this Plan and an Amendment to this Plan.

#### 7.28.14.2 Henry Street Policy Area

The following policies apply to the Henry Street Policy Area as indicated on Schedule 'A' 'Settlement Plan - "St. Jacobs":

- a) Water supply may be by means of "Private Water Supply System" however, it shall be the objective of this Plan to provide full municipal services to this policy area.
- b) Sewage disposal may be by means of "Private Sewage Treatment" however, it shall be the objective of this Plan to provide full municipal services to this policy area. Minor expansion or rounding out may be permitted on Private Sewage Treatment services provided that there are no negative impacts.

#### 7.28.14.3 Water Street Policy Area

The following policies apply to the Water Street Policy Area as indicated on Schedule "A", 'Settlement Plan - "St. Jacobs"':

- a) Industrial uses shall be limited to those types of manufacturing, processing, service, assembly and fabrication, repair and storage which are normally considered to be light industrial uses, and which are not deemed to be obnoxious uses.
- b) Specific uses and regulations relative to the development in the Policy Area shall be contained in the Zoning By-law, which implements this plan.
- c) Development or redevelopment of industrial uses may be subject to the Site Plan Control provisions of the Planning Act. Controls will include, but shall not be limited to, screening to ensure that adjacent residential uses are adequately buffered from industrial development.

#### 7.28.14.4 Albert/Young Street Policy Area

The following policies apply relative to the Albert/Young Street Policy Area Lots 72 and 73 Plan 1500, Township of Woolwich, in the Regional Municipality of Waterloo (formerly Township of Woolwich, County of Waterloo) as indicated on Schedule "A" - Settlement Plan - St. Jacobs:

- a) It is the intent of this Plan that the area so designated shall be used for Residential and Ancillary Uses purposes as well as parking and loading area to service the commercial uses located on King Street in St. Jacobs.
- b) Specific uses to be permitted and appropriate regulations shall be provided by a site-specific zoning amendment to the Zoning By-law to be adopted to implement the provisions of this Plan.
- c) That the development of the parking and loading facility be subject to Site Plan to ensure the lands are developed in an appropriate manner and are compatible with the surrounding residential neighbourhood.

#### 7.28.14.5 Picard Policy Area

The following policies apply to the Picard Policy Area s indicated on Schedule 'A' 'Settlement Plan - St. Jacobs':

- a) The existing peanut and confectionery retail operation are recognized as a permitted use and may be permitted to expand, subject to conformity with applicable By-laws.

#### 7.28.14.6 Home Hardware Policy Area

The following policies apply to the Home Hardware Policy Area indicated on Schedule 'A' 'Settlement Plan - St. Jacobs':

- a) The lands to the west of the existing Home Hardware structures are included within the St. Jacobs Settlement Area Boundary and are designated Industrial to accommodate the integrated expansion of the Home Hardware operation. The lands within this Site Specific Policy Area are not available for general industrial use and no severances or development not directly associated with the Home Hardware operation are permitted. Any application for a Zoning By-law amendment for industrial use within this area must satisfactorily address land use and servicing issues including transportation impacts and land use compatibility with the adjacent residential properties.

#### 7.28.14.7 Morrell Policy Area

The following policies apply to the Morrell Policy Area as indicated on Schedule 'A' 'Settlement Plan - "St. Jacobs"':

- a) Notwithstanding Policy 7.28.5.2 g) and Section 7.28.12 - Services and Utilities Policies, limited infilling and minor rounding out for development of this residential property at King Street North in St. Jacobs and described as Lot 26, Plan 1547, may be permitted on the basis of private sanitary services, subject to the provisions of Section 7.8 - Severance

Policies - Identified Settlements, as well as demonstrating to the Region of Waterloo Heath Unit that the proposed lot(s) can adequately support an individual private sanitary system and will not result in an unacceptable level of environmental impact.

- b) Water supply shall be by means of a municipal water supply system.

#### 7.17.14.8. Home Hardware - North Policy Area

The following policies apply to Home Hardware – North, Policy Area as indicated in Schedule “A” Settlement Plan – St Jacobs.

- a) The lands to the north of the existing Home Hardware are so designated Industrial Land Use Area to accommodate the integrated expansion of Home Hardware’s existing distribution centre and office. They are not available for general industrial use and no severance or development not directly associated with the Home Hardware operation shall be permitted; and
- b) Any application for a Zoning By-law amendment for industrial use within this area must also satisfactorily address issues related to: land use compatibility including noise, protection of environmental features, servicing, transportation impacts, and must provide long term development concepts concerning the potential for the entire Home Hardware lands north of Henry Street and the adjacent parcel to the east being 55 Spring Street.

#### 7.28.15 IMPLEMENTATION

##### 7.28.15.1 Land Use Designations

- a) The map entitled Schedule 'A' 'Settlement Plan - "St. Jacobs"' located at the end of Section 7.28 indicates the location of land use areas under the following designations:
  - Residential and Ancillary Uses;
  - Core Area;
  - Commercial;
  - Industrial;
  - Open Space;
  - Environmental Protection;
  - Natural Hazards (overlay); and
  - Any new land uses designations available for Township Urban Areas contained in Section 7.4.2.

The intent of these designations is outlined in Section 7.4 in this Plan. The intent of the Open Space Land Use designation with the Natural Hazards

designation indicates lands as described in Sections 7.4.1.8 and 7.4.1.10 of this Plan. It is intended that these lands shall be used for open space, recreation, reforestation, conservation or agricultural purposes only and shall be subject to the restrictions placed by the Natural Hazards Designation.

- b) Development within the *Prime Agricultural Areas* but within the Countryside Line as identified on Map 5.1 of this Plan and on Map 7 of the Regional Official Plan but beyond the limits of the St. Jacob Settlement Area established by this Plan shall be subject to policies for *Countryside* Policies as established in this Plan.

#### 7.28.15.2 Implementation Policies

The following policies shall be read in conjunction with the policies of Chapter 19:

- a) Nothing in this Plan shall prevent the Township from acting in the public interest in undertaking a public work or use not specifically contemplated by policies of this Plan.
- b) Notwithstanding the foregoing, the Zoning By-law passed to implement the policies of this Plan may provide for special restrictions and provisions relative to the use of land within the *Prime Agricultural Areas* but within the Countryside Line as identified on Map 5.1 of this Plan and on Map 7 of the Regional Official Plan to recognize the potential urban development of these lands.
- c) It shall be the policy of this Plan to consider a full range of urban uses within the defined Settlement Area to the extent that these uses can be provided with municipally operated water supply and sewage collection and treatment facilities. The specific uses will be controlled through the provisions of the Zoning By-law.
- d) The Township encourages future residential growth by means of infilling of vacant parcels or redevelopment within the existing developed areas where appropriate.
- e) Recommendation for residential subdivision approval shall only be considered when and where the municipality is satisfied that all services required are or can be made available to the proposed Subdivision. "Services" in this regard shall include not only hard services but also those services frequently referred to as "soft services" which include such matters as school capacity, park and recreation facilities, shopping facilities, etc.

- f) When considering applications for approval of residential subdivisions, consideration shall be given to the housing policies established in this Plan.
- g) Recommendation for residential Subdivision approval shall only be made subject to the developer entering into such agreement or agreements as may be required by the municipality or Region. Subdivision agreements shall include a developmental staging program satisfactory to the Township.
- h) The provisions of Section 7.8 - Severance Policies - Settlements shall apply.
- i) Development charges will be applied to development within the Settlement Area in accordance with a Township Development Charges By-law adopted under the provisions of the Development Charges Act. The Township may enter into agreements as provided for under Part III of the Development Charges Act. As a condition of development approvals, the Township may require this form of agreement for financing of services.
- j) The Township shall use the Design Policies in Section 7.9 of this plan to assist in the implementation of objectives of this Plan.
- k) Processing of individual Plans of Subdivision under the Planning Act will be in accordance with the policies set out in this Plan.
- l) Where deemed appropriate in consultation with the Township, the Region and the Grand River Conservation Authority, watershed/sub-watershed plans may be undertaken in advance of development proposals.
- m) Prior to reviewing a proposed draft plan of subdivision application, wetland and natural hazard development limitations and woodlots shall be identified as a means of determining developable land area. The Grand River Conservation Authority, the Ministry of Natural Resources and Forestry, the Region and the Township will review this identification.
- n) Amendment(s) to the Zoning By-law will be required to implement the land use designations identified on Schedule 'A' 'Settlement Plan - "St. Jacobs"'.

#### 7.28.15.3 Interpretation

- a) The interpretation of the policies in this Chapter shall be in accordance with Section 19.2 of this Plan.
- b) This Plan includes references to numerical requirements or restrictions. With the exception of the minimum gross density requirements for development within the *designated greenfield areas*, the numbers

included in this Plan are considered to be flexible and any development detail that is within 10 percent of any identified numerical requirement or restriction shall be considered to conform to this Plan.

7.28.15.4 Pre-Consultation and Complete Application Requirements

- a) The pre-consultation and complete application requirements for *development applications* within St. Jacobs Settlement are further detailed in Section 19.7 of this Plan and the policies in Chapter 10 of the Regional Official Plan.

7.28.15.5 Policies for Legal Non-Conforming Uses

- a) Legal non-conforming uses shall be considered in accordance with Section 19.9 of this Plan.

7.28.16 STAGING

7.28.16.1 Staging of Development

- a) Residential development in the St. Jacobs Settlement Area, except for infill, conversion and redevelopment, will occur in Staging Area 3.
- b) Modification to the staging of development to provide for additional residential development may only occur through amendment to this Plan.
- c) The Township shall regularly produce a Staging of Development Report detailing development and servicing priorities for residential growth as required.
- d) The Township shall maintain a minimum 15-year supply of land for residential development through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development; and
- e) The Township shall maintain a minimum 3-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and lands in draft approved and registered plans of subdivision, condominium plans and/or site plans, subject to the availability of sewage and water capacity and other necessary services/infrastructure.

