

# WELCOME

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## Township of Woolwich New Official Plan Open House

### The New Official Plan will guide growth in the Township for the next 25 years.

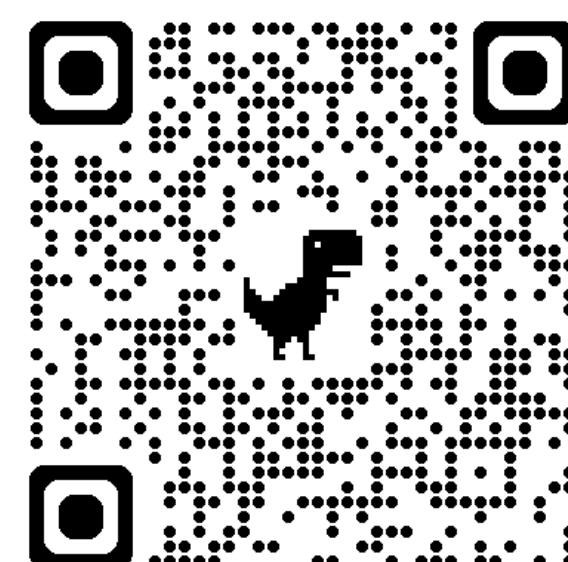
The Township of Woolwich is undertaking an Official Plan Review to prepare a New Official Plan that will guide growth and development to 2051. This new Official Plan will replace the current Official Plan, originally completed in the 1980s and updated in the early 2000s and 2020, with the most recent update focused primarily on conformity with the Regional Official Plan.

Your feedback is crucial to ensure that the Plan reflects community needs, priorities and aspirations for the future. The Open House will outline why updates to the Official Plan are needed and key changes to the Official Plan.

### Providing Feedback

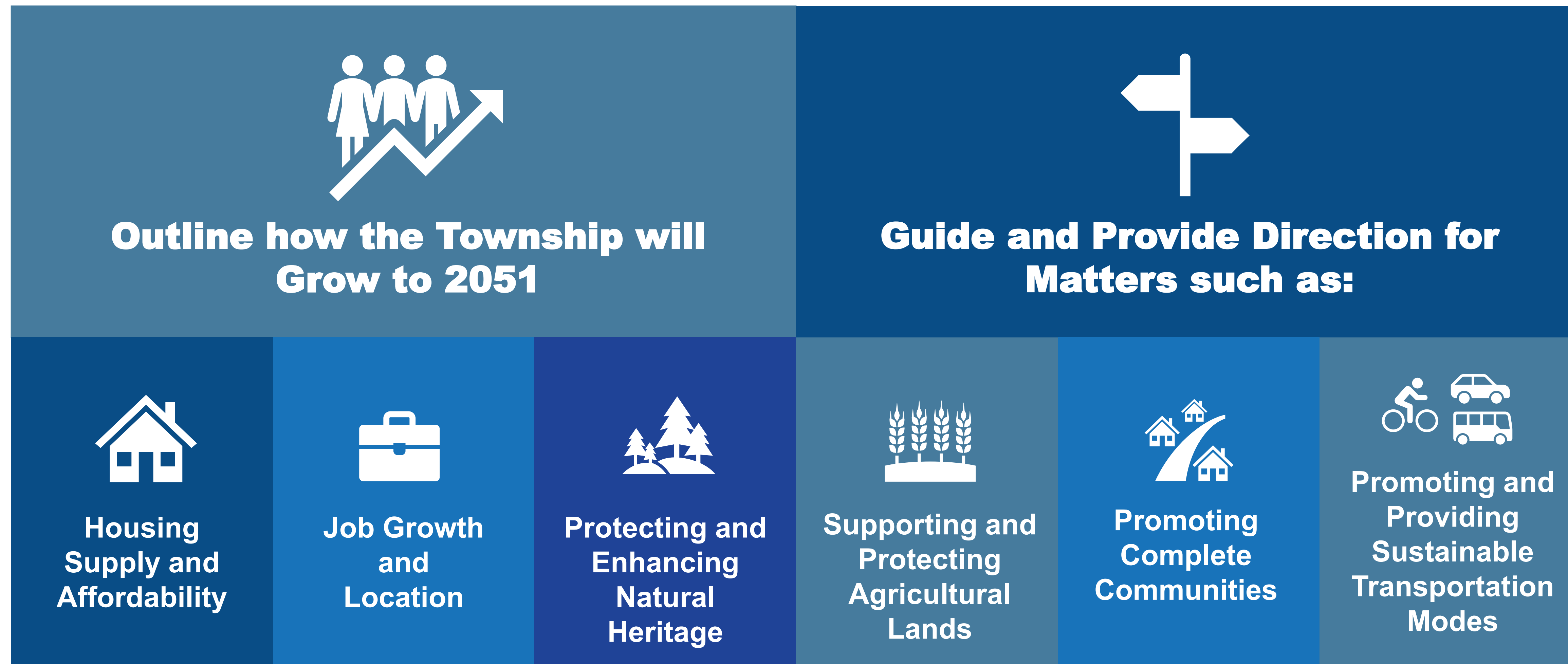
Write your comments on a post-it note and place them on the boards or chat with us.

