



## DEVELOPMENT SERVICES *Staff Report*

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REPORT NO: DS 2021-027

TO: Council

SUBMITTED BY: Harold O'Krafka, MCIP RPP  
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP  
Manager of Planning and Economic Development

REVIEWED BY: Sandy Jackson, Interim CAO

DATE: September 27, 2021

SUBJECT: Draft Plan of Subdivision Application 30T-21601  
Zone Change Application 07/21  
Snyder's Road (Baden) GP Inc. / MHBC  
Part of Lot 16, Concession North of Snyder's Road  
1012 Snyder's Road West, Baden

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### RECOMMENDATION:

THAT Report DS 2021-027 be received for information.

### SUMMARY:

The Township of Wilmot is in receipt of an application for Draft Plan of Subdivision and an application for changes to the Township Zoning By-law. The lands to which these applications apply are presently undeveloped and located on the west side of Baden, north of Snyder's Road West. The lands are designated Urban Residential in the Township Official Plan and are presently zoned Zone 1 (Agricultural) and Zone 3 (Residential) within the Township Zoning By-law 83-38, as amended.

This report provides a summary of the draft plan of subdivision and associated zone change applications that have been filed for the subject property along with comments received to date.

## BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on August 26, 2021. The following is a summary of comments received prior to the Public Meeting.

### Public

(complete comments included as Attachment C)

Ed Berwick, Baden – commenting that the development is primarily townhouse units, is not in keeping with the community, and will cause traffic issues

Ian Collins, Baden – concerned with walkability, active transportation, lack of parks and recreation space, provision for proper drainage from his property including the removal of an existing easement, buffering of proposed walking trail from abutting homes, construction traffic on existing streets, future traffic flow, need to improve local transit, and recreation facility improvements prior to the introduction of new homes

Ian Haight, Baden – requesting considerations to address current drainage and removal of existing easements

Keith Hori, Baden – questioning zoning provisions for building height and additional dwelling units, suggesting the need for infrastructure upgrades, requesting a greater buffer width between the proposed development and the existing neighbourhood, and expressing traffic concerns

Brent Kuehl, Baden – suggesting lands abutting the proposed development should be rezoned from their present agricultural zoning and questioning if adjoining properties would be responsible for costs of new roads bordering their properties

Marie Pavey (Let's Tree Wilmot) – providing comments with respect to tree selection, tree canopy, green space and topsoil requirements within the proposed development

Michelle Svartsjo, Baden - commenting that the development is primarily townhouse units, is not in keeping with the community, and will cause traffic issues

Wayne Yantz, Foxboro Green – concerned with the potential for people to trespass into Foxboro Green and requesting that the hydro corridor be fenced

### Agencies

Enbridge – requesting necessary easements and/or agreements for the provision of gas services for this project to the satisfaction of Enbridge

Bell Canada – requesting necessary easements and/or agreements to service this new development to the satisfaction of Bell Canada

CN – indicating no comments or concerns

Canada Post – requesting draft approval conditions relative to the provisioning for community mailbox locations and standards

Hydro One – requesting draft approval conditions relating to lot grading and drainage approvals as well as protection provisions for development adjacent to the hydro corridor, if applicable

WCDSB – acknowledging that the plan identifies the requested school block and providing draft approval conditions relative to the proposed school block, and identifying that unless the provincial funding model provides sufficient funds to construct a new school, there can be no assurance as to the timing of a new school construction nor a guarantee that an elementary school will be provided within this subdivision

WRDSB – requesting proposed lotting of the subdivision to be established prior to approval to assist in accommodation review and to include conditions of draft approval to inform future purchasers of potential temporary school and bus accommodations should existing facilities be at capacity

The Region of Waterloo and Grand River Conservation Authority are still reviewing associated technical studies.

#### REPORT:

The lands subject to these applications were added to the Baden Urban Area as part of the Township's Official Plan review and boundary rationalization process that was undertaken starting in 2017 and approved in April 2019.

Draft plan of subdivision application 30T-21601, is comprised of approximately 20.73ha and includes between 269-325 dwelling units in the form of single detached and townhouse dwellings. The plan includes a future school block as requested by the Waterloo Catholic District School board, a storm water management area and an integrated trail network that will be interconnected with existing and future sidewalks, trails and walkways.