7.28.16.2 Draft Plan of Subdivision Submission

- a) The approval of specific *development applications* in the St. Jacobs Settlement Plan Area shall be governed by the following principles:
  - i) Avoidance of scattered development;
  - ii) Sequential development of neighbourhood areas;
  - iii) Provision of community facilities and services;
  - iv) Provision of schools and parks;
  - v) Sequential construction of collector roads and access to arterial and boundary roads;
  - vi) Sequential construction of sanitary sewer and watermain extensions and electrical distribution system;
  - vii) Adequacy of storm drainage;
  - viii) Protection of the environment and significant natural resources;
  - ix) Provision of a moderate rate of growth,
  - x) Provision of affordable housing; and
  - xi) Development of an appropriate urban form reflecting traditional small-town design principles.
- b) Proponents of residential development of land shall submit the required supporting information detailed in Section 19.7 of this Plan:



# Schedule 'A' Township of Woolwich Urban Area Settlement Plan St Jacobs Land Use

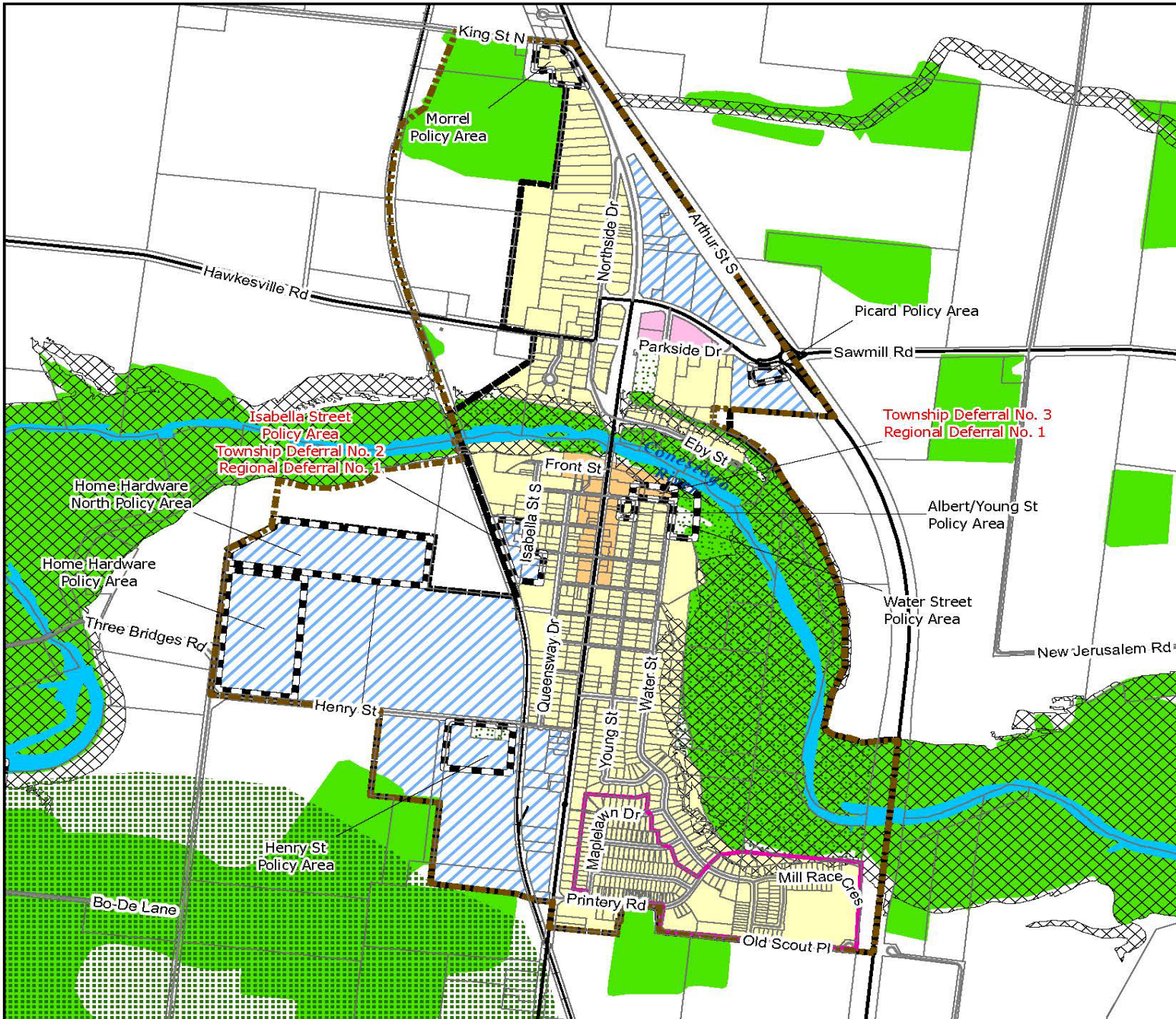
## Legend

-  Settlement Area Boundary
-  Property Lines
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Countryside Line
-  Protected Countryside
-  Natural Hazards
-  Environmental Protection
-  Open Space
-  Site Specific Policy Area
-  Staging Areas - see Section 7.28.16
-  Core Area
-  Commercial
-  Residential and Ancillary
-  Industrial



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2022



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**Schedule 'B'  
Township of Woolwich  
Urban Area Settlement  
Plan  
St Jacobs  
Transportation Network**

**Legend**

-  Settlement Area Boundary
-  Collector Road
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line



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## 7.29 SETTLEMENT PLAN - ELMIRA TOWNSHIP URBAN AREA

The following policies apply to the Elmira Township Urban Area generally shown on Map 5.2 with Symbol Number 19 and detailed on Schedule A at end of this subsection.

### 7.29.1 BASIS

The Regional Official Plan provides that the Elmira Settlement Plan is within the Township Urban Area of the Regional Official Plan. The Elmira Settlement Plan is illustrated in Schedule 'A' attached to Section 7.29 and includes the Built-Up Area and Designated Greenfield Areas in accordance with the Regional Official Plan.

In implementing the Regional Official Plan policies and in order to establish and maintain reasonable and orderly development, the Township Official Plan intends to stage the development of the Designated Greenfield Areas within the Elmira Settlement Plan. In order to provide for this staged development, the Elmira Settlement Plan identifies Staging Areas within these Designated Greenfield Area.

For the purpose of this Plan, the areas beyond the Elmira Settlement Plan but within the Countryside Line delineated in Map 7 of the Regional Official Plan and Map 6.1 of this Plan shall be considered to be within and subject to the policies for *Prime Agricultural Areas* contained in Chapter 6 of the Township's Official Plan until this Plan is amended to include any part or parts of the potential lands within the Countryside Line into the Elmira Settlement Plan.

It is the intent of this Plan that the Zoning By-law prepared to implement the policies of this Plan may provide special restrictions and provisions relative to the use of land that is outside the Elmira Settlement Plan but within the Countryside Line and designated as *Prime Agricultural Areas* to recognize the potential urban development of these lands.

### 7.29.2 GOALS

- a) To establish a growth management and land use strategy for planned residential, commercial, institutional, industrial and open space development for the Elmira Settlement Area to the year 2031.
- b) To identify residential, commercial, institutional, industrial and open space land base requirements to satisfy projected growth for the Elmira Settlement Area to the year 2031.
- c) To provide for staging of growth in the Elmira Settlement Area in a manner consistent with community objectives for moderate growth and acceptable planning, engineering, environmental and fiscal management practices.

- d) To integrate future development within the Elmira Settlement Area ensuring that development proposals are designed and implemented in accordance with a desirable community form and structure, which maintains the traditional development pattern of a small Ontario town with minimal disruption to existing residents.
- e) To promote a healthy community concept through development of community form.
- f) To promote sustainable urban development by regulating wasteful or unnecessarily costly forms of development and by encouraging multiple use of land where different uses can exist harmoniously. Sustainable development is broadly defined as development, which ensures that the utilization of resources and the environment today does not damage prospects for their use by future generations.
- g) To *conserve* heritage and natural features in the Elmira Settlement Area providing for their maintenance through appropriate land use and environmental management practices.
- h) To implement the Provincial Policy Statement by providing a full range of housing types and densities to meet projected demographic and market requirements of current and future residents.
- i) To implement the Provincial Policy Statement relating to flood plain planning in providing the orderly planning of land use and regulation of development as a preventative approach in flood plain management.

### 7.29.3 OBJECTIVES

#### 7.29.3.1 Community Size and Structure

- a) To provide for growth in residential population in the Elmira Settlement Area of 366 people per year or approximately a 3 percent growth rate stating in 2016, to approximately 17,000 people by the year 2031, in a manner which provides for a desirable community structure in patterns of land use, commerce and industrial activity of the Elmira Settlement Area.
- b) To provide for residential land use including:
  - i) Residential intensification of land use for residential purposes, as appropriate, through infill, conversion and redevelopment; and
  - ii) Development of Areas 5, 1A-1, 8, 4, 3B, 9, 10 and 1A-2 denoted on Schedule 'A' 'Settlement Plan - "Elmira"' in accordance with the staging policies set out in Section 7.29.16 of this Plan.
- c) To provide for a hierarchy of commercial uses:
  - i) Promoting the Core Area as the commercial and service focus for the Elmira Settlement Area through development, redevelopment and

- expansion, as appropriate, to accommodate higher order commercial uses and services;
- ii) Providing service commercial uses which accommodate limited commercial activities not suited to locations in the Core Area because of their function and individual land area requirement by virtue of large single floor space and associated parking and/or outdoor storage area requirements; and
  - iii) Providing neighbourhood and convenience commercial uses catering to daily shopping requirements of residential areas.
- d) To recognize existing industrial operations in the Elmira Settlement Area and provide for future growth within an industrial park setting.
  - e) To develop an integrated open space system facilitating both active and passive recreational activities utilizing institutional, park and Natural Hazards.
  - f) To provide for a wide range of recreational opportunities through community and neighbourhood parks.
  - g) To encourage the development of a linear parks system providing for pedestrian/bicycle pathways linking parks and other open spaces.
  - h) To establish a priority for maintenance and enhancement of natural features and environmental systems.

#### 7.29.3.2 Housing

- a) To require provision of a full range of housing types and densities which will meet the needs of the current and future residents of the Elmira Settlement Area.
- b) To require the integration of housing types and densities reflective of the low-density residential character of the Elmira Settlement Area.
- c) To encourage housing types and densities reflecting the traditional housing form, density and character of the Elmira Settlement Area.
- d) To require as part of development, a range and mix of housing to provide opportunity for a minimum of 25% of the housing stock, calculated on a Township-wide basis, as affordable, and to provide-where appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached, semi-detached units, such as town homes and multi-unit residential buildings, through the zoning of the lands.

#### 7.29.3.3 Surrounding Land Uses

- a) To provide for the orderly withdrawal of agricultural land use activities in the staging of residential and industrial development within the Elmira Settlement Area.
- b) To provide for development compatible with existing and approved land uses within the Elmira Settlement Area.

#### 7.29.3.4 Environment

- a) To *conserve* natural features and associated environmental systems.
- b) To encourage enhancement of natural features and environmental systems through land development and redevelopment practices.

#### 7.29.3.5 Archaeology

- a) To ensure that existing and potential archaeological sites are reviewed prior to the draft approval of Plans of Subdivision or Consent approval and, where appropriate, mitigation measures be undertaken.

#### 7.29.3.6 Transportation

- a) To develop a road system consisting of Provincial Highways, Regional Roads, and Township Roads (collector, sub-collector and local roads) in accordance with Sections 7.7.4 and 15.6 of this Plan considering environmental capacities, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, that provide for safe and efficient transportation and minimize the potential for pedestrian and vehicular conflict.
- b) To develop a road pattern to reflect a modified grid road pattern consistent with the residential form contemplated by the Settlement Plan.
- c) To align, where possible, local and collector roads with existing and proposed roads on adjacent lands.
- d) To provide for pedestrian pathways and sidewalks which minimize potential conflicts with vehicular traffic while providing essential connections between the Core Area, industrial areas and the surrounding residential areas of the Settlement.
- e) To recognize the importance of bicycles as a viable form of transportation and to promote the development of a bicycle route system linking the various areas of the Settlement to the Core Area, industrial areas and each other.

- f) To recognize the potential need for a future Elmira Transportation By-pass, subject to the provisions of the Environmental Assessment Act, and to ensure that development within the planning period does not jeopardize opportunity for accommodating such flexibility. This policy does not commit the Township to a preferred By-pass route.

#### 7.29.3.7 Services

- a) That future development in the Elmira Settlement Area be provided municipal water, sanitary, storm drainage and utility services.
- b) To ensure adequate water distribution, sewage collection, electrical supply and stormwater drainage are provided to the residents of the Elmira Settlement Area.
- c) To ensure that the municipal services and stormwater management system for the Elmira Settlement Area are designed and constructed in accordance with accepted engineering and environmental practices.