Follow the project at the webpage below or scan the QR code: <https://www.engagewr.ca/official-plan-review>



# What is an Official Plan?

An Official Plan is an important land-use planning policy document that will:



# Why a New Official Plan?

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A New Official Plan is being prepared to:

- **Ensure consistency** with changes to Provincial Legislation such as the *Planning Act* and Provincial Planning Statement (PPS).
- **Conform with and integrate** the Region of Waterloo Official Plan (ROP).
- **Align with updated growth forecasts** to 2051.
- **Address settlement area boundary changes** in Elmira, St. Jacobs, Breslau, and Maryhill.
- **Implement Council direction** from Council approved plans, studies, and initiatives.
- **Incorporate policy direction, reflective of community priorities** based on feedback from the community, Council, and Township Staff.

# What is driving the New Official Plan?

## ***Planning Act***

The *Planning Act* is the main planning legislation in Ontario that provides authority on land-use planning decisions. A number of changes were introduced to the *Planning Act* over the recent years that need to be considered in the New Official Plan.

### **Recent Legislative Changes:**

- *Bill 109, More Homes for Everyone Act, 2022*
- *Bill 23, More Homes Built Faster Act, 2022*
- *Bill 97, the Helping Homebuyers, Protecting Tenants Act, 2023*
- *Bill 185, Cutting Red Tape to Build more Homes Act , 2024*
- *Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025*

### **Key Changes**

- Permissions for Additional Residential Units (ARUs)
- New definition of “Employment Areas” which is limited to clusters of business and economic activities and supporting uses
- Changes to processes to expand urban boundaries

# What is driving the New Official Plan?

## Provincial Planning Statement (2024)

- The Provincial Planning Statement (PPS) came into effect on October 24, 2024. This policy document sets the policy foundation for regulating development and the use of lands across the province.
- The PPS (2024) introduced policy changes that will need to be considered when preparing the Township’s Official Plan policies. The changes are related to the following key topics:

Cultural Heritage

Planning for People and Homes

Servicing

Employment Areas

Housing

Agriculture

Land Use Compatibility

Settlement Area and Boundary Expansions

Rural Areas

# What is driving the New Official Plan?

## Region of Waterloo Official Plan

- The Region of Waterloo no longer has planning responsibilities due to changes to the *Planning Act*. The Region’s Official Plan is now the Official Plan of each of the seven Area Municipalities to administer.
- The New Official Plan integrates Township and Regional Official Plan policies and mapping into a consolidated plan, including important changes made by Regional Official Plan Amendment No. 6 (ROPA 6).

### Growth Forecasts

| Projections | 2051           | Change                  |
|-------------|----------------|-------------------------|
| Population  | +68,000 people | 140% increase from 2021 |
| Employment  | +20,000 jobs   | 118% increase from 2021 |

### ROPA 6

- Extend the planning horizon to 2051
- Address updated population and employment growth forecasts
- Promoting an intensification first approach to development and community-building
- Building vibrant complete communities
- Advancing climate change action
- Settlement area changes to Elmira, St. Jacobs, Breslau, and Maryhill

# What is driving the New Official Plan?

## Township of Woolwich Studies and Plans

- There are existing studies and plans that provide important direction on various land use planning matters that were reviewed and considered for incorporation into the New Official Plan.