Zone change application 07/21 proposes amendments to the zoning by-law to implement the draft plan of subdivision. Development blocks neighbouring existing residential properties on the south and east side of the subject property are proposed to be zoned Zone 2c (Residential), which would permit single detached dwellings and accessory uses as currently permitted within that zone. The remaining residential blocks are proposed to be zoned to permit both single detached and townhome dwellings and accessory uses. The stormwater management block and trail network would be zoned Zone 11 (Open Space) and the future school block Zone 12 (institutional) with provisions to permit residential uses should the school not be built.

The purpose of this report is to summarize the purpose of the applications that have been filed, and to include comments received through the public circulation process preceding the public meeting.

At such time as any additional comments received at the Public Meeting are considered and review of all technical documents provided in support of the applications have been completed and accepted by internal departments and external agencies, staff will return to Council with a detailed report and recommendation on the application including a summary of all comments received and how they have been addressed.

#### ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Holding public meetings to gather input on planning matters promotes an engaged community.

#### ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

GOAL 17: Partnerships to achieve the Goal – holding public meetings to gather community input on planning matters acts as a partnership between residents and government to achieve goals.

#### FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

#### ATTACHMENTS:

|              |                                     |
|--------------|-------------------------------------|
| Attachment A | Proposed draft plan of subdivision  |
| Attachment B | Illustration of the proposed zoning |
| Attachment C | Public comments                     |

Attachment A

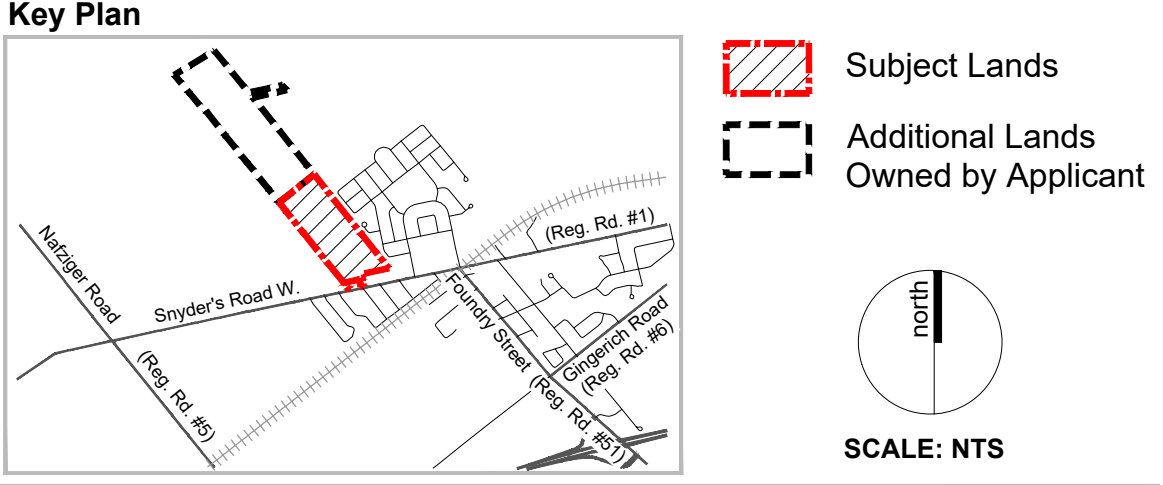
Proposed draft plan of subdivision

DRAFT PLAN OF SUBDIVISION

Legal Description  
PART OF LOT 16, CONCESSION NORTH OF SNYDERS ROAD  
TOWNSHIP OF WILMOT  
REGION OF WATERLOO

Owner's Certificate  
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.  
DATE: April 1, 2021  
NICK GOUGOLIAS - PRESIDENT (SNYDER'S ROAD (BADEN) GP INC.)

Surveyor's Certificate  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: MARCH 30, 2021  
TREVOR D.A. McNEIL, OLS (MTE OLS LTD.)



Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

|                                                      |             |                             |
|------------------------------------------------------|-------------|-----------------------------|
| A. AS SHOWN                                          | B. AS SHOWN | C. AS SHOWN                 |
| D. RESIDENTIAL, SCHOOL, STORMWATER MANAGEMENT, TRAIL | F. AS SHOWN |                             |
| E. AS SHOWN                                          | G. AS SHOWN | H. MUNICIPAL WATER SUPPLY   |
| I. CLAY/SANDY LOAM                                   | J. AS SHOWN | K. ALL SERVICES AS REQUIRED |
| L. AS SHOWN                                          |             |                             |