#### 7.29.3.8 Staging

- a) To provide for a moderate rate of growth, which is not expected to exceed an average annual growth rate in households of 3% (not compounded) starting in 2016 and in the Elmira Settlement Area, considering the financial and physical capability of the Township of Woolwich to assimilate development in accordance with the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs.
- b) To provide schools, parks, community and institutional facilities commensurate with the rate of growth in the Elmira Settlement and other areas which these facilities are intended to serve.
- c) To ensure that the rate of development reflects the capacity of the road services and other proposed improvements, which include, but are not specifically limited to, sanitary, storm and water works and utilities.
- d) To ensure that the staging of development areas is logical and cost efficient such that development expands from the current established areas and provides for the extension of existing municipal services into the growth areas as development progresses.
- e) To ensure that provision is made in the various stages of development for servicing and road requirements of subsequent phases.

- f) To require as part of development, a range and mix of housing to provide opportunity for a minimum of 25% of the housing stock, calculated on a Township-wide basis, as affordable, and to provide-where appropriate, a minimum of 30% of new residential units to be planned in forms other than single-detached, semi-detached units, such as town homes and multi-unit residential buildings, through the zoning of the lands.

#### 7.29.4 GENERAL LAND USE POLICIES

##### 7,29.4.1 General

- a) The Elmira Settlement Area will be developed as a community with a residential population of approximately 17,200 people within the planning period to the year 2031.
- b) The Elmira Settlement Area will be a community consisting of residential, commercial, institutional, industrial and open space land uses. The Land Use designations for the Elmira Settlement Area are indicated in Section 7.29.15.1 a) and are shown on Schedule 'A' 'Settlement Plan - "Elmira"' at the end of Section 7.29.
- c) Elmira is recognized as a General Urban Settlement and future development can be considered in accordance with the definition of a General Urban Settlement in Section 7.1 and in accordance with the policies of this Section and in Sections 7.2 to 7.9 of this Plan.

#### 7.29.5 RESIDENTIAL LAND USE POLICIES

##### 7.29.5.1 Definitions

The following definitions shall apply for the purpose of calculating residential density in the Elmira Settlement Area:

- a) Gross Residential Hectare:  
Means the area of land, measured in hectares, utilized for residential dwelling units including the lot areas, local residential streets, local parks including walkways and bicycle ways; public and separate elementary schools; place of worship and other institutions such as day care centres and nursing homes; neighbourhood and convenience commercial facilities and local municipal facilities such as hydro substations. This area excludes boundary roads (defined herein to mean roads forming the boundary of a residential area) and widenings, applicable Environmental Features identified in Chapter 13 of this Plan and other major existing uses unrelated to the community such as cemeteries.



- b) Net Residential Hectare:  
Means the area of land, measured in hectares, utilized for residential building lots. Net Residential density for multiple unit dwellings shall be calculated on the basis of land used for the buildings, private roads and driveways, parking areas and landscaping and amenity areas related to the specific development.
- c) Floor area shall be defined through the Zoning By-law.

#### 7.29.5.2 General Residential Policies

- a) The Elmira Settlement Area shall have a planned future population of approximately 17,200 people within the planning period to 2031. Minor adjustments will not require an amendment to this Settlement Plan provided the general intent of the Plan is maintained.
- b) The gross residential density for the Elmira Settlement Area will be a minimum of 45 people and jobs per hectare and may allow up to 60 people and jobs per hectare in and around the core area provided sufficient services are available, the development is compatible with proposed or existing surrounding land uses and is consistent with the objectives and policies of this Plan. Higher density development may be considered by site-specific amendment to the Township Official Plan.
- c) Net residential density on a particular site may be permitted to a maximum of 120 units per net residential hectares (48.6 units per net residential acre) provided sufficient services are available, the development is compatible with proposed or existing surrounding land uses and is consistent with the objectives and policies of this Plan. Higher density development may be considered by site-specific amendment to the Township Official Plan.
- d) A range and variety of dwelling unit types and densities shall be required to accommodate the various household structures and income groups expected in the Elmira Settlement Area.
- e) Innovative housing types and subdivision design incorporating traditional small-town land use principles shall be encouraged, where appropriate, in accordance with good planning, engineering and environmental principles.
- f) It shall be the policy of this Plan to require the integration of a range and variety of housing types and densities within residential developments.
- g) Residential development shall not be permitted without full municipal sanitary sewer, water, storm sewer and electrical services.
- h) Development of low-density residential uses shall generally be by draft plan of subdivision subject to the provisions of the Planning Act.

- i) Development of medium and high-density residential uses (not including additional/accessory units) shall be subject to the Site Plan provisions of the Planning Act.
- j) The provisions of Section 7.8 - Severance Policies Identified Settlements - shall apply, where appropriate.

#### 7.29.5.3 Affordable Housing Policies

- a) *Affordable housing* is to be considered and planned in accordance with the Housing Policies in Section 9.2 of this Plan and Section 3A.4 of the Regional Official Plan.

#### 7.29.6 COMMERCIAL LAND USE POLICIES

##### 7.29.6.1 General Commercial Policies

- a) The Elmira Settlement Area has the following commercial hierarchy:
  - i) Core Area designation,
  - ii) Neighbourhood Commercial facility,
  - iii) Convenience Commercial facility, and
  - iv) Service Commercial designation.

The Core Area and Service Commercial are land use designations described in Sections 7.4.1.3 and 7.4.1.5, respectively, while the Neighbourhood Commercial and Convenience Commercial facilities are not land use designations but are permitted within the Residential and Ancillary Uses designation described in Section 7.4.1.2 of this Plan.
- b) It is expected that the following additional commercial floor space will be necessary to meet shopping and service needs of present and future Elmira Settlement Area residents based upon the anticipated total population within the planning period to the year 2016:
  - i) Core Commercial: 5,100 m<sup>2</sup> to 6040 m<sup>2</sup>;
  - ii) Neighbourhood Commercial: no additional floor space has been determined;
  - iii) Convenience Commercial: two (2) facilities, up to 1665 m<sup>2</sup>; and
  - iv) Service Commercial: 3,250 m<sup>2</sup> to 4,180 m<sup>2</sup>.

The need for additional commercial floor space for the Neighbourhood Commercial classifications to the year 2031 shall only be determined through a comprehensive commercial hierarchy study initiated by the Township or in conjunction with a municipal comprehensive review of this Plan.
- c) The location of Neighbourhood and Convenience Commercial Facilities will be determined through draft plan of subdivision submission.

- d) It shall be the policy of this Plan to encourage the incorporation of residential uses within the Core Area, Neighbourhood and Convenience Commercial Facilities.
- e) Developments within a commercial classification may be subject to Site Plan Control of the Planning Act.

#### 7.29.6.2 Core Area Designation

Within lands designated Core Area, as shown on Schedule 'A' 'Settlement Plan - "Elmira"', the following policies shall apply:

- a) The Core Area designation shall be the primary commercial, service and office area of the Elmira Settlement Area and future development can be considered in accordance with Section 7.4.1.3 - Core Area of this Plan.
- b) Mixed residential/commercial developments shall be encouraged.
- c) The Township will encourage streetscape and façade improvements in the Core Area to achieve improved landscaping, sidewalks, lighting, signage and seating along streets.
- d) Buildings and structures of historic, architectural or streetscape interest, designated under the Ontario Heritage Act, shall be *conserved* where feasible in redevelopment of the Core Area.
- e) Provision of cash-in-lieu of parking may be permitted, at the discretion of the Township.
- f) The Township will require as part of the Site Plan Approval process, street level commercial buildings shall include elements to encourage pedestrian oriented design and street friendly appearance being:
  - i) Buildings should have a clearly defined entryway oriented to the street,
  - ii) 30% of the ground level, non-residential, building façade and sides of buildings adjacent to public right of ways should be transparent (windows and doors) wherever possible,
  - iii) The building shall be handicapped accessible, and
  - iv) That the front of the building on corner or through lots shall face the major street being Arthur Street or Church Street.
- g) The Core Area designation shall coincide with the Township Urban Growth Centre designation which is shown conceptually on Map 5.4. As a Growth Centre the Core area shall be developed:
  - i) To accommodate additional population and employment growth consistent with Elmira's traditional small-town role as a focus for social, economic and cultural activities for the community;

- ii) As a focal point for retail and investment in institutional and local human services, as well as recreational, cultural and entertainment land uses; and
- iii) To provide for the integration of Regional transit services.

#### 7.29.6.3 Neighbourhood Commercial Facility

Within lands designated Residential and Ancillary Uses, as shown on Schedule 'A' 'Settlement Plan - "Elmira"', the following policies shall apply:

- a) The Elmira Settlement Plan contains one existing neighbourhood commercial facility on an approximate 0.9 ha site at Oriole Parkway and Flamingo Drive. An expansion to the parcel size of this existing neighbourhood facility is not permitted without an amendment to this Plan.
- b) Permitted commercial uses include offices and establishments where goods and services are offered, but no incidental processing, repair and/or outdoor commercial activity is permitted that may negatively impact neighbouring residential areas.
- c) Mixed residential/neighbourhood commercial development are permitted and shall be encouraged.
- d) The range of retail uses permitted within the existing neighbourhood commercial facility is not anticipated to negatively impact Elmira's Core Area due to its limited property size.
- e) Adequate buffering in the form of setbacks, building design, site layout and landscaping shall be provided on the perimeters abutting residential development.

#### 7.29.6.4 Convenience Commercial Facility

Within lands designated Residential and Ancillary Uses, as shown on Schedule 'A' 'Settlement Plan - "Elmira"', the following policies shall apply:

- a) The Elmira Settlement Plan provides for two convenience commercial facilities, which includes a facility up to 465 m<sup>2</sup> of gross floor area located in the southwest residential growth area and a facility up to 1200 m<sup>2</sup> in the vicinity of Barnswallow Drive and Church Street.
- b) Permitted uses within the convenience commercial facility shall include only those uses which are necessary to satisfy limited shopping and personal service needs which occur daily or frequently and therefore require a location in close proximity to the residential neighbourhood they serve and include uses such as:
  - convenience retail;
  - financial establishment;

- medical/dental office;
  - personal services; and
  - restaurant.
- c) Maximum single unit floor area regulations for uses within the convenience commercial facility shall be set out in the Township Zoning By-law however, no restaurant use shall exceed 250-m<sup>2</sup>-floor area.
- d) Adequate buffering in the form of setbacks, building design, site layout and landscaping shall be provided on the perimeters abutting residential development.
- e) Mixed residential/convenience commercial development shall be encouraged.

#### 7.29.6.5 Service Commercial Designation

The following policies apply to the Services Commercial designation shown on Schedule 'A' 'Settlement Plan - "Elmira":

- a) The permitted uses within the Service Commercial designation shall be in accordance with Section 7.4.1.5 of this Plan.
- b) Notwithstanding anything contained in Section 7.29.14.14, a maximum total gross floor area of 13,843 m<sup>2</sup> (149,000 sq. ft.) shall be permitted for the Service Commercial facilities located at the southeast intersection of Arthur Street and South Field Drive. The maximum size for the site shall not exceed 5.2 hectares (12.8 acres).

