

DRAFT ZONING BY-LAW
A BY-LAW TO FURTHER AMEND ZONING BY-LAW 26-2024
OF THE TOWNSHIP OF WOOLWICH

WHEREAS the Council of the Corporation of the Township of Woolwich deems it desirable to further amend By-law 26-2024, as amended:

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

1. That Map 12 of Schedule 'B' of Zoning By-law 26-2024, as amended be deleted and replaced by the Plan attached as Schedule 'A' of this By-law which rezones a 6.85 hectare property located at 51 Hawkesville Road and 55 Hawkesville Road, described as Part of Lot 37, Germany Company Tract, Township of Woolwich, Regional Municipality of Waterloo - from Agricultural (A) and Open Space Two (O-2) to Residential-Five with Special Regulations (R-5), Residential-Seven (R-7), and Open Space Two (O-2) as per Schedule 'A', attached.
2. That Map 14 of Schedule 'B' of Zoning By-law 26-2024, as amended be deleted and replaced by the Plan attached as Schedule 'A' of this By-law which rezones a 6.85 hectare property located at 51 Hawkesville Road and 55 Hawkesville Road, described as Part of Lot 37, Germany Company Tract, Township of Woolwich, Regional Municipality of Waterloo - from Agricultural (A) and Open Space Two (O-2) to Residential-Five with Special Regulations (R-5), Residential-Seven (R-7), and Open Space Two (O-2) as per Schedule 'A', attached.
3. Notwithstanding any other provision of this By-law, or any provisions to the contrary, for *Townhouse Row* uses within the R-7 Zone the Building Line Setback – Front Wall (Attached 1 car garage or portion thereof on a lot less than 11 metres), shall be 6.0 metres.
4. Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
5. That this By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Woolwich subject to the provisions of the Planning Act, 1990, and amendments thereto.

PASSED THIS _____ DAY OF _____, 2026.

MAYOR

CLERK

SCHEDULE 'A'