Area Schedule

| Description*                   | Stage 1 |                   |           | Stage 2 |                   |           |
|--------------------------------|---------|-------------------|-----------|---------|-------------------|-----------|
|                                | Blocks  | Units** (min/max) | Area (ha) | Block   | Units** (min/max) | Area (ha) |
| Residential                    | 1-28    | 245-296           | 10.381    |         |                   |           |
| School                         |         |                   |           | 1       | 57-74             | 2.039     |
| Stormwater Management Facility | 29      |                   | 1.299     |         |                   |           |
| Trail                          | 30-35   |                   | 0.519     |         |                   |           |
| Walkway                        | 36      |                   | 0.036     |         |                   |           |
| Future Development             | 37-45   | 24-29             | 1.319     |         |                   |           |
| 0.3m Reserves                  | 46-57   |                   | 0.094     |         |                   |           |
| Roads                          |         |                   | 5.043     |         |                   |           |
|                                | 57      | 269-325           | 18.691    | 1       | 57-74             | 2.039     |
| Total                          | 58      | 326-399           | 20.730    |         |                   |           |

\*Blocks shown on Draft Plan are "Residential" unless otherwise specified.  
\*\* For minimum unit yield 11.582 m (38 ft) wide lots are assumed. For maximum unit yield, 10.973 m (36 ft) wide lots are assumed and 30% townhomes (6m wide units/lots) where feasible. School Block assumes townhouse block and street towns for maximum unit yield and townhouse block and 11.582 m (38 ft) wide lots for minimum unit yield. Conceptual lotting assumed adjacent to existing development.

Notes  
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.  
2. SITE BOUNDARY AND LEGAL BASE PLAN PREPARED BY MTE OLS LTD.  
3. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY MTE AND DATED APRIL 2019.  
4. ADJACENT PARCEL FABRIC IS FROM REGION OF WATERLOO OPEN DATA AND IS APPROXIMATE.

Stage Limits Countryside Line Baden Urban Area Boundary

1. Mar. 31, 2021 For Submission/Draft Plan of Subdivision application; DGS  
Revision No. Date Issued / Revision By

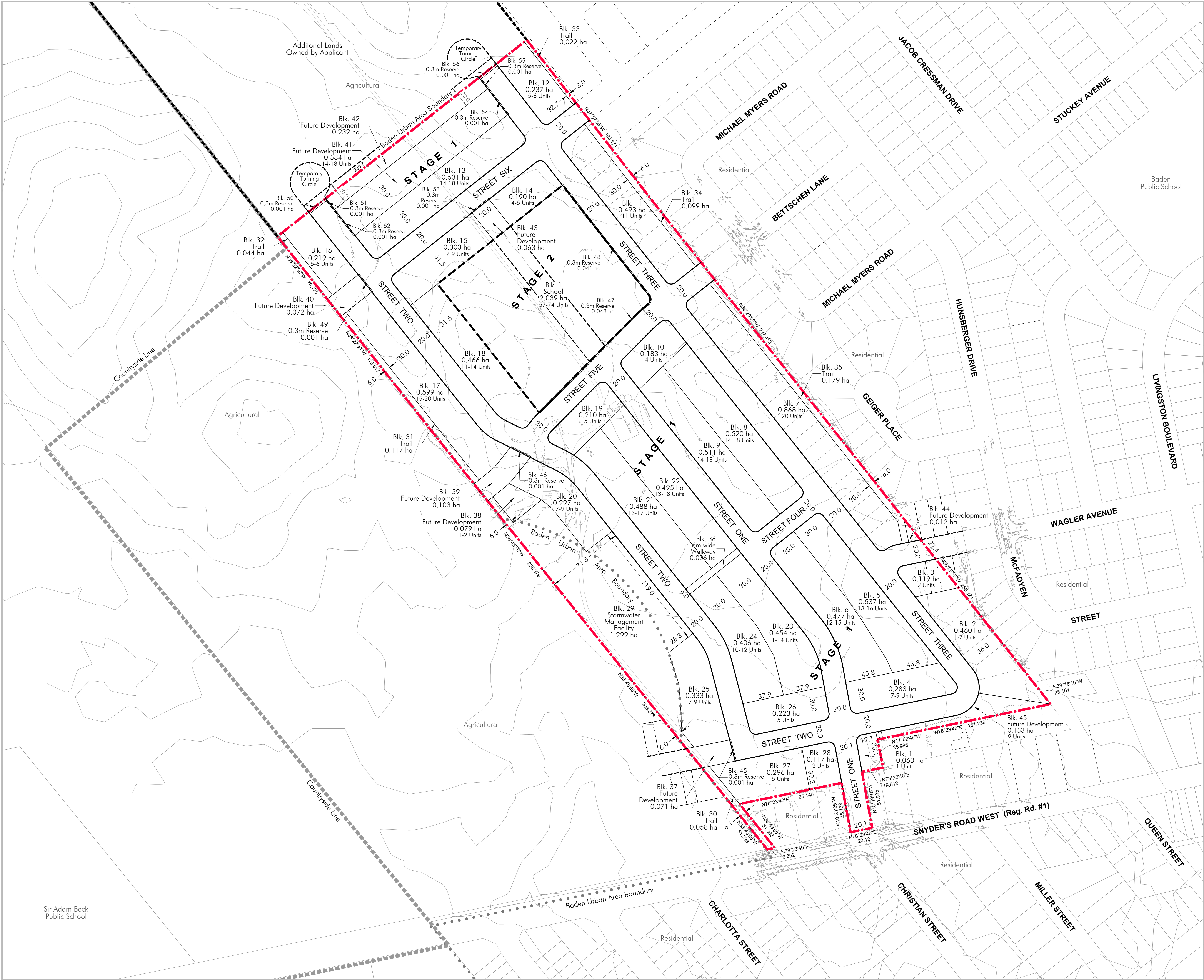
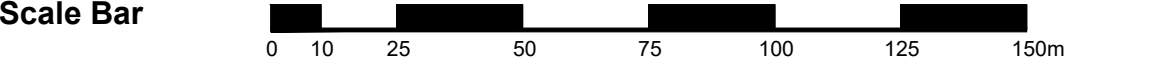