### 7.29.7 INDUSTRIAL LAND USE POLICIES

#### 7.29.7.1 General Industrial Policies

- a) The Elmira Settlement Area will require additional industrial lands to meet the needs to 2031. The Township will work to designated additional lands in order to achieve a *complete community* and an appropriate supply of lands.
- b) Development of industrial sites may be subject to the provision of Site Plans in the Planning Act

### 7.29.7.2 South-east Industrial Area

Within the lands identified as the South-east Industrial Area as shown on Schedule 'A' 'Settlement Plan - "Elmira"' the following policies shall apply:

- a) The South-east Industrial Area is recognized as the primary industrial growth area for the Elmira Settlement Area in its capacity to accommodate full municipally serviced industrial development in accordance with the definition of Industrial Land Use designation contained in Section 7.4.1.6 of this Plan.
- b) Development will only be permitted on full municipal services at such time as all services required for industrial development are available.
- c) Industrial uses which, by means of emission, noise, hazard or vibration, are not considered compatible with residential land uses, may be appropriately separated from the residential area in the Zoning By-law in accordance with the Ministry of Environment, Conservation and Parks' D-6 Guidelines.
- d) It is generally the intent of this Plan that industrial development proceeds by means of Draft Plan of Subdivision. The lands shall retain an Agricultural zoning, under the Zoning By-law, until Council deems development of the lands appropriate.

### 7.29.8 INSTITUTIONAL LAND USE POLICIES

#### 7.29.8.1 School Policies

- a) The Elmira Settlement Area is adequately served by the existing public secondary school within the Settlement and a separate secondary school located outside of the Elmira Settlement Area.
- b) Additional Public Elementary School site and Separate Elementary School sites may be required to serve the proposed growth population of the Elmira Settlement Area and will be permitted within the Residential and Ancillary Uses designation without amendment to this Plan. The size and location of the school sites will be determined through draft plan of subdivision submission and wherever practicable, school sites should be located adjacent to/in conjunction with public open space.
- c) Development of school sites may be subject to the Site Plan provisions of the Planning Act.

## 7.29.9 OPEN SPACE LAND USE POLICIES

### 7.29.9.1 Open Space Policies

The use of lands designated Open Space shall be in accordance with the definition of Open Space Land Use designation contained in Section 7.4.1.8 of this Plan.

### 7.29.9.2 Parkland Provision

- a) In considering proposed subdivisions, severances, or site plans for residential purposes, the Township may require that land be conveyed to the municipality for park or other public recreational purposes in accordance with Section 10.2, as provided for in the Planning Act.
- b) In considering proposed subdivisions, severances, or site plans for commercial or industrial purposes, the Township may require that land be conveyed to the municipality for park or other public recreational purposes in accordance with Section 10.2, as provided for in the Planning Act.

### 7.29.9.3 Parks

- a) The location and size of required parks will be established through submission and review of draft plan of subdivision or other development applications.
- b) Draft plan of subdivision or other *development applications* will provide for pedestrian linkages and/or bicycle paths connecting open space areas where appropriate.
- c) For the purpose of determining parkland dedication requirements, pursuant to the Planning Act, parklands shall not include flood plain, valley lands or open space areas for stormwater retention purposes unless acceptable to the Township but may include wooded areas.
- d) Passive use parkland, in the form of lands designated Natural Hazards is located throughout the Settlement Plan Area and may be utilized for pedestrian and bicycle paths where appropriate.
- e) In order to ensure its retention, the woodlot south of Whippoorwill Drive and west of Arthur Street, designated Open Space Land Use on Schedule 'A' 'Settlement Plan "Elmira"', will be conveyed to the Township as part of the draft plan of subdivision for the lands contained in Area 1A-1. Such conveyance will be accepted by the Township as fulfilling all requirements for parkland dedication for the development of Area 1A-1. Notwithstanding the Open Space Land Use designation, the extension of

Pintail Drive to provide access and services to the lands south and west of the woodlot will be permitted to the satisfaction of the Township. In addition, within the area identified as "Pintail Extension" on Schedule 'A' 'Settlement Plan "Elmira"', limited residential development on the lands fronting the east, west and south side of the Pintail Drive extension will be permitted subject to an appropriate Tree Saving Plan to the satisfaction of the Township.

#### 7.29.10 NATURAL HAZARDS POLICIES

- a) In accordance with Sections 13.14 of this Plan, lands designated as "Natural Hazards" on Schedule 'A' 'Settlement Plan - "Elmira"' exhibit one or more of the following characteristics:
  - i) they are located below the estimated "top of bank",
  - ii) they are subject to flooding,
  - iii) they exhibit severe topographic characteristics, which preclude development activities due to susceptibility to slippage, erosion, or conditions requiring uneconomic building foundation construction, and
  - iv) they exhibit organic soils conditions.The "Natural Hazards" designated in Schedule 'A' 'Settlement Plan - "Elmira"' is approximate and are subject to adjustments based on additional information. The boundaries of the Natural Hazards will be more precisely defined at the plan of subdivision stage following consultation with the Ministry of Natural Resources and Forestry, the Grand River Conservation Authority and the Township of Woolwich.
- b) The boundaries of the Natural Hazards may be implemented through the Zoning By-law.
- c) Regulations of the Ministry of Natural Resources and Forestry and the Grand River Conservation Authority relating to Natural Hazards shall be complied with.
- d) Lands designated "Natural Hazards" on Schedule 'A' 'Settlement Plan - "Elmira"' is intended to be utilized as indicated in accordance with Chapter 13 of this Plan.

#### 7.29.11 TRANSPORTATION POLICIES

##### 7.29.11.1 General Transportation Policies

- a) The road system is proposed to consist of Provincial Highways, Regional Roads, and Township Roads (collector, sub-collector and local roads) as shown in Schedule 'B' at the end of Section 7.29, in accordance with



Sections 7.7.4 and 15.6 of this Plan, and arterial, collector and local roads, designed to facilitate the efficient and safe movement of vehicles and pedestrians. The existing and proposed roads in the Elmira Settlement Area are shown on Schedule 'B' (Township of Woolwich Transportation Network – “Elmira”), attached hereto. Notwithstanding the above, the location of local roads as shown on Schedule 'B' is for illustrative purposes only. The establishment of new local roads is permitted without amendment to this Plan.

- b) The road system shall generally be designed to reflect a modified grid pattern consistent with the residential form contemplated by the Settlement Plan.
- c) Road widenings and daylighting triangles shall be provided in accordance with Township and Regional requirements.
- d) The requirements for sidewalks, pedestrian and bicycle routes shall be determined by the Township at the time of draft plan of subdivision approval.
- e) Signalized intersections shall be provided in accordance with Township of Woolwich and Regional Municipality of Waterloo requirements.

#### 7.29.11.2 Regional Roads Policies

Regional roads generally carry traffic from the collector road system and up to 50% of "through traffic" and consist of two basic travel lanes with additional turning lanes at major intersections as required. Policies relative to Regional roads are as follows:

- a) Access points onto arterial and collector roads should be sufficiently set back from Regional and arterial or collector road intersections so as not to interfere with their operation.
- b) The right-of-way width for arterial roads shall be up to 36 metres.

#### 7.29.11.3 Collector and Sub-Collector Roads Policies

Collector and sub-collector roads carry a higher volume of traffic than local roads and primarily serve local traffic for access to various uses within the neighbourhood and access to the Regional road system. Policies relative to arterial and collector roads are as follows:

- a) The right-of-way for collector roads shall be up to 26.0 metres. The right-of-way for sub-collectors shall be up to 23.0 metres.
- b) The intersection of local roads with collector and sub-collector roads shall be spaced to prevent interference with the safe and efficient operation of the road system. Plans of Subdivision shall be reviewed to assess the

suitability of the local road and collector and sub-collector road intersection points.

- c) On-street parking will be allowed except where it creates a conflict between pedestrian/bicycle and vehicular traffic as determined by the Township.

#### 7.29.11.4 Local Roads Policies

Local roads carry low volume traffic from abutting properties and limited "through traffic". Policies relative to local roads are as follows:

- a) The right-of-way width for local roads shall be up to 20 metres.
- b) Reduced right-of-way widths may be considered by the Township where consistent with the residential form contemplated by the Settlement Plan.
- c) To reduce energy consumption and air pollution, the use of stop signs will be carefully assessed.
- d) On-street parking will be allowed except where it creates a conflict between pedestrian/bicycle and vehicular traffic as determined by the Township.

#### 7.29.11.5 Parking Policies

- a) The requirements for parking facilities shall be set out in the Township Zoning By-law. Within the Core Area designation provision of cash-in-lieu of parking may be permitted to the satisfaction of the Township.

### 7.29.12 SERVICES AND UTILITIES POLICIES

#### 7.29.12.1 General Services and Utilities Policies

- a) The Elmira Settlement Plan Area shall be developed on the basis of full municipal services including roads with curbs and gutters, sidewalks, piped water, sanitary sewers, storm drainage facilities, streetlights and electrical distribution systems.
- b) It shall be a principle of this Plan that the cost of providing full municipal services necessary to facilitate the development of lands within the Elmira Settlement Plan Area shall not impose a financial burden on existing taxpayers of the Township.
- c) In extending services to develop specific vacant parcels in the Elmira Settlement Plan, developer(s) shall provide adjacent existing un-serviced or partially serviced development with the opportunity to connect to the municipal servicing system.

#### 7.29.12.2 Sanitary Sewer Policies

- a) The Elmira Settlement Plan Area shall be serviced by existing and proposed sewage treatment plant facilities.
- b) The design of the sanitary sewer system in the Elmira Settlement Plan Area shall generally be based on gravity flow to minimize the need for pumping stations and shall be designed to Township standards.
- c) The Ultimate Scenario for sanitary servicing, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, shall be used as the basis for servicing design and implementation.

#### 7.29.12.3 Water Supply Policies

- a) Water supply shall be made available from expansion of the existing water distribution system.
- b) The Ultimate Scenario for water services, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, shall be used as the basis for servicing design and implementation.

#### 7.29.12.4 Storm Drainage Policies

- a) The stormwater management system for the Elmira Settlement Plan Area shall, at a minimum, control runoff to pre-development levels in accordance with The Grand River Conservation Authority, Ministry of Environment, Conservation and Parks and Township policies and standards for stormwater quantity and quality.
- b) Stormwater management facilities shall be designed to achieve environmental management practices to the satisfaction of the Township and in accordance with the approval requirements of the appropriate agencies.
- c) Storm sewers in the Elmira Settlement Plan Area shall be designed in accordance with the Township design standards and appropriate agency approvals.
- d) Where feasible, the stormwater management corridors, which are located within the Settlement Plan, shall be utilized for pedestrian and bicycle linkages.
- e) The Ultimate Scenario for storm drainage servicing, as established by the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St. Jacobs, shall be used as the basis for servicing design and implementation.

- f) Vegetated buffer strips will be required on either side of watercourses containing fish habitat where new *development* is proposed, as required by the Township of Woolwich in consultation with the Grand River Conservation Authority.

#### 7.29.12.5 Utilities Policies

- a) The provision of other such utilities, which include, but are not limited, to, phone, gas, hydro and cable shall be located to the satisfaction of the Township and the Utility providing the service.

#### 7.29.13 URBAN DESIGN

The Sustainability and Design policies in Section 7.9 of this Plan of this Plan will be utilized as a basis for review of *development* proposals in the fulfillment of the objective of this Plan to achieve a desirable community form and structure, which reinforces the traditional development pattern of a small Ontario town.