### Studies and Plans

- Strategic Plan
- Core Asset Management Plan
- Housing for All Report
- Architectural and Design Guidelines
- Parks and Recreation Master Plan
- Conservation and Demand Management Plan
- Multi-Year Accessibility Plan
- Green Infrastructure Report
- Elmira Core: Urban Design Study

### Key Considerations

- Implement key policy directions and priorities
- Update population, housing and employment targets
- Support development of a broad range of housing options, including affordable housing, “missing middle” housing, and Additional Residential Units (ARUs)
- Facilitate age-friendly and accessible communities, and enhanced urban design
- Environmental sustainability and climate change action

# Reorganization of the Plan

The New Official Plan reorganized the structure of the Official Plan framework into a condensed and user-friendly format for ease of navigation. Many of the existing policies are carried forward, with new or enhanced policies addressing legislative changes, growth projections, and direction from relevant studies and plans. The following slides will focus on the key highlights of the New Official Plan.

## Current Official Plan

**Chapter 1:** Introduction  
**Chapter 2:** Township of Woolwich and the Region  
**Chapter 3:** Summary of the Plan  
**Chapter 4:** Guiding Principles, Community Values and Goals of the Plan  
**Chapter 5:** Planned Township Structure  
**Chapter 6:** Countryside Policies  
**Chapter 7:** Settlement Patterns  
**Chapter 8:** Economic Policies  
**Chapter 9:** Housing Policies  
**Chapter 10:** Open Space Policies  
**Chapter 11:** Mineral Aggregate Resources Policies  
**Chapter 12:** Cultural Resource Management Policies  
**Chapter 13:** Environmental Protection and Stewardship Policies  
**Chapter 14:** Strong and Healthy Community Policies  
**Chapter 15:** Transportation Policies  
**Chapter 16:** Utilities  
**Chapter 17:** Finance Policies  
**Chapter 18:** Community Improvement Policies  
**Chapter 19:** Implementation Policies



## New Official Plan

**Chapter 1:** Introduction  
**Chapter 2:** Community Vision

- Community Vision, Values, Guiding Principles, and Goals

**Chapter 3:** Our Community Structure  
**Chapter 4:** Natural Environment

- Natural Heritage, Natural Hazards, Environmental Stewardship, Source Water Protection

**Chapter 5:** Township Wide Policies

- Economic Development, Housing, Institutional, Mobility Network, Infrastructure and Servicing, Open Space, Cultural Heritage and Archaeology, Climate Change Resilience, Community Design, Mineral Aggregate Resources, Community Improvement, Contaminated Sites

**Chapter 6:** Urban Areas  
**Chapter 7:** Township Urban Areas  
**Chapter 8:** Rural Settlements and Employment Areas  
**Chapter 9:** Countryside  
**Chapter 10:** Implementation

# Growth Management

- **Planning for the Future** – update population, housing, and employment growth targets in the Official Plan based on recent forecasts.
- **Directing Growth** – planning for infrastructure, public service facilities, strategic growth areas, and employment areas to direct growth primarily to Elmira and Breslau, with limited growth for St. Jacobs and the Stockyards.
- **Develop “Complete Communities”** – support access to necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services.

**What are your thoughts?**

# Housing

- **Support a Wider Range of Housing Options** – including additional residential units, “missing middle” housing forms, mixed-use development, affordable, supportive, and barrier-free housing, and innovative lots and housing/construction designs.
- **Condominium Conversion Protection** – stronger protection for tenants where a condominium conversion is proposed by an owner of rental housing.
- **Gentle Intensification** – permit context-specific intensification through infill and redevelopment or conversion of underutilized lands to promote the development of complete communities.

## What kind of housing types are supported?

### “Missing Middle” Housing

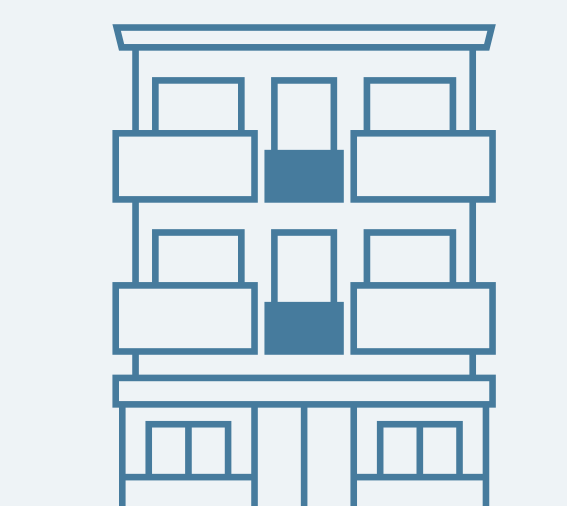
Any multiple-unit housing type that contains a higher density than a single-detached dwelling but a lower density than a mid-rise apartment building.



