

(DRAFT)

TOWNSHIP OF WOOLWICH OFFICIAL PLAN AMENDMENT

PART A – PREAMBLE

PURPOSE

The proposed Official Plan Amendment adds approximately 4.27 hectares (10.5 acres) of land into the St. Jacobs Settlement Area with associated land use designations in accordance with Amendment No. 6 to the Regional Official Plan to facilitate the residential redevelopment.

LOCATION

This Amendment applies to the lands immediately adjacent to the west of St. Jacobs, which is 4.27 hectares (10.5 acres) in size, located at 51 Hawkesville Road and 55 Hawkesville Road in the Township of Woolwich (the “Subject Lands”).

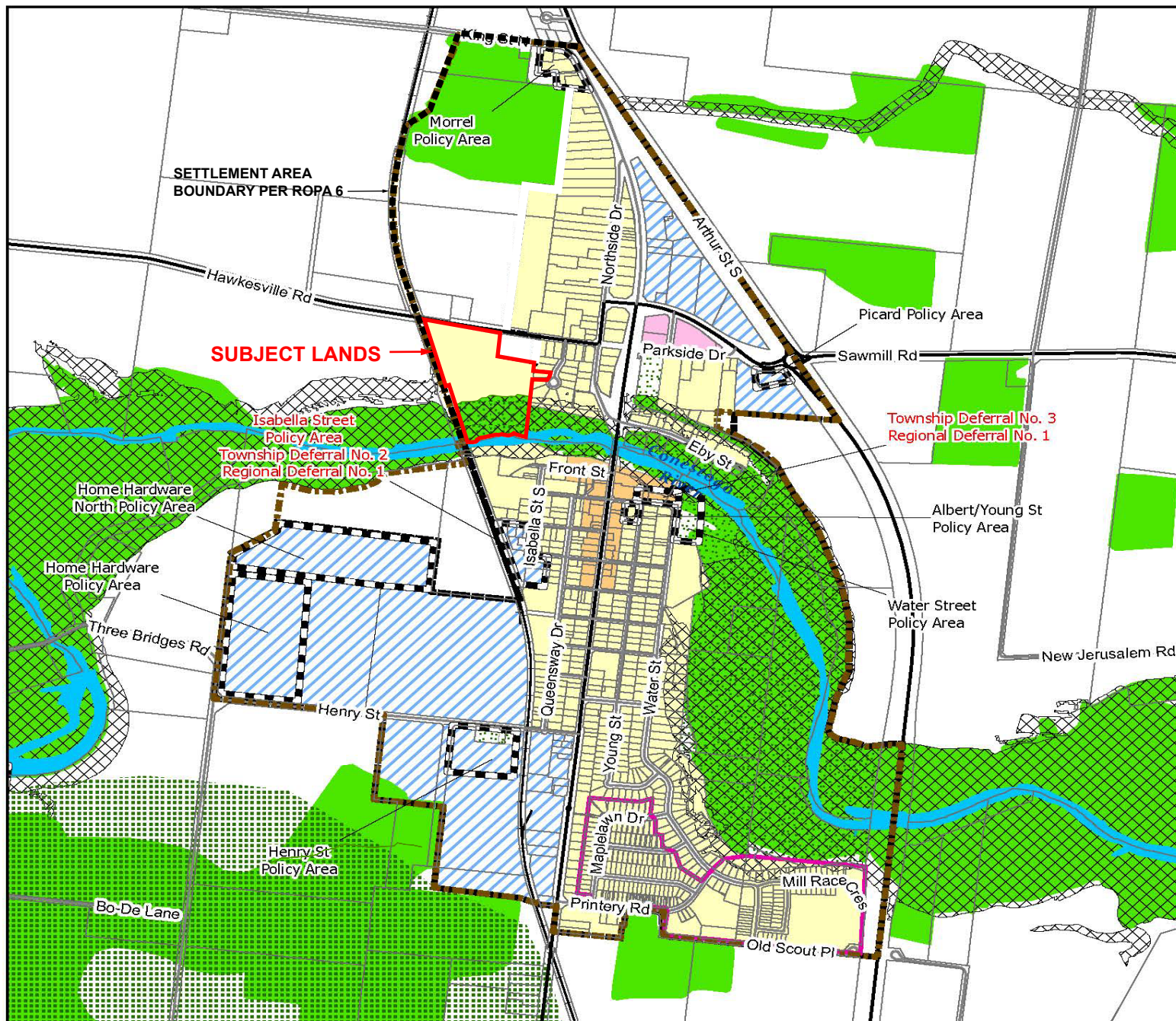
BASIS OF AMENDMENT

The proposed Amendment is appropriate because the Subject Lands were included in the Settlement Area Boundary through the Region of Waterloo Official Plan Amendment No. 6 (“ROPA 6”), which identified the Subject Lands as ‘Designated Greenfield Area’. The proposed Amendment will bring the Township of Woolwich’s Official Plan into conformity with the Region of Waterloo Official Plan to include the lands for urban residential uses.