#### 7.29.14 SITE SPECIFIC POLICY AREAS

##### 7.29.14.1 High Street Policy Area

The following policies apply to the High Street Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) Notwithstanding Sections 7.29.3.7 a), 7.29.5.2 g) and 7.29.12, limited infilling of this residential area may be permitted on the basis of private sanitary services subject to the provisions of Section 7.8 - Severance Policies - Settlements.
- b) Water supply shall be by means of a "Municipal Water Supply System".
- c) Sewage disposal shall be by means of "Private Sewage Treatment".
- d) It shall be the long-term objective of this Plan to provide full municipal sewer and water services to this residential area.

##### 7.29.14.2 North-East Policy Area

The following policies apply to the North-east Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) Prior to consideration of the *development* of this area for industrial uses the following studies shall be undertaken to the satisfaction of the Township:
  - i) A Land Use Study examining the compatibility of the proposed *development* with the existing residential *development* within the

- High Street Policy Area, potential buffering options and alternative *development* options for the lands subject to the application; and,
- ii) A Transportation Study which shall examine the route options for an Elmira by-pass for Arthur Street and identify possible transportation corridors and any required buffering.
- b) Notwithstanding the studies required in a) above, the Settlement Plan recognizes industrial uses in this area that have existed at the time of approval of this Plan and their potential for expansion of these existing industrial uses on lands zoned for industrial use utilizing private services or capacity in the existing municipal system. Any *development* proposal will be subject to the Site Plan provisions of the Planning Act to ensure that the proposed expansions are not incompatible with adjacent sensitive uses, that the extension of future municipal services are not compromised, and it does not jeopardize possible transportation corridors on the easterly portion of the property adjacent to the existing cemetery for an Elmira by-pass.
  - c) It shall be the long-term objective of this Plan to provide full municipal services to this Policy Area.
  - d) Full *development* of this area will require preparation of an Implementation Plan identifying servicing options and addressing appropriate land use issues.

**Regional Deferral No. 1 & Township Deferral No. 4 – Section 7.29.14.3 is deferred pending the outcome of the Regional Official Plan review to confirm that the lands are not within a Regional Employment Area designation**

#### **7.29.14.3 North Arthur Street Policy Area**

The following policies apply to the North Arthur Street Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) Continued operation and limited expansion of existing industrial activities in the North Arthur Street Policy Area is recognized.
- b) The potential for conversion of existing industrial uses to non-industrial land uses is recognized and will require amendment to this Plan and preparation of reports addressing servicing requirements and appropriate land use issues.

#### **7.29.14.4 South Arthur Street Residential/Commercial Policy Area**

The following policies apply to the South Arthur Street Residential/Commercial Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) It is the intent of this Plan that the existing residential properties in this Policy Area be zoned and used for residential purposes in accordance

with the definition of Residential and Ancillary Uses designation outlined in Section 7.4.1.2 of this Plan.

- b) This Plan recognizes the limited existing commercial uses in this Policy Area and their potential for limited expansion provided that it does not compromise future *development* within the Area and is compatible with abutting land uses.
- c) Additional *development* within this Policy Area shall be limited to infilling and rounding out on lots facing onto Arthur Street (Regional Road 21) and in accordance with the provision of Section 7.8 - Severance Policies - Settlements.
- d) Water supply shall be by means of a municipal water supply station.
- e) Sewage disposal may be by means of "Private Sewage Treatment", however, it shall be the objective of this Plan to provide full municipal services to this area.
- f) Provisions in the Zoning By-law may recognize the fact that this area is not on full municipal services at this time.

#### 7.29.14.5 Church Street Policy Area

The following policies apply to the Church Street Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) It is the intent of this Plan that the area so designated shall be used for Residential and Ancillary Uses purposes as well as the conversion and introduction of certain office and additional non-retail commercial uses.
- b) Specific uses to be permitted and appropriate regulations shall be provided in the Zoning By-law.

#### 7.29.14.6 Memorial Avenue Policy Area

The following policies apply to the Memorial Avenue Policy Area as indicated on Schedule 'A' "Settlement Plan - Elmira".

- a) To encourage office, service and additional non-retail commercial uses, which are compatible with adjacent single detached residential land uses.
- b) To encourage site *development* that will be compatible with adjacent single-detached residential land use, by encouraging building form of a residential character.
- c) To encourage multiple residential uses, to the extent that they can be adequately provided with full municipal services and only in combination with first storey commercial uses.
- d) To encourage a pattern of vehicular traffic flow that would limit direct access to and from Memorial Avenue and that would fully utilize access

from Park Street to the rear of the properties within this Policy Area, as well as the abutting Core Area properties fronting on Arthur Street.

- e) Specific uses and regulations shall be contained in the Zoning By-law.
- f) That the property located at the corner of Memorial Ave and Wyatt Street, known as 7 Wyatt Street East and 30 Memorial Avenue, can be developed with commercial uses provided:
  - i) That the frontage of the lot be considered along Wyatt Street;
  - ii) That vehicle access be limited to Wyatt Street;
  - iii) The building face, loading and commercial entrance be directed to Wyatt Street;
  - iv) A 1.5 metre landscape strip be provided along the Memorial Street frontage;
  - v) That the building shall be permitted to the rear of the lot, (reducing the pedestrian friendliness) to remain outside of the floodway; and
  - vi) That the zoning restricts certain uses that may conflict with the adjacent residential uses.

#### 7.29.14.7 South-West Policy Area

The following policies apply to the South-west Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) Residential *development* of the South-west Policy Area (Area 1A-2) is not anticipated until the end of the 2031 planning period or beyond and shall not be brought forward for *development* unless, by resolution of Township Council, it is considered that:
  - i) The implementation of Staging of Development Policies of the Elmira Settlement Area Plan requires an additional inventory of lands to satisfy the requirement for a three-year inventory of draft approved and registered plans or a ten-year supply of lands designated for residential land use; or,
  - ii) The inventory of lands is required to ensure sufficient flexibility in the provision of residential land use *development* opportunity.
- b) Consideration for residential *development* of the South-west Policy Area will be subject to Township Council approving the allocation of sewage treatment capacity to support the application for *development* of all or a portion of the lands.

#### 7.29.14.8 Barnswallow Policy Area

The following policies apply to the Barnswallow Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) Residential development on a portion of the lands within the Barnswallow Policy Area (Area) is anticipated within the 2031 planning period in accordance with a Staging and Development Report approved by Township Council and all other applicable policies in this Plan.
- b) Residential *development* on the remaining portions within the Barnswallow Policy Area (Area 10) is not anticipated until the end of the 2031 planning period or beyond and shall not be bought forward to *development* unless, by resolution of Township Council, it is considered that:
  - i) The implementation of Staging and Development Policies of the Elmira Settlement Area Plan require an additional inventory of lands to satisfy the requirement for a three-year inventory of Draft Approved and Registered Plans or a ten-year supply of lands designated for residential land use; or,
  - ii) The inventory of lands is required to ensure sufficient flexibility in the provision of residential land use *development* opportunity.
- c) Consideration for residential *development* of the Barnswallow Policy Area will be subject to Township Council approving the allocation of sewage treatment capacity to support the application for *development* of all or a portion of the lands.
- d) Consideration for residential *development* of the Barnswallow Policy Area will require that the applicant prepare a Traffic Impact Study, to the satisfaction of the Township, indicating that additional traffic volumes associated with *development* of Area 10 will not lead to adverse impact upon the Settlement Area road system.
- e) Notwithstanding b) above, the Plan permits the consideration of one infilling residential severance on full municipal services between the existing residences at 116 and 112 Barnswallow Drive provided such severance meets all Township and agency requirements and does not compromise the future *development* of the Barnswallow Policy Area.

#### 7.29.14.9 1A-1 Policy Area

The following policies apply to the 1A-1 Policy Area as indicated on Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) The 1A-1 Policy Area will be developed utilizing a gravity drainage sanitary sewage system, which shall be provided to the Policy Area through a connection to the existing municipal sanitary sewage system.
- b) The servicing limit of 1A-1 Policy Area is expressed as the existing 365.0 M.A.S.L. contour as defined by the natural topography of the site.
- c) Minor modifications to the servicing limit shall be permitted without modification to the Elmira Settlement Plan, if considered appropriate by



Township Council, in support of servicing and/or traffic requirements and/or planning and urban design objectives.

- d) In order to ensure its retention, the woodlot south of Whippoorwill Drive and west of Arthur Street, designated Open Space Land Use on Schedule 'A' 'Settlement Plan "Elmira"', will be conveyed to the Township as part of the draft plan of subdivision for the lands contained in Area 1A-1 and the Gingrich Policy Area. Such conveyance will be accepted by the Township as fulfilling all requirements for parkland dedication for the development of Area 1A-1. Notwithstanding the Open Space Land Use designation, the extension of Pintail Drive to provide access and services to the lands south and west of the woodlot will be permitted to the satisfaction of the Township. In addition, within the area identified as "Pintail Extension" on Schedule 'A' 'Settlement Plan "Elmira"', limited residential *development* on the lands fronting the east, west and south side of the Pintail Drive extension will be permitted subject to an appropriate Tree Saving Plan to the satisfaction of the Township.
- e) Notwithstanding Section 7.29.5.2 b) of the General Residential Policies for the Elmira Settlement Area in this Plan, the gross residential density shall meet or exceed 44 people and jobs per hectare for an approximate 12-hectare portion of lands within the 1A-1 Policy Area, located between Whippoorwill Drive and South Parkwood Boulevard in Elmira and subject to plan of subdivision application 30T-14701 –Southwood 3.

#### 7.29.14.10 Arthur Street Service Commercial Policy Area

The following policies apply to the Arthur Street Service Commercial Policy Area as indicated in Schedule 'A' 'Settlement Plan - "Elmira"'.

- a) It is the intent of this Plan that this area shall be used for Service Commercial purposes in accordance with Section 7.29.6.5 of this Plan.
- b) Notwithstanding the above, the following additional uses may be permitted:
- A food store with a maximum total floor area of 3178 m<sup>2</sup> (34,208 ft<sup>2</sup>) which shall be comprised of 63 m<sup>2</sup> (678 square feet) of vestibule/cart storage only and 3115 m<sup>2</sup> (33,530 square feet) of existing food store floor area,
  - Personal services, and
  - Outdoor seasonal garden centre, accessory to a food store.
- c) Notwithstanding the permitted use noted in a) and b) above of this section, an approximate 21.5 metres wide portion of lands on the south side of this Policy Area (formerly part of 244 Arthur Street South) shall only be used for parking, landscaping, food cart storage, a seasonal outdoor garden centre accessory to the food store, and pedestrian/vehicular access subject to

severing the said portion and merging it with the food store property at 232 Arthur Street South, within this Policy Area.

- d) That the maximum size of lands designated Service Commercial and within this Policy Area shall be 0.94 hectares.
- e) A re-designation of an approximate 21.5 metre wide portion of lands on the south side of this Policy Area from Residential and Ancillary Uses to Service Commercial within the Arthur Street Service Commercial Policy Area (formerly part of 244 Arthur Street South) was a unique situation to address a specific parking issue for an existing food store operation; consequently, it is the intention of this Plan to discourage any further expansion of this Service Commercial Area designation and/or the removal of the Residential and Ancillary Uses designation adjacent to it.
- f) That any expansion to the total floor area of the food store, save and except the 63 square metre expansion for a vestibule and cart storage area only, shall require an amendment to this Plan and a Market Impact Study demonstrating that the additional floor space will not have an unacceptable impact on the planned function of the Elmira Core Area.

