DS07-2025
ATTACHMENT 3
AGENCY COMMENTS

Nancy Thompson

From: Trevor Heywood <theywood@grandriver.ca>
Sent: December 3, 2024 10:30 AM
To: John Scarfone
Cc: Chris Lorenz; Deanne Friess; Victor Labreche
Subject: Re: [EXT] Re: FW: Breslau Secondary Plan
Attachments: Breslau Subwatersheds.pdf

Hi John,

I sincerely apologize for the delay, November was nuts on our end.

See the attached map. It shows the catchments within the new Breslau urban boundary. I've coloured them based on the amount of study and corresponding greenfield development that could impact them:

- Red (Chilligo): No subwatershed study, full analysis required
- Green (Randall-Breslau, Hopewell): subwatershed study done, updates required
- Blue (NW tribs): No subwatershed study, minor characterization for limited development

I also placed the main watercourses and coloured them with respect to our floodplain mapping:

- Red: No hydraulic modelling; new modelling / analysis required
- Green: Update required for technical calibration, future development impacts

I hope this helps, I am happy to jump on a call to discuss and explain further. A key takeaway should be that these are rough buckets, and don't capture the nuance of work (more or less) required.

Regards,

Trevor Heywood B.Sc.(Env.)
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Phone: 519-621-2761 ext. 2292
Email: theywood@grandriver.ca
www.grandriver.ca | Connect with us on social media

From: John Scarfone <jscarfone@woolwich.ca>
Sent: Wednesday, October 30, 2024 11:54 AM
To: Trevor Heywood <theywood@grandriver.ca>
Cc: Chris Lorenz <clorenz@grandriver.ca>; Deanne Friess <dfriess@woolwich.ca>; Victor Labreche <vlabreche@woolwich.ca>
Subject: RE: [EXT] Re: FW: Breslau Secondary Plan

Hi Trevor

Just following up with the email below, if you can provide some form of mapping that identifies the lands within the various sub-watershed areas, being Chilligo, a portion of the Randal/Breslau Drain and a portion of Hopewell Crek that may need further study before development could occur. This mapping will assist us in refining the staging plan for the Breslau Urban Area, which will also be reflected in the corresponding policies.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
519-669-4669 - fax
jscarfone@woolwich.ca

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From: Trevor Heywood <theywood@grandriver.ca>
Sent: October 17, 2024 1:33 PM
To: John Scarfone <jscarfone@woolwich.ca>; Deanne Friess <dfriess@woolwich.ca>
Cc: Chris Lorenz <clorenz@grandriver.ca>
Subject: Re: [EXT] Re: FW: Breslau Secondary Plan

Hey John,

I will connect with Chris (Supervisor of Subwatershed Planning) tomorrow to look at some mapping we can provide, but from my perspective / recollection:

1. We were hoping a subwatershed study for the Randall / Breslau Drain catchments would update the East Side Lands Master Drainage Plan, as there was supposed to be a comprehensive assessment of

impacts from development, but the quality of the results were very substandard and cut from the original scope, and did not account for additional lands added by the province.

2. Chilligo would need a new subwatershed study (northeast settlement area).

3. Hopewell and the other catchments noted in Comments 1b and 1c (north of Highway 7 and a bit southeast of Highway 7 / Greenhouse Road) may benefit from some subwatershed study, but at minimum, some study would be required to explore the extent of flooding hazards.

Regards,

Trevor Heywood
Resource Planner
Grand River Conservation Authority

From: John Scarfone <jscarfone@woolwich.ca>
Sent: Thursday, October 17, 2024 12:59 PM
To: Trevor Heywood <theywood@grandriver.ca>; Deanne Friess <dfriess@woolwich.ca>
Cc: Chris Lorenz <clorenz@grandriver.ca>
Subject: RE: [EXT] Re: FW: Breslau Secondary Plan

Hi Trevor

Do you happen to have a map or sketch illustrating the lands within the expanded urban area of Breslau that would be affected by these sub-watershed studies before development can proceed. It allows us to confirm which lands may proceed or those lands that require further studies when finalizing the staging plan. For instance, I know that certain lands within the Randal Drain subwatershed area that were part of the Region's MESP 2/Master Drainage Plan does not require further evaluation.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
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From: Trevor