Semi-Detached



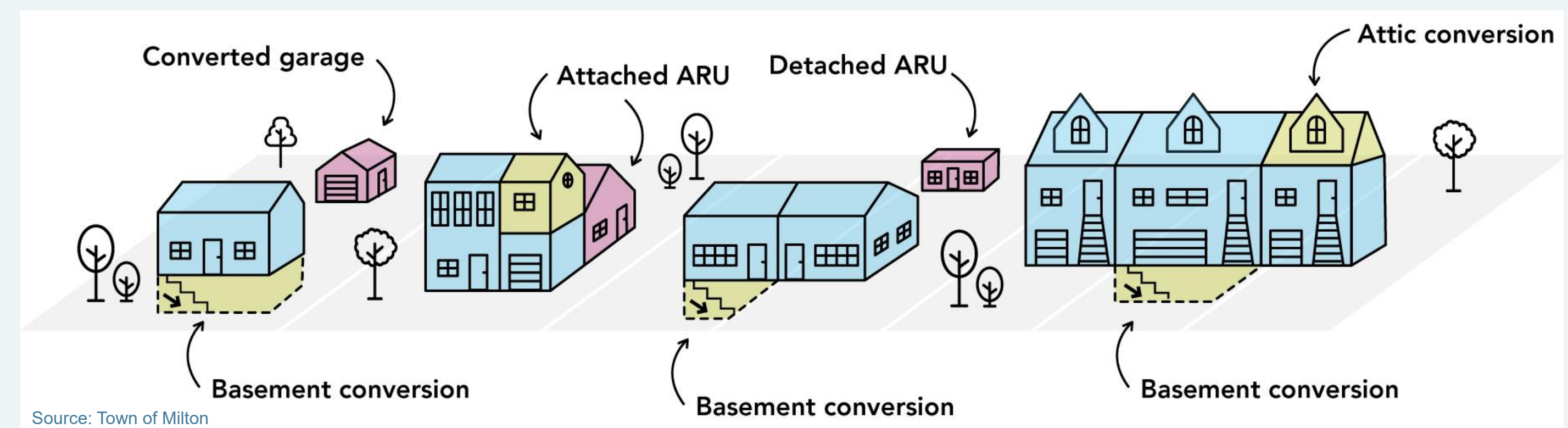
Townhouses



Low-Rise Apartment



Mixed-Use (Commercial and Residential) Building



Additional Residential Units (also known as Accessory Dwelling Unit, Secondary Suites, Granny Flats, Garden Suites, etc. )

# Intensification

- **Intensification Targets** – implementing the intensification rate of 20% annually within the Delineated Built-Up Area of Elmira, St. Jacobs, and Breslau, to achieve a total of 8,000 people by 2051.
- **Transit-Supportive Development** – ensuring compact built forms with a mix of uses and an interconnected multi-modal street pattern that supports walkability and safe, vibrant places.
- **Infill and Redevelopment** – plan for intensification through infill, redevelopment, brownfield sites, greyfield sites, or the expansion or conversion of existing and underutilized buildings.

**What are your thoughts?**

**What is  
“Intensification”?**

Intensification means developing a property which results in a higher density than what is existing, through *redevelopment of underutilized lands or development of vacant lands* within previously developed areas.

# Urban Design

- **Complete Neighbourhoods** – facilitate compact, well-connected places that offer convenient access to daily necessities within a 15-minute trip for people of all ages and abilities in new and existing neighbourhoods.
- **Enhance Urban Design** – enhance the design of buildings and streets so that new development fits with existing development and promotes high-quality design.
- **Sustainable Development** – support enhancement of urban canopy, energy and water efficient buildings, green infrastructure, and compact built forms that enable transit and active transportation.

**What are your thoughts?**

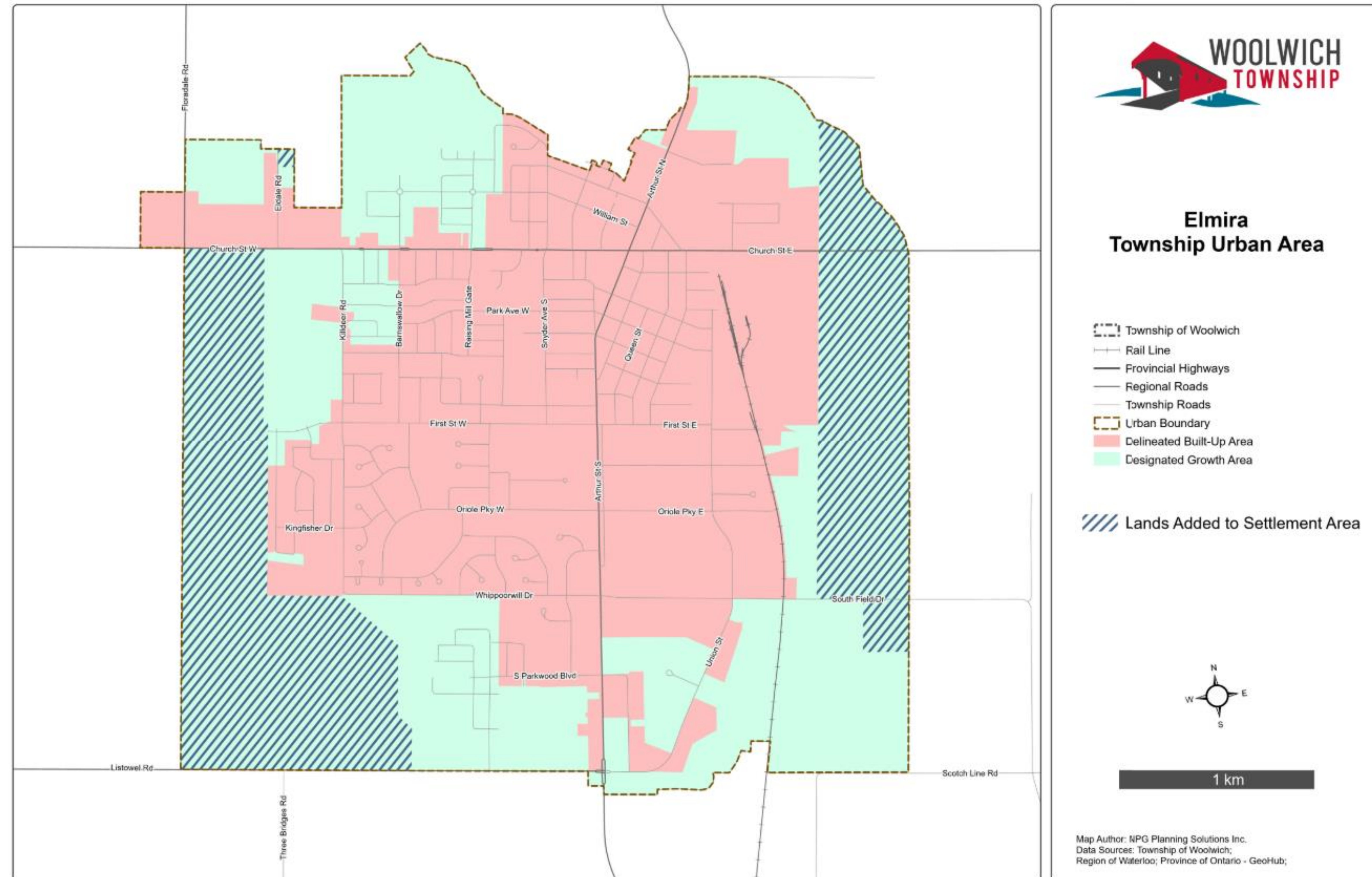
# Agricultural Areas

- **Prime Agricultural Areas** – protection of prime agricultural areas from incompatible development for long-term agricultural use.
- **Agricultural Impact Assessments** – enable Agricultural Impact Assessments when non-agricultural development is proposed in rural areas to protect agriculture
- **Agricultural Systems Approach** – support the agricultural systems approach per Provincial direction to preserve, protect, and encourage the continued use of lands for agricultural, agriculture-related, and on-farm diversified uses.

**What are your thoughts?**

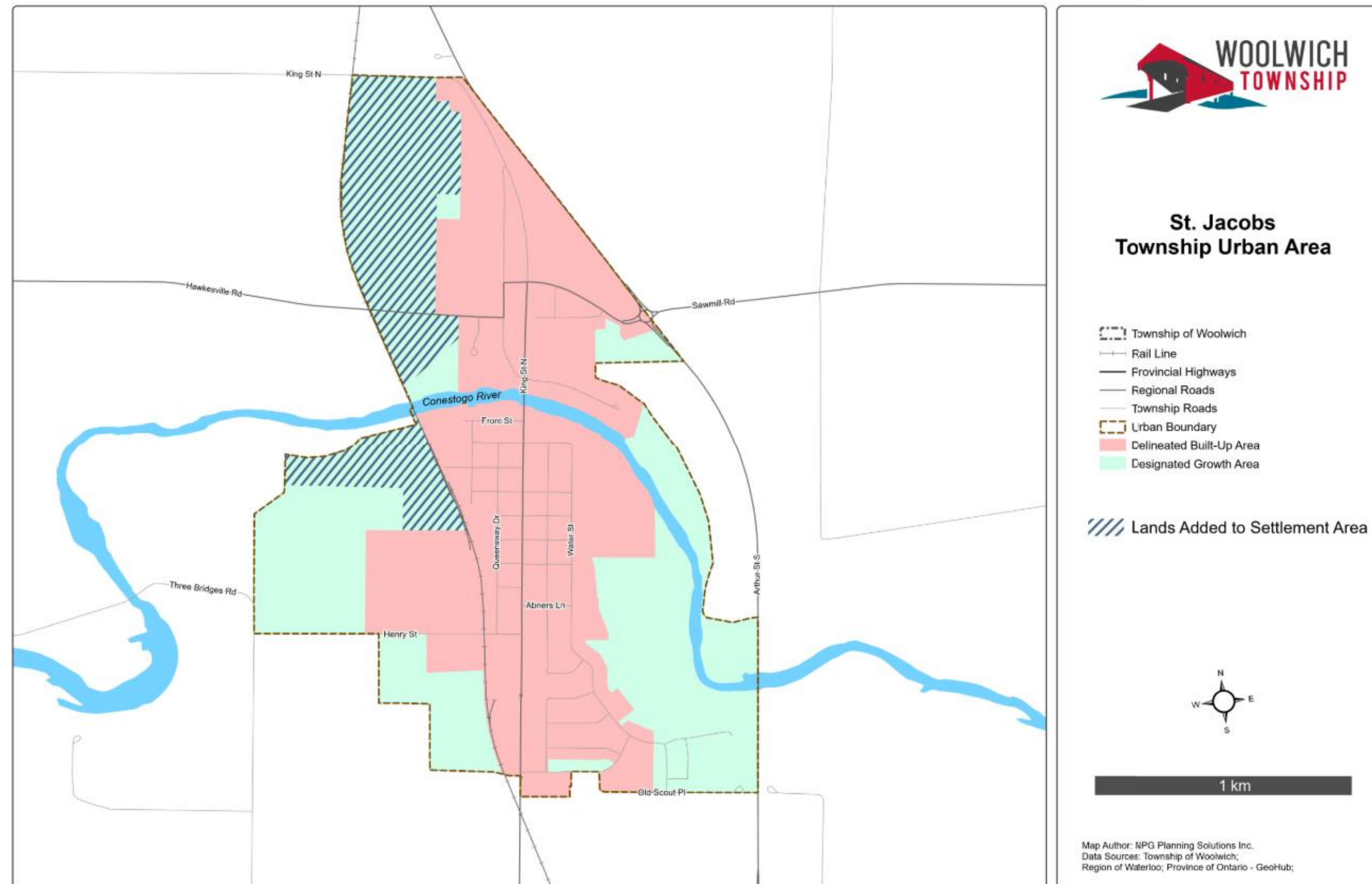
# Settlement Area Changes

## Elmira



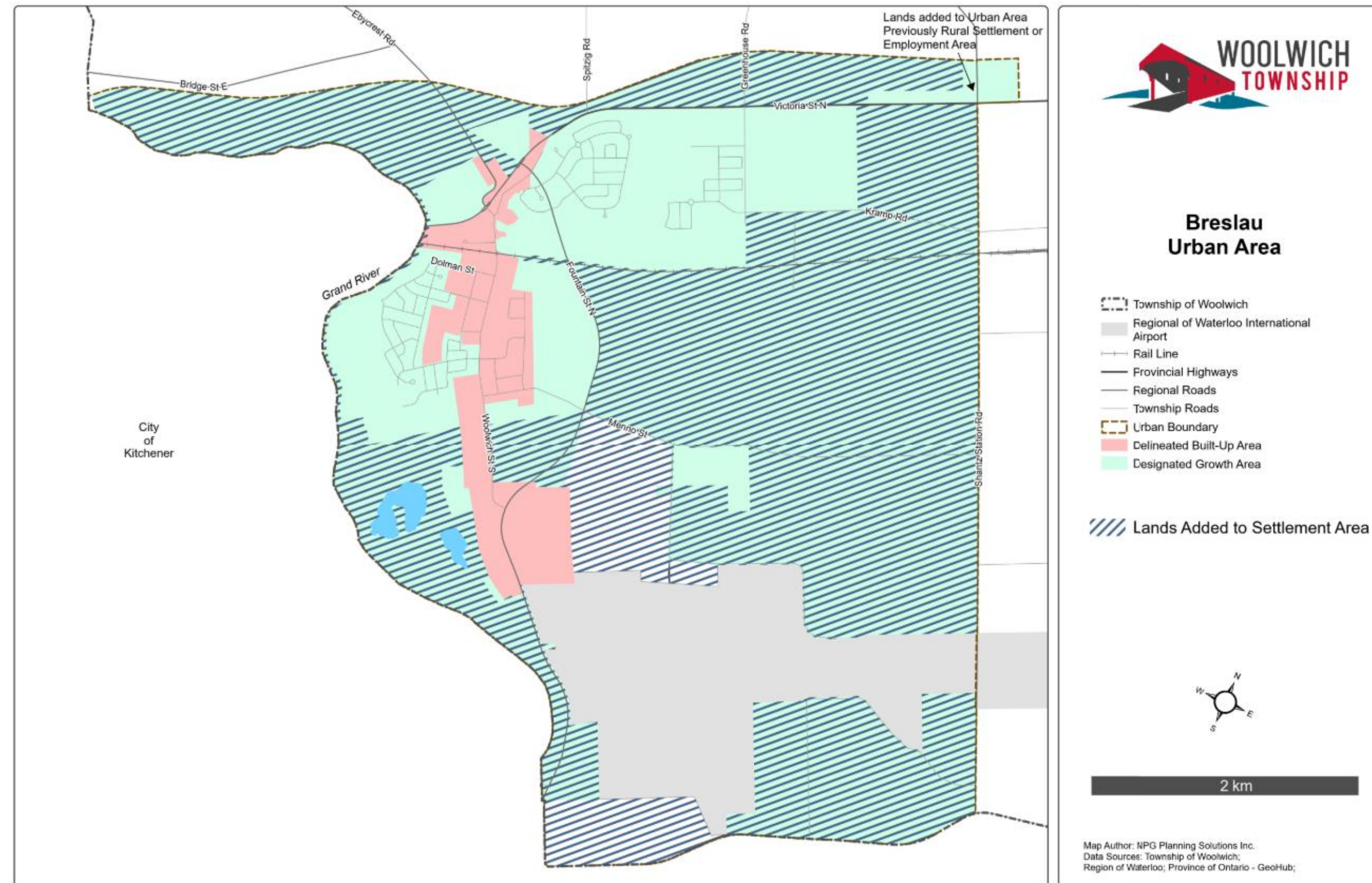
# Settlement Area Changes

## St. Jacobs



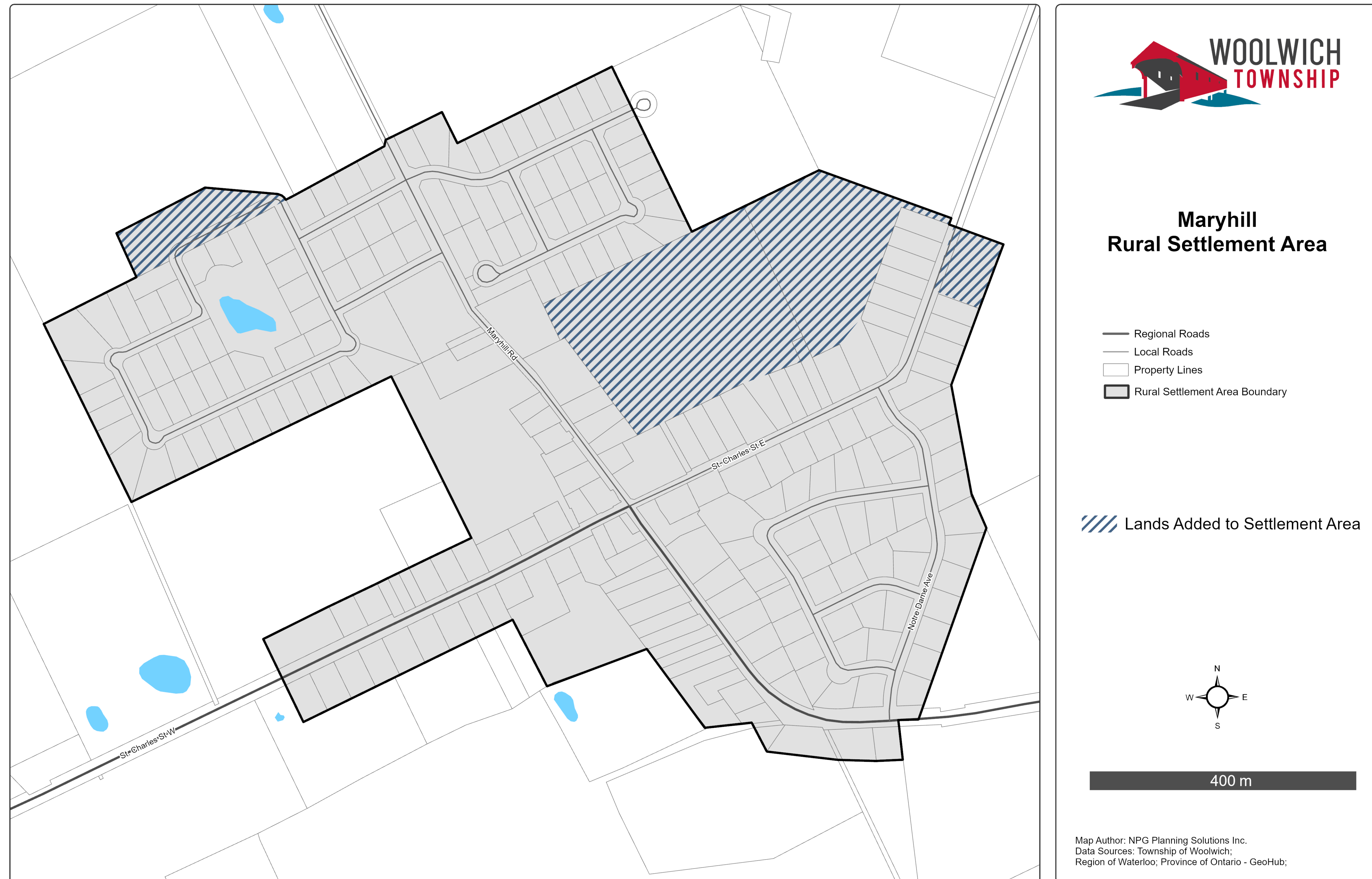
# Settlement Area Changes

## Breslau



# Settlement Area Changes

## Maryhill



# What's Next?

**Thank you for attending the Open House and providing your valuable input on the New Woolwich Official Plan!**

All comments and feedback received will be reviewed and addressed, as applicable.

We are in the final stage of the project before the finalization and adoption of the New Official Plan.

A Public Meeting will be held in Summer 2026 which will provide further opportunity to review and comment on the New Official Plan, before it is finalized for Council adoption. We encourage you to stay involved and updated on this project through the project webpage.