Approval Stamp

|            |                 |
|------------|-----------------|
| Date       | March 31, 2021  |
| File No.   | 1985A           |
| Plan Scale | 1:1,500 (24x36) |
| Drawn By   | DGS             |
| Checked By | PC              |

Project Snyder's Road Property  
Applicant SNYDER'S ROAD (BADEN) GP INC. 91 Caldari Road, Unit 1 Concord, ON L4K 3Z9 P: 905.893.9997

File Name DRAFT PLAN OF SUBDIVISION



Attachment B

Illustration of the proposed zoning

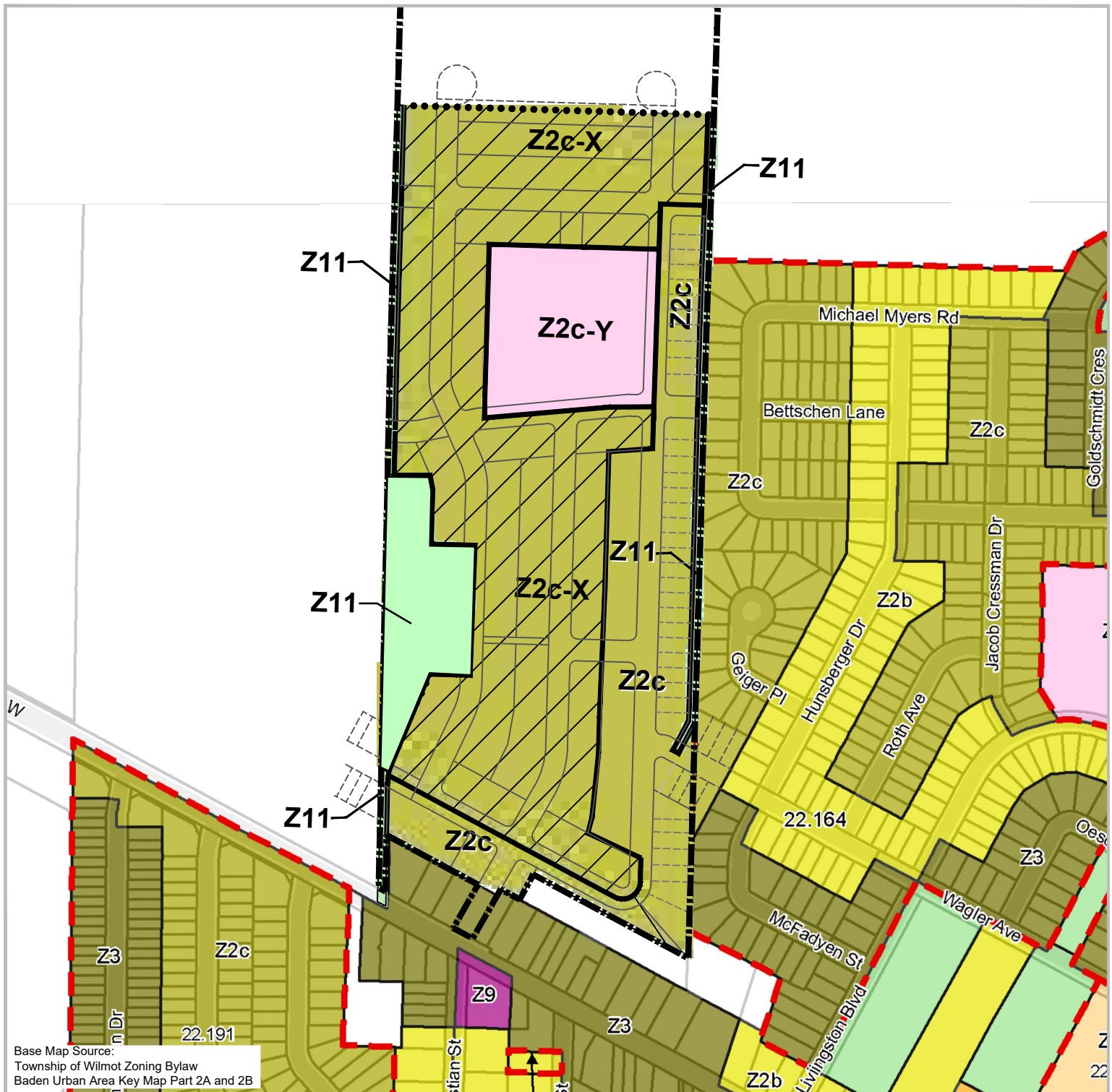


Figure 6  
**Proposed Zoning  
By-law Amendment  
Schedule**

**Snyder's Road (Baden)  
Developments Inc.**  
Part of Lot 16,  
Concession North of Snyders Road  
Township of Wilmot  
Regional Municipality of Waterloo

**LEGEND**



Snyder's Road (Baden)  
Developments Inc. Lands



Township Urban Area Boundary

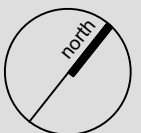
|                               |                         |
|-------------------------------|-------------------------|
| Site Specific. See Section 22 | Z4 (Residential)        |
| Z1 (Agricultural)             | Z4a (Residential)       |
| Z2 (Residential)              | Z5 (Commercial)         |
| Z2f (Residential)             | Z5f (Commercial)        |
| Z2a (Residential)             | Z8 (Commercial)         |
| Z2b (Residential)             | Z9 (Commercial)         |
| Z2bf                          | Z10 (Industrial)        |
| Z2c (Residential)             | Z10a (Light Industrial) |
| Z3 (Residential)              | Z11 (Open Space)        |