PART B – THE AMENDMENT

The Amendment consists of the following:

1. Amendment to Schedule ‘A’ (Township of Woolwich Urban Area Settlement Plan – St. Jacobs) to include the lands within the Settlement Area Boundary and redesignate the Subject Lands as ‘Residential and Ancillary’, ‘Natural Hazards’, and ‘Environmental Protection’ as shown on Schedule ‘A’ of this Official Plan Amendment.
2. Amendment to Map 6.1 (the Countryside), attached as Schedule ‘B’ of this By-law, to remove the lands from the Prime Agricultural Area designation and to include the lands within the Settlement Area Boundary.

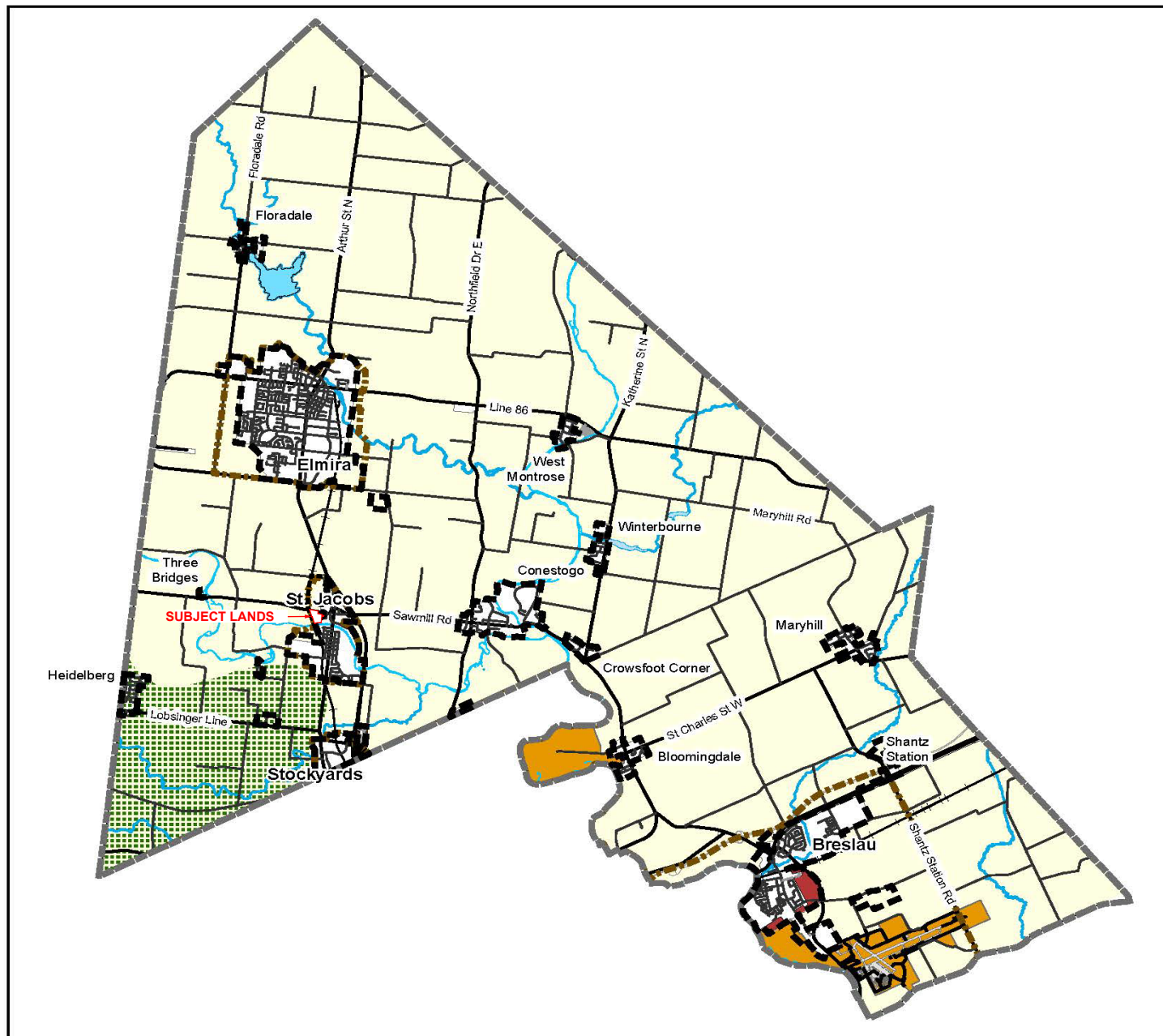


Schedule 'A' **Township of Woolwich** **Urban Area Settlement** **Plan** **St Jacobs** **Land Use**

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
- Subject Lands - From Prime Agriculture (Map 6.1) to Residential and Environmental Protection

OPA SCHEDULE 'A'
AMENDMENT TO SCHEDULE 'A' - SETTLEMENT PLAN - ST JACOBS



MAP 6.1 Township of Woolwich The Countryside

Legend

- Countryside Line
- Provincial Highway
- Regional Road
- Township Road
- Private Lane
- Future Road
- Rail line
- Airfield
- Airport
- Future Urban Area
- Settlement Area Boundary
- Protected Countryside
- Prime Agricultural Areas
- Rural Lands
- Township Boundary
- Subject Lands
(Prime Agricultural Designation
to be Removed)



0 4,000
Meters

OPA SCHEDULE 'B' AMENDMENT TO MAP 6.1 - THE COUNTRYSIDE