

SECTION 1 TITLE AND PURPOSE

1.0 MATTERS RELATED TO THIS ZONING BY-LAW

1.1 Title

This By-law shall be known as “the Comprehensive Zoning By-law of the Township of Woolwich” but may be cited herein as the **Township of Woolwich Zoning By-law or the Zoning By-law or this By-law**.

1.2 Purpose

The purpose of this Zoning By-law is to:

- a) Prohibit the use of land, except for such purposes as may be set out in the Zoning By-law within any defined area of the Township.
- b) Prohibit the erection, location or use of buildings or structures for or except for such purposes as may be set out in the Zoning By-law or within any defined area of the Township.
- c) Prohibit or restrict the erection of buildings or structures on land that is defined as Hazard Lands as regulated by the Grand River Conservation Authority (the “GRCA”) or that is a provincially, regionally, or locally significant core environmental features.
- d) Prohibit or restrict any use of land and the erecting, locating and using of any class or classes of buildings or structures on land that is contaminated, that contains a sensitive groundwater feature or a sensitive surface water feature or that is within an area identified as a vulnerable area in a drinking water sources protection plan that has taken effect under the *Clean Water Act, 2006, c. 22, s. 115* (the “*Clean Water Act*”).
- e) Regulate the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures to be erected or located within any defined area of the municipality, and the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy.
- f) Regulate the minimum elevation of doors, windows or other openings of buildings or structures that may not be addressed in the Building Code or in any class or classes of buildings within any defined area of the Township.
- g) Require the owners or occupants of buildings or structures to be erected or used for a purpose named in the-Zoning By-law to provide and maintain loading or parking facilities on land that is not part of a highway or public road.
- h) Prohibiting any use of land and the erecting, locating or using of any buildings on land that is the site of a significant archaeological resource.
- i) Restricting the use of land for the making, establishment or operations of a pit or quarry.
- j) Regulating the minimum area of a parcel of land, and the minimum and maximum density and height of development in the Township.