| Z3f (Residential)             | Z12 (Institutional)     |

**DATE:** March 2021

**SCALE:** 1:5,000

**FILE:** 1985A

**DRAWN:** DGS



K:\1985A-SNYDERS ROAD (BADEN) DEVELOPMENTS INC-1012 SNYDERS ROAD-BADEN\RP\PLANNING  
REPORT MAP\ZONING BYLAW AMENDMENT SKETCH MARCH15 2021.DWG



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Attachment C

Public comments

**Andrew Martin**

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**From:** ed berwick  
**Sent:** Monday, August 30, 2021 10:50 AM  
**To:** Planning  
**Cc:** Mami Berwick  
**Subject:** Proposed plan for Snyder's Road development Baden.

I have had the chance to view the proposed development plan for Snyder's Road, and as I see it, the development consists of primarily townhouse units. This strongly goes against the appeal of this community and serves only the purpose of heavy revenue for the builder. This quiet family community would be overrun with traffic and impact the tranquil quality of life. I am in strong disagreement with this development and believe an expansion of the community of similar type housing is in everyone's best interest.

Thanks  
Ed Berwick

**Andrew Martin**

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**From:** Ian Collins  
**Sent:** Monday, September 13, 2021 2:12 PM  
**To:** Planning  
**Subject:** Appeal/Comments/Concerns on - Draft Plan of Subdivision Application 30T-21601

Here are my appeal, comments and concerns for the record on Application 30T-21601.