#### 7.29.14.11 Light Industrial/Limited Commercial Policy Area

The following policies apply to the Light Industrial/Limited Commercial Policy Area as indicated on Schedule "A" - Settlement Plan - "Elmira":

- a) This policy area is intended to recognize and provide for the continued development of this property where a mixture of light industrial uses, Neighbourhood Commercial uses and other limited commercial uses.
- b) Industrial uses shall be limited to those types of manufacturing, extracting, processing, service, assembly and fabrication, repair and storage which are normally considered to be light industrial uses, and which are not deemed to be obnoxious uses.
- c) Commercial uses will be restricted to those, which are:
  - i) Neighbourhood commercial uses which shall include only those uses which are necessary to satisfy limited shopping and personal service needs which occur daily or frequently and therefore require a location in close proximity to the industrial/residential neighbourhood, which shall include:
    - A financial establishment,
    - Convenience store/variety Store,
    - Dance, health or fitness studio,
    - Health medical/dental office,
    - Personal services,

- Copy centre,
  - Pharmacy (maximum size of 110 square metres),
  - Veterinary and health clinic, and
  - Non-accessory business office.
- ii) Uses secondary to industrial uses, or intended to primarily serve the industrial area, which shall include:
- Parking facility,
  - Restaurant.
- iii) Other commercial uses shall be limited to those types of Commercial outlets, which, because of site and/or location requirements are service oriented, generate low traffic volumes and are destination oriented industrial uses with only accessory retailing, which shall include:
- Wholesaling and servicing of specialized office and industrial equipment with accessory retailing.
- d) Specific uses and regulations relative to the development of the Policy Area shall be contained in the Zoning By-law, which will implement this Plan.
- e) Development of Industrial/Commercial uses may be subject to the Site Plan provisions of the Planning Act.

#### 7.29.14.12 Gingerich Policy Area

Notwithstanding Sections 7.29.14.9 a), b) and c) and 7.29.16.1, this Plan recognizes the desirability of providing an additional road connection from Area 1A-1 to the existing municipal road network to the west of the woodlot described in Section 7.29.14.9 d). To encourage and facilitate the provision of such road connection, the plan permits *development* of the Gingerich Policy Area concurrent with Policy Area 1A-1, based on the submission of an acceptable subdivision proposal which demonstrates how developments meet the objectives of this Plan, and can be developed based on acceptable engineering practices.

#### 7.29.14.13 Arthur Street / South Field Drive Service Commercial Policy Area

The following policies apply to the Arthur Street/South Field Drive Service Commercial Policy Area as indicated in Schedule 'A' Settlement Plan – "Elmira".

- a) It is the intent of the Plan that this area shall be used for Service Commercial purposes in accordance with Sections 7.4.1.5 and 7.29.6.5 of this Plan.

- b) Notwithstanding the uses permitted in Service Commercial designation referenced in a) above, a food store with a maximum gross floor area of 4,088 square metres (44,000 square feet) may be permitted.
- c) Notwithstanding the uses permitted within the Service Commercial designation described in Section 7.4.1.5, lands within this Policy Area identified as the “1.9 HA Portion” as shown in Schedule ‘A’ Settlement Plan - “Elmira”, shall prohibit Categories A, B and C uses as contained in Schedule 1 of this Plan.
- d) Notwithstanding the uses permitted in Service Commercial designation referenced in a) above, the following additional uses are also permitted only on the property at 315 Arthur Street South within this Policy Area identified in Schedule A attached:
  - i) A Dollar Store with a minimum gross floor area of 837 square metres (9,000 square feet) and a maximum gross floor area of 1,115 square metres (12,000 square feet);
  - ii) Day Nursery or Nursery School;
  - iii) Personal Service Shop;
  - iv) Drug Store/Pharmacy; and
  - v) Retail.
- e) The minimum gross floor area for each individual Personal Service Shop, Drug Store/Pharmacy and Retail use shall be 697 square metres (7,500 square feet).
- f) Notwithstanding the minimum gross floor area requirement set out in e) above, a maximum of five (5) individual units dedicated to the provision of personal service and retail uses are each permitted to have a gross floor area less than 697 square metres (7,500 square feet), provided that the aggregate gross floor area of those units does not exceed 1115 square metres (12,000 square feet) and does not include the sale of liquor and /or beer.

7.29.14.14 Becker Milk Company Limited Policy Area

The following policies apply to the Becker Milk Company Limited Policy Area concerning the properties at 52 and 54 Arthur Street South (hereafter the “Becker Lands), Elmira and illustrated in Schedule ‘A’ Settlement Plan – “Elmira”.

- a) The re-development of the Becker Lands shall be encouraged to allow the existing uses of a gas bar, convenience store and restaurant to continue, provided that:
  - i) The building containing the said uses is removed from the floodway and relocated to the flood fringe. Access on the south side of the building leading into the floodway shall only be permitted if there is

- a secondary access on the east side of the building, facing Arthur Street and flood proofing of the new building is completed to the satisfaction of the Grand River Conservation Authority and Township's Building Department; and
- ii) A hydraulic assessment is completed by the property owner and approved by the Grand River Conservation Authority indicating that the flood risk on the Becker Lands is reduced and ensuring the structural integrity of the proposed buildings and structures.
- b) Notwithstanding Section 13.14.15 of this Plan, three (3) gas pump islands (total of six (6) gas pumps, an overhead canopy structure, two (2) underground storage tanks, outdoor domestic garbage facility and associated parking/driveways may be permitted within the floodway on the Becker Lands subject to Grand River Conservation Authority and Township approvals
  - c) Specific uses that may occupy the building on the Becker Lands, in the flood fringe, as noted in a) above shall conform to the permitted uses of the applicable zone of which the Becker Lands lies as outlined in the Township Zoning By-law, save and except for:
    - i) An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion;
    - ii) An essential emergency service such as that provided by fire, police and ambulance stations (but not including the Township emergency control centre), and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of flood proofing measures and/or protection works, and/or erosion;
    - iii) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances, and
    - iv) Industrial outdoor storage within the floodway, and those uses noted in Sections 13.14.14.6 a) of this Plan.
  - e) *Development* of the Becker Lands shall require Grand River Conservation Authority approval and shall be subject to Site Plan Control pursuant to Section 41 of the Planning Act.

#### 7.29.14.15 Lunor Development Policy Area

The following policies apply to the Lunor Development Policy Area as indicated in Schedule 'A' of the Township of Woolwich Settlement Plan – "Elmira":

- a) Notwithstanding Section 7.29.6.1 b) ii) of the General Commercial Policies for the Elmira Settlement Area in this Plan, approximately 1.72 hectares of additional service commercial lands may be provided on the following lands:
- 0.415-hectare parcel (Block 37 of the Northview Plan) at the northeast corner of Church Street West and Country Club Estates Drive (Killdeer Road extension),
  - a 0.618-hectare parcel (Block 81 of the Riverbend Plan) at the northeast corner of Church Street West and Kissing Bridge (Raising Mill Gate extension), and
  - a 0.8408-hectare front portion at 122 Church Street West (229249 Ontario Limited/Living Waters Christian Bookstore). In addition to the permitted uses described and outlined in Section 7.29.6.5 (Service Commercial) the following use may also be permitted on the lands at 122 Church Street West in Elmira in conformity with the associated policies also outlined below:
    - a) A single unit retailing operation of only the merchandise listed in c) below and such retailing shall only occur in association with a wholesaling, warehousing and distribution use and all functioning as a consolidated, self-contained operation located entirely on the subject lands.
    - b) Multiple retail outlets that are selling one or more of the permitted merchandises listed in c) below are prohibitive.
    - c) The retail merchandise shall be limited to: (1) Books/reading material, (2) Indoor and outdoor games such as trampolines, scooters, lawn games, board and card games, (3) Toy tractors and trucks, puzzles, building blocks and dolls; (4) Bibles and religious material; (5) Gifts, inspirational wall art, cards, giftware, mugs and photo frames; (6) Educational material, scrapbooking supplies, school supplies and teaching supplies; and (7) Kitchenware.
    - d) The maximum gross floor areas of the retail portion of the operation shall not exceed 981 square metres (10,560 square feet).
    - e) The warehouse and distribution portion of the operation shall be associated with the permitted retail use noted in a) above as a primary use and shall comprise of a least 50% of the total gross floor area of the entire operation located on the subject lands.

- f) The expansion of the warehouse / distribution and/or the wholesale portion of the operation would not require a further amendment to this Plan or the Zoning By-law if such expansion is in conformity with the applicable regulations in the Zoning By-law.
- a) Notwithstanding Section 7.29.6.1 b) ii) of the General Commercial Policies for the Elmira Settlement Area in this Plan, approximately 1.72 hectares of additional service commercial lands may be provided on the following lands:
- 0.415-hectare parcel (Block 37 of the Northview Plan) at the northeast corner of Church Street West and Country Club Estates Drive (Killdeer Road extension),
  - a 0.8408-hectare front portion at 122 Church Street West (Elmira Farm Service).
- c) Notwithstanding Section 7.29.6.1 b) iii) and Section 7.29.6.4 c) of the General Commercial Policies for the Elmira Settlement Area and 8.4 of the Township Commercial Policies in this Plan, approximately 1.075 hectares of additional convenience commercial land may be provided outside the Elmira Core Area, at the northwest corner of Church Street West and Country Club Estates Drive (Killdeer Road extension) and may have a gross commercial floor space that exceeds 500 square metres and may exceed 250 square metres in the case of a restaurant.
- d) That food stores (not including Convenience Retail/Variety Store) are prohibited.
- e) That the Zoning By-law for this Policy Area may contain Holding Provisions pursuant to Section 19.3 of the Plan to restrict certain service commercial uses on lands designated Service Commercial, until such time as the remerchandising of the vacant food store building (formerly IGA/Foodland) located at 6 Arthur Street North in the Elmira Core Area has occurred or exactly two years after the registration of the first phase of the Lunor Development consisting of Draft Plans 30T-07701 (Green Acres Plan), 30T-07702 (Riverbend Plan) and 30T-07703 (Northview Plan), whichever should occur first.
- g) Specific uses to be permitted and appropriate regulations shall be provided in the Zoning By-law.
- g) The *development* of Lands is subject to the Site Plan provisions of the Planning Act and shall be done in consultation with the applicable concerned agencies.

#### 7.29.14.16. East Industrial Policy Area

The following policies apply to the East Industrial Policy Area as indicated in Schedule 'A' Settlement Plan – Elmira.

- a) These lands shall be used for Industrial purposes only, in accordance with Section 7.4.1.5;
- b) It is the intent that a north-south arterial road that traverses through this area is part of a road network that:
  - i) Generally, runs from the south end of Elmira to Kenning Place;
  - ii) Shall have restricted access;
  - iii) Shall have a road allowance of not less than 26 metres; and
  - iv) Shall be subject to a future Environmental Assessment to define the appropriate alignment through and beyond the East Industrial Policy Area, including potential connection to the Region Road network;
- c) Development shall be in the form of a modified grid pattern;
- d) Development shall be on full municipal services;
- e) Prior to consideration of the development of the area for industrial purposes, the following studies shall be undertaken to the satisfaction of the Township:
  - i) A servicing plan which will demonstrate how the development of the subject lands will occur on full municipal services and any impacts to the future development of lands to the north or south;
  - ii) A transportation plan with a modified grid pattern, showing the location of a 26-metre wide north/south arterial road for the easterly, and connections to the existing east/west road in Elmira as appropriate; and
  - iii) Environmental studies; and
- f) No development shall be permitted in the area 600 metres south of Southfield Drive to Scotch Line Road until the Township has completed an Environmental Assessment and determined the alignment of the arterial road south or west of the subject lands as noted in Section 7.29.14.17 b) iv) above.

#### 7.29.14.17 Southwood Policy Area

The following policies apply to the Southwood Policy Area as indicated in Schedule 'A' of the Township of Woolwich Settlement Plan – “Elmira”:

- a) That the following Development Areas as illustrated on Schedule 'A1' of the Township of Woolwich Settlement Plan – “Elmira” shall develop in accordance with the minimum and maximum residential density ranges:



- i) Development Area 1 (Townhouse Block 37) – Notwithstanding anything contrary, Block 37 on plan of subdivision application 30T-11701 shall develop within the range of a minimum of 16 units and a maximum of 24 units,
- ii) Development Area 2 (Apartment Block 39) – Notwithstanding anything contrary, Block 39 on plan of subdivision application 30T-11701 shall develop within the range of a minimum of 155 units and a maximum of 185 units, and
- iii) Development Area 3 (Townhouse Block 35) – Notwithstanding anything contrary, Block 35 on plan of subdivision application 30T-11701 shall achieve within the range of a minimum of 26 units and a maximum of 30 units.

#### 7.29.14.18 Area 11 (Eldale)

The lands identified as Area 11 as shown in Schedule ‘A’ of the Elmira Settlement Plan was once a Rural Settlement Area as defined in Section 5.1 of this Plan but has now been incorporated as part of the Elmira Settlement Area pursuant of Map 3b of the Regional Official Plan. As such, the following policies apply to Area 11:

- b) Existing and future developments within Area 11 are subject to the policies in in Section 7.4 – Settlement Designations, in accordance with the Settlement Map forming part of this Plan contained in Schedule ‘A’ at the end of this section, entitled “Settlement Plan Elmira and the policies in Section 7.29.
- c) Notwithstanding Section 7.29.12 - Services and Utilities Policies, *existing* lots are permitted to be and remain on private water and sanitary service until such time as they are connected to *municipal water supply and wastewater systems*. No new lots or *development* shall be permitted without being connected to the *municipal water supply and wastewater systems*.
- d) Development in Area 11 shall be in accordance with the Staging policies in Section 7.29.16 of this Plan. In addition, residential *development* in Area 11 is not anticipated in the planning period of 2031 and shall not be bought forward for *development* unless, by resolution of Township Council, it is considered that:
  - i) The implementation of Staging and Development Policies of the Elmira Settlement Area Plan require an additional inventory of lands to satisfy the requirement for a three-year inventory of Draft

- Approved and Registered Plans or a ten-year supply of lands designated for residential land use; or,
- ii) The inventory of lands is required to ensure sufficient flexibility in the provision of residential land use development opportunity.
- e) The provisions of Section 7.8 – Severance Policies – Settlements shall apply.

**OPA #1**

7.29.14.19 21 Arthur St N Policy Area

- a) Notwithstanding Section 7.29.5.2 c), the maximum permitted net residential density shall be 127 units per hectare.

7.29.15 IMPLEMENTATION POLICIES

7.29.15.1 Land Use Designations

- a) The map entitled Schedule 'A' 'Settlement Plan - "Elmira"' at the end of Section 7.29 indicates the general location of land use areas under the following designations:
  - Residential and Ancillary Uses;
  - Core Area;
  - Service Commercial;
  - Open Space;
  - Industrial;
  - Environmental Protection;
  - Natural Hazards; and
  - Any new land uses designations available for Township Urban Areas contained in Section 7.4.2.

The intent of these designations is defined in Section 7.4 of this Plan. The intent of the Open Space Land Use designation with Natural Hazards as applied to the Elmira Settlement Area is to indicate areas which include major park areas, cemetery, major school sites, golf clubs, flooding etc. which shall not be used for other urban *development* purposes except by amendment to this Plan.

- b) *Development* within the *Prime Agricultural Areas* but within the Countryside Line as designated on Map 7 of the Regional Official Plan but beyond the limits of the Elmira Settlement Area established by this Plan shall be subject to policies for *Countryside* Policies as established in this Plan.

#### 7.29.15.2 Implementation Policies

The following policies shall be read in conjunction with the policies of Chapter 19:

- a) Nothing in this Plan shall prevent the Township from acting in the public interest in undertaking a public work or use not specifically contemplated by policies of this Plan.
- b) Notwithstanding the foregoing, the Zoning By-law passed to implement the policies of this Plan may provide for special restrictions and provisions relative to the use of land within the area designated by the Regional Official Policies Plan as the Agricultural Resource Area/Future Urban Area (and beyond the Settlement Area limits established by this Plan) to recognize the potential urban *development* of these lands.
- c) It shall be the policy of this Plan to consider a full range of urban uses within the defined Settlement Area to the extent that these uses can be provided with *municipally operated water supply and sewage collection and treatment systems*. The specific uses will be controlled through the provisions of the Zoning By-law.
- d) The Township encourages future residential growth by means of infilling of vacant parcels or redevelopment within the existing developed areas where appropriate.
- e) Recommendation for residential subdivision approval shall only be considered when and where the municipality is satisfied that all services required are or can be made available to the proposed subdivision. "Services" in this regard shall include not only hard services but also those services frequently referred to as "soft services" which include such matters as school capacity, park and recreation facilities, shopping facilities, etc.
- f) When considering applications for approval of residential subdivisions, consideration shall be given to the housing policies established in this Plan.
- g) Recommendation for residential subdivision approval shall only be made subject to the developer entering into such agreement or agreements as may be required by the municipality or the Region. Subdivision agreements shall include a development staging program satisfactory to the Township.
- h) The provisions of Section 7.8 - Severance Policies Settlements - shall apply.
- i) Development charges will be applied to *development* within the Settlement Area in accordance with a Township Development Charges By-law adopted under the provisions of the Development Charges Act. The Township may enter into agreements as provided for under Part III

of the Development Charges Act. As a condition of development approvals, the Township may require this form of agreement for financing of services.

- j) The Township shall use the Design Policies in Section 7.9 of this Plan to assist in the implementation of the objectives of this Plan.
- k) Processing of individual Plans of Subdivision under the Planning Act will be in accordance with the policies set out in this Plan.
- l) Where deemed appropriate in consultation with the Grand River Conservation Authority, watershed/sub-watershed plans may be required in advance of *development* proposals.
- m) Prior to reviewing a proposed draft plan of subdivision application, wetland and "top-of-bank" *development* limitations and woodlots shall be established as a means of determining developable land area. This identification will be reviewed by the Grand River Conservation Authority, the Ministry of Natural Resources and Forestry, the Region and the Township.
- o) Amendment(s) to the Zoning By-law will be required to implement the land use designations identified on Schedule 'A' 'Settlement Plan "Elmira"'.
  - o) The Township shall review and revise the provisions of this Settlement Plan from time to time.
  - p) Settlement Plan revision shall occur through amendment to the Township Official Plan.

#### 7.29.15.3 Interpretation

- a) The interpretation of the policies in this Chapter shall be in accordance with Section 1.4 of this Plan.
- b) This Plan includes references to numerical requirements or restrictions. With the exception of the minimum gross density requirements for *development* within the *designated greenfield areas*, the numbers included in this Plan are considered to be flexible and any development detail that is within 10 percent of any identified numerical requirement or restriction shall be considered to conform to this Plan.

#### 7.29.15.4 Pre-Consultation and Complete Application Requirements

- a) Prior to the submission of a complete application for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent, Site Plan or Site Plan Amendment, the applicant/owner shall pre-consult with the Township and the Region, when applicable, in accordance with this Plan, the Township's Pre-Consultation By-law and the policies in Chapter 10 of the Regional Official Plan.
- b) The pre-consultation and complete application requirements are further detailed in Section 19.7 of this Plan.

#### 7.29.15.5 Policies for Legal Non-Conforming Uses

- a) Legal non-conforming uses shall be considered in accordance with Section 19.9 of this Plan.

#### 7.29.16 STAGING

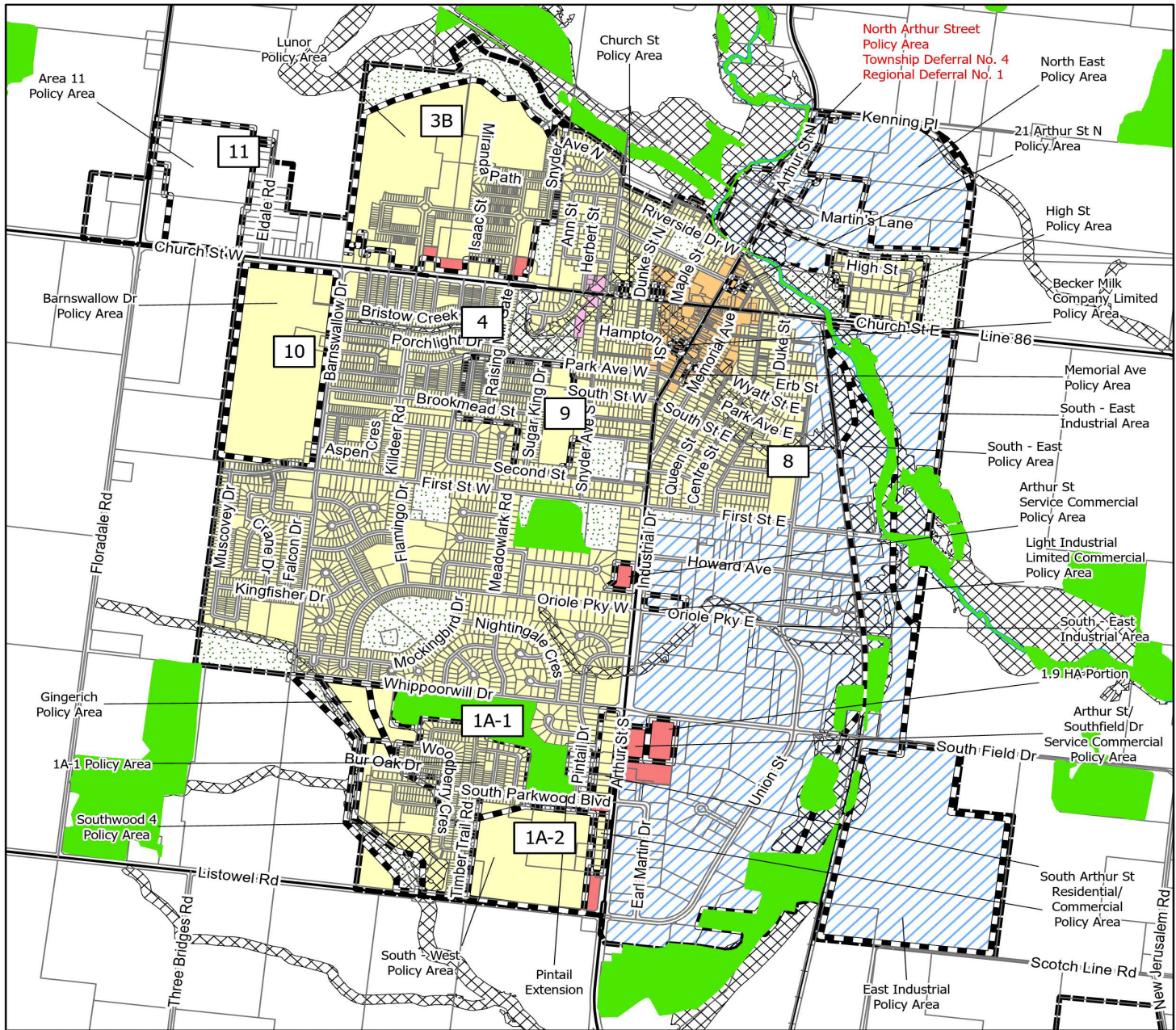
##### 7.29.16.1 Staging of Development

- a) Staging of residential development in the Elmira Settlement Area, other than infill, conversion and redevelopment, will generally occur within the 2031 planning horizon in the following sequence:  
Phase 1: Area 8, the remaining portions of Areas 1A-1 and 3B and portions of Area 1A-2 (i.e., Southwood 4 Policy Area) and Area 10 (i.e., Barnswallow Policy Area),  
Phase 2: Remaining portions of Areas 1A-2 and 10, and  
Phase 3: Area 11 (Eldale)  
Notes: Phases 4, 5 and 9, and a portion of Phases 1A-1 and 3B, as shown in Schedule 'A' at the end of this section, were developed in the previous 2016 planning horizon.
- b) Sequential ordering of development within or between each Phase shall be determined by resolution of Council in accordance with policies established in this Plan.
- c) Modification to the staging of development may only occur by resolution of Council following consideration of the Township Staging of Development Report addressing land use, servicing and growth management objectives set out in this Plan and the Growth Strategy and Master Servicing Study for the Settlements of Elmira and St.-Jacobs.
- d) The Township shall produce an annual Staging of Development Report detailing development and servicing priorities for residential growth.

