

CHAPTER 3

SUMMARY OF THE PLAN

- 3.1 This Plan is intended to form a policy and land use planning framework to guide the future growth and development of the Township of Woolwich to the year 2031 within the broader policies of the Regional Official Plan.
- 3.2 This Plan is based on the population forecasts contained in the Regional Official Plan, which forecasts an increase in the Township's population from:
- 21,100 in 2006,
 - to approximately 36,500 in 2031,
- along with growth in employment from:
- 13,540 in 2006 to
 - 19,000 in 2031,
- in a manner that integrates land use planning with *infrastructure* investment planning and environmental protection to build *complete communities*.
- 3.3 The Plan adopts policies to protect and preserve the *Countryside* and primarily permits only *agricultural uses, agriculture-related uses, and on-farm diversified uses*, except for *Rural Lands* within the *Countryside* which may permit a limited range of non-agricultural use.
- 3.4 The Plan designates a series of settlement areas comprised of Urban Areas, Township Urban Areas, Rural Settlement Areas and Rural Employment Areas, and directs urban uses to these areas.
- 3.5 The Plan restricts the creation of non-farm related development in the Countryside.
- 3.6 The Plan makes provision for the maintenance, enhancement and restoration of the Township's Greenlands Network and sets policies to restrict development in *hazardous lands and hazardous sites*.
- 3.7 The Plan provides for legally existing uses that do not conform with the general intent of the Official Plan to be recognized in the Zoning By-law.
- 3.8 The Plan adopts economic policies to make Woolwich a premiere location for economic development opportunities in the region, with two overall areas of focus:
- a) Strategic Planning and Management of Economic Development; and
 - b) Developing Sector Specific Opportunities.
- These two focus areas will enable Woolwich to grow and prosper as a diversified economy while maintaining its distinctive individual community core areas and rural landscapes.

- 3.9 The Plan includes policies that direct commercial uses that serves the needs of residents to locate in settlement areas and other Rural Employment Areas.
- 3.10 Housing policies are adopted to encourage a range and mix of housing types and densities required to meet the needs of all types of households.
- 3.11 Future development in the Breslau and Stockyards Urban Areas, and the Elmira and St Jacobs Township Urban Areas will be appropriately staged and prioritized to:
- a) Accommodate the Township’s forecasted population and employment growth in a gradual and controlled manner over the planning horizon of this Plan;
 - b) Integrate land use planning and planning for *infrastructure* and *public service facilities* to ensure that growth does not exceed existing or planned capacity; and
 - c) For the Breslau Urban Area, and the Elmira and St. Jacobs Township Urban Areas, to support the achievement of *complete communities* with a broad range and mix of housing options.
- 3.12 This Plan provides for high standards of open space and *public service facilities* to serve the needs of the residents.
- 3.13 The Plan provides for the extraction of *mineral aggregate recourses* in a manner that minimizes social, economic and environmental impacts. While recognizing the limits of Township jurisdiction, the policies of this Plan seek to ensure that the establishment of new, or expansion of existing *mineral aggregate operations*, or the approval of new, or expansions of existing below-the-water table *mineral aggregate operations* implement the highest possible standard of operation, and progressive and final rehabilitation, while providing for a high degree of public participation in the application review process (with the exception of *wayside pits and quarries*).
- 3.14 This Plan adopts policies to *conserve* the township’s *cultural heritage resources* to foster a sense of place and to the benefit the community.
- 3.15 This Plan adopts environmental policies to maintain, enhance and restore the *environmental features* comprising the Township’s Greenlands Network, and to direct development to areas outside of *hazardous lands* and *hazardous sites*.
- 3.16 Although public health and social services are primarily the responsibility of higher levels of government, this Plan adopts policies aimed at ensuring that the highest possible standards of health and social services will be available to the residents of the Township.
- 3.17 This Plan recognizes the need for an integrated and connected transportation system to serve the needs of the residents of the Township and adopts policies to assure an adequate road system and continued recognition of the need for public transit and the value of *active transportation*, rail and air services, in addition to other such means, as part in the future transportation needs of the area.

- 3.18 This Plan provides that, insofar as it is possible, that the discharge of stormwater runoff will not have *adverse effects* on the environment and that all major utility corridors or rights-of-way will be subject to careful scrutiny and public input prior to being established.
- 3.19 This Plan provides for a financial policy which will recognize and implement the policies of the Official Plan and contains a Chapter setting policies to ensure public participation in planning decisions.
- 3.20 This Plan adopts policies, which establish a policy framework to guide the identification of *Community Improvement* Project areas, and the timing and phasing of *Community Improvement* works.