Development appeal/concerns as it relates to my residence:

- 1) There is no walkability or active transport in the entire south and south-east corner of the proposed development. Reference pg 20-21 of "Urban Design Brief". We know kids going to high school will flow out of the existing community via the Wagler entrance to this new development and walk street three to shortcut to highschool. There should be consideration for this. Sidewalks and or natural walking paths.
- 2) There are zero parks or recreational space in the first phase unlike the adjacent development. There might be a plan for parks & recreational space in the next Phase but that is unacceptable, it should be built in to each phase of development. Reference pg 16-17 of "Urban Design Brief". Recommendation. Use the southeast corner of the development (BLK. 2) be an ideal spot for park or green space as it would be adjacent to BLK. 45 under future development review and is a very sharp corner in the plan. This would also buffer the existing homes and the only area where there is no walking path to buffer the existing homes from the new development.
- 3) My residence is ■■■ McFadyen St. Currently there is a large 6m easement in the back of the property. All the runoff from the current development property currently exits to my property and flows south to the drain behind 35 McFadyen St. There are a number of incidences annually where the flow of water is 1-2 feet deep and runs like a river through the easement. My concern is this should be changed during the construction

and proper drainage should be put in place between the new development and my property to address residential drainage. Additionally the easement should be removed or shrunk to an appropriate size with proper grading redone by the township & developer.

- 4) If there is no change to add a natural walking path along Street three in the south east corner (BLK.2) we would recommend that there be tall coniferous trees put in place to buffer the existing homes from the development which will take place over a number of years. Ideally, 6ft apart and 10-15ft in size. This will block dirt and dust and provide some relief from the construction noise and the unappealing view.
- 5) There should be no construction vehicles allowed down Livingston or McFadyen St. or Wagler Street during development. Recommendation: the west side road entrances should be blocked and/or have speed bumps to discourage this.
- 6) There should be a 4 way stop put in the corner of Wagler & McFadyen/Hunsberger to calm the flow of future traffic.

#### Community concerns:

- A) There has been no proposed plan to improve local transit to support this development. It currently takes over 2 hours to go for groceries in New Hamburg on the current system which comprises of a single short-bus and one route. We request multiple transit routes to be added prior to the addition of 300+ families.
- B) Recreational facilities are currently over utilized and will not accommodate the increase in population. There has been no improvement to increase capacity for essential youth sports. For example, hockey teams have to go to Plattsville, Tavistock and Wellesley to find ice-times and swimming/baseball/soccer associations are also limiting numbers in the township to accommodate the lack of available facilities and times. We may also be the only township in the region that doesn't have 1 or multiple clay fastpitch diamonds for youth sports. Facility improvements are requested prior to the addition of 300+ families.

C) We would like to ensure the development incorporates the vision & mission of Wilmot. "Wilmot is a cohesive, vibrant and welcoming countryside community".

Ian Collins

**Andrew Martin**

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**From:** Ian Haight  
**Sent:** Tuesday, August 31, 2021 10:53 AM  
**To:** Bryan Bishop  
**Subject:** Easement Info

Good morning Bryan,

I've been looking at the development application (30T-21601) and am wondering if this will impact the current easements for surface drainage directing to current lots 72/76 (south and west sides of McFayden Street). You may recall I was looking to have my easement reduced but am thinking that, in light of this development, the drainage easement would no longer be required. Please let me know if this is being considered as part of the development application.

Hope all is well,

Ian Haight

BB

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**From:** Ian Haight <[iehaight@gmail.com](mailto:iehaight@gmail.com)>  
**Sent:** Tuesday, August 31, 2021 10:53 AM  
**To:** Bryan Bishop <[bryan.bishop@wilmot.ca](mailto:bryan.bishop@wilmot.ca)>  
**Subject:** Easement Info

**CAUTION:** This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Good morning Bryan,

I've been looking at the development application (30T-21601) and am wondering if this will impact the current easements for surface drainage directing to current lots 72/76 (south and west sides of McFayden Street). You may recall I was looking to have my easement reduced but am thinking that, in light of this development, the drainage easement would no longer be required. Please let me know if this is being considered as part of the development application.

Hope all is well,

Ian Haight

(519) 497-3911

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## Andrew Martin

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**From:** Ke Jo  
**Sent:** Monday, September 13, 2021 9:31 PM  
**To:** Planning  
**Subject:** Questions: New Sub Division In Baden Adjacent to Michale Myers Road, Geiger Place and McFadyen Road

Here are questions for the new development that we wish addressed please. We will be represented at the meeting but this email seems the best way to ask our questions. Will they be answered at the meeting by submitting this way? If you could let us know that would be great.