- e) The Township shall maintain a minimum 15-year supply of land for residential development through residential intensification and redevelopment and, if necessary, lands that are designated and available for residential development.
- f) The Township shall maintain a minimum 3-year supply of residential units through lands suitably zoned to facilitate residential intensification and redevelopment, and lands in draft approved and registered plans of subdivision, condominium plans and/or site plans, subject to the availability of sewage and water capacity and other necessary services/infrastructure.

#### 7.29.16.2 Draft Plan of Subdivision Submission

- a) The approval of specific *development applications* in the Elmira Settlement Plan Area shall be governed by the following principles:
  - i) Avoidance of scattered development;
  - ii) Sequential development within neighbourhood areas;
  - iii) Provision of community facilities and services;
  - iv) Provision of schools and parks;
  - v) Sequential construction of collector roads and access to arterial and boundary roads;
  - vi) Sequential construction of sanitary sewer and watermain extensions and electrical distribution system;
  - vii) Adequacy of storm drainage;
  - viii) Protection of the environment and natural resources;
  - ix) Provision of a moderate rate of growth;
  - x) Provision of affordable housing; and
  - xi) Development of an appropriate urban form reflecting traditional small-town design principles.
- b) Proponents of residential *development* of land shall submit the required supporting information detailed in Section 19.7 of this Plan:



# Schedule A Township of Woolwich Urban Area Settlement Plan Elmira Land Use

## Legend

- Settlement Area Boundary
- Property Lines
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Rail line
- Natural Hazards
- Environmental Protection
- Open Space
- Site Specific Policy Area
- Core Area
- Commercial
- Service Commercial
- Residential and Ancillary
- Industrial

OPA #1 - 21 Arthur Street North  
OPA #2 - 39 Arthur Street North

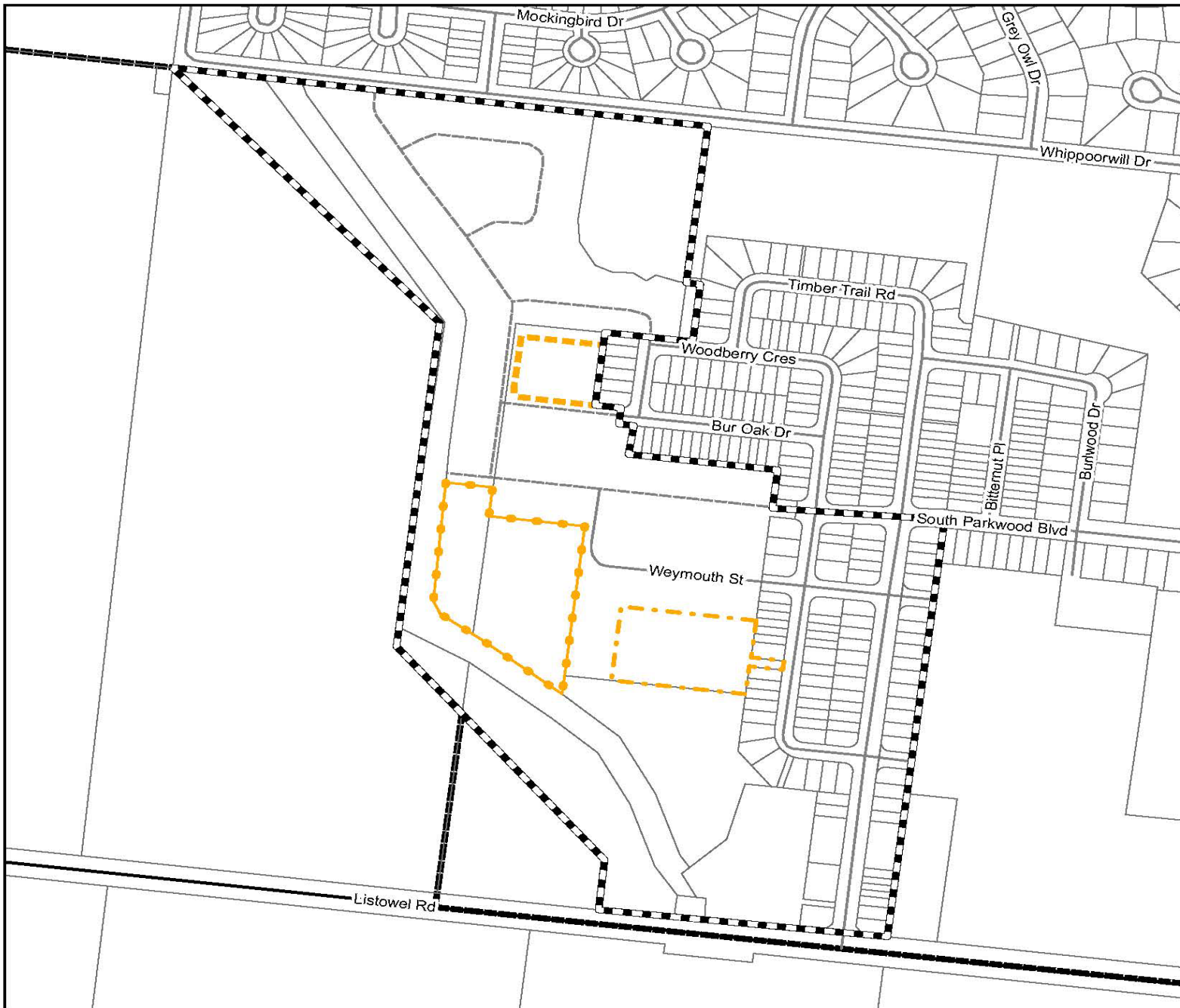


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**Schedule A1  
Township of Woolwich  
Southwood 4 -  
1143 Listowel Road**

**Legend**

- Settlement Area Boundary
- Property Lines
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Proposed New Subdivision Road
- Rail line
- Southwood 4 Policy Area
- Development Area 1
- Development Area 2
- Development Area 3



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# Schedule 'B' Township of Woolwich Urban Area Settlement Plan Elmira Transportation Network

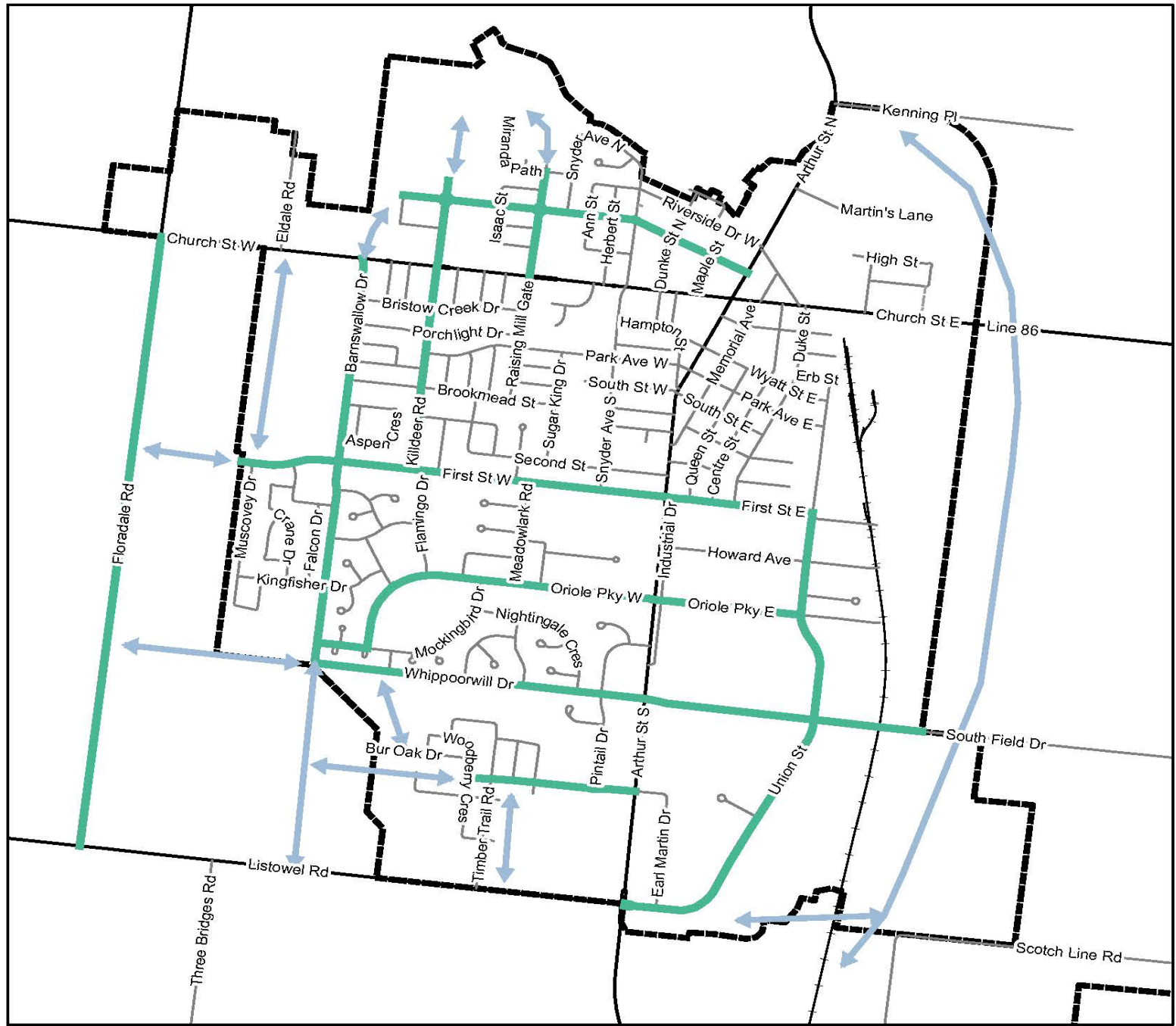
## Legend

-  Settlement Area Boundary
-  Potential Connecting Corridor
-  Collector Road
-  Provincial Highway
-  Regional Road
-  Township Road
-  Private Lane
-  Rail line
-  Township Boundary



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