**Q1) AREA Z2C Please explain to us “Accessory uses including second dwelling units” behind Michael Myers Road and Geiger Place and McFadyen**

Does this mean the home could have a separate dwelling on it in addition to the primary resident? An accessory apartment , in-law type set up, living facilities independent from the primary resident?  
Or does it mean that there is a possibility for multi-dwelling home?

**Q2) Our infrastructure needs upgrading and needs to be a priority before any development, water pressure was brought up at the initial meeting as well as sewage/grey water, what is being done prior to the beginning of any development.**

**Q3) Area Z11 The 6 meter path between Michael Myers Road and Geiger Place and McFadyen and the proposed subdivision, we recommend a greater width that buffers the previous development (which provided 3 meters of land for this buffer from the previous developer Eastforest Homes) and the new developer, to a minimum of 12 meters where the new developer provides the additional 8 meters of trail use.**

**Q4) The plan calls for 2 access points one of which goes through either Wagler or Bettchen. The traffic through our community would be unsafe as there are many children who play in our area. One access post from Snyders Road would create a safer access point for our community.**

**Q5) What is the maximum height and elevation of the single family homes and multi dwelling units? Will consideration be given to maintaining skyline views from the from the existing neighbourhoods.**

Thank You, Keith Hori

## Andrew Martin

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**From:** Brent Kuehl  
**Sent:** Wednesday, September 8, 2021 7:01 AM  
**To:** Planning  
**Subject:** Public meeting re: application 30T-21601

Planning department:

I have 2 questions for the Public meeting on Sept. 27/21 regarding the Subdivision Application 30T-21601:

- If I read “figure 6” (Proposed Zoning by-law Amendment schedule) correctly, I believe the new subdivision will be land locking some land that is currently zoned Agricultural behind some houses on Snyder’s Rd. W. Wouldn’t this be a good time to re-zone this land so you don’t have land in the middle of Baden that is zoned agricultural?
- Will any of the property owners that border this new subdivision be responsible for any cost of the new roads that border their property? (eg. 160 Snyder’s Rd., W., Baden)

Regards,

Brent F. Kuehl

September 15, 2021

Marie Pavey  
Co-chair of Let's Tree Wilmot Policy Committee  
147 Snyder's Road West,  
Baden, ON N3A 2M3

RE: Draft Plan of Subdivision Application 30T-21601 (1012 Snyder's Rd W)

To: Township of Wilmot,  
Andrew Martin, Manager of Planning and Economic Development  
Township of Wilmot Council

This letter is in response to the *Notice of Public Meeting on September 27, 2021* and the *Draft plan of subdivision application*.

Having reviewed the Planning Report, Draft Plan of Subdivision, Urban Design Brief and other associated documents, I am responding on behalf of Let's Tree Wilmot (LTW) to the proposed subdivision in regards to tree selection, tree canopy, green space and topsoil requirements.

In the Urban Design Brief, LTW is pleased to see the following points included under section 2.5 Sustainability Considerations:

- The streetscape should include street trees comprised of native/indigenous, non-invasive species.
- Plan and design the subject lands to reduce salt impact (ice control products) to natural environment and water systems.
- Plant native and non-invasive plant species on private sites and within the public realm.
- Encourage low maintenance, salt tolerant and drought tolerant plant species.
- Increase the shading of surfaces by planting trees or other vegetation.
- A boulevard landscape plan should be required to ensure a well-coordinated and visually attractive streetscape. The boulevard landscape plan will address boulevard planting, the location of driveways, on-street parking, and pedestrian crossings.

Tree plantings are also mentioned briefly under 2.4 Public Realm and Placemaking and more specifically under section 2.2 Trails and Open Space:

- Develop a planting plan that complements adjacent land uses, provides shade opportunities and reduces the heat island effect associated with urban development.

For further sustainability considerations, LTW is recommending the following:

- To meet the target of the 40% tree canopy for urban areas in Wilmot, increased green space is required. This could be attained by further intensification of housing, including low-rise multiple housing units within the development. Increased green space would also allow for more vibrant eco-systems, animal corridors, improve mental health of residents and a myriad of other environmental benefits.
- Native and non-invasive plantings should include a diversity of species, with no single species making up more than 30% of the total subdivision tree population. Biodiversity improves survival rates as it provides protection and resiliency from insects and diseases that affect single tree species. (For reference, please see pages 30, 43 and 49 of The Township of Woolwich Design Guidelines, 2019 available at [https://www.woolwich.ca/en/doing-business/resources/HUMMINGBIRD-64284-v1-Landscape\\_and\\_Design\\_Guidelines\\_2019.pdf](https://www.woolwich.ca/en/doing-business/resources/HUMMINGBIRD-64284-v1-Landscape_and_Design_Guidelines_2019.pdf))
- Planting, maintenance, mulching and watering of trees to adhere to Wilmot Township guidelines found at [https://www.wilmot.ca/en/doing-business/resources/Documents/Current\\_Projects/Watering-newly-planted-trees-and-shrubs-U-of-Minnos.pdf](https://www.wilmot.ca/en/doing-business/resources/Documents/Current_Projects/Watering-newly-planted-trees-and-shrubs-U-of-Minnos.pdf)

In regards to topsoil, the proposed sustainability considerations state the following:

- When landscaping development sites, maintain a minimum of 15 cm/6” of quality topsoil for areas to be sodded. Appropriate topsoil levels absorb runoff and help to ensure plants survive and thrive.
- Proper storage of topsoil will retain soil health and quality. Reusing soil promotes responsible use of a natural resource and minimizes the need to truck soil to and from the site. Retain and reuse uncontaminated on-site topsoil in areas not covered by the building and parking/hard surface areas.

For healthy topsoil to sustain healthy trees, LTW recommends:

- 45 cm/18” of organic-matter-rich topsoil where trees are to be planted, for example, boulevards and green spaces. (For reference, please see pages 63 of The Township of Woolwich Design Guidelines, 2019 available at [https://www.woolwich.ca/en/doing-business/resources/HUMMINGBIRD-64284-v1-Landscape\\_and\\_Design\\_Guidelines\\_2019.pdf](https://www.woolwich.ca/en/doing-business/resources/HUMMINGBIRD-64284-v1-Landscape_and_Design_Guidelines_2019.pdf))

.../3

- Further clarification and research of best practices of the referenced “proper storage of topsoil” is required. Removing and simply piling topsoil kills the micro biome, degrading the topsoil. Soil compaction caused by development practices also prevents the growth of healthy trees and vegetation.

It is disheartening to see that there is no consideration given to protecting the mature maple, spruce and birch trees that are currently on the property. For younger trees to match the environmental benefits of existing and mature trees, it takes careful planting, maintenance and 20 years of growth.

Overall, I am encouraged to see the inclusion of native tree species and topsoil considerations in the developer’s proposal. Following the above recommendations by LTW would be a start to improving the chances of survival of trees in the new development.

Sincerely,

Marie Pavey  
Co-chair Let’s Tree Wilmot Policy Committee

**Andrew Martin**

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**From:** M.Svartsjo  
**Sent:** Monday, August 30, 2021 11:02 AM  
**To:** Planning  
**Subject:** Proposed development Snyder road

I have had the chance to view the proposed development plan for Snyder's Road, and as I see it, the development consists of primarily townhouse units.

This strongly goes against the appeal of this community and serves only the purpose of heavy revenue for the builder.

This quiet family community would be overrun with traffic and impact the tranquil quality of life. As I see it, the current infrastructure, economic development and schools don't necessarily meet the current occupancy needs of its existing community, so how by increasing the number of bodies into a tight space would benefit anyone other than the builder is beyond comprehension.

I am strongly opposed with this development and believe an expansion of the community of similar type housing is in everyone's best interest.

Thank you  
Michelle Svartsjo

## Andrew Martin

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**From:** Wayne Yantz  
**Sent:** Wednesday, September 8, 2021 2:17 PM  
**To:** Planning  
**Subject:** Draft Plan of Subdivision Application 30T-21601

My name is Wayne Yantz and I am a resident of Foxboro Green and live at [REDACTED], Baden. I received the above subdivision application in the mail, probably due to the fact that our property backs onto the Petersburg Forest line and the existing Hydro towers and surrounding Hydro corridor.

When the leaves fall and there is a clear sight line through the forest, we can see the farthest extent of the existing Baden subdivision, which we now understand will be extended further in both directions.

My concern is that as these future subdivisions move closer and closer to the Hydro corridor behind us, there will be the opportunity for these new residents to walk through the forest and into the private property of Foxboro Green. I would strongly suggest that the Building contractor associated with these new subdivisions be required to erect adequate fencing along the Hydro corridor to restrict entrance into that area.

Please ensure my comment above is recorded as part of your process prior to the Public Meeting on Monday September 27, 2021. Thank you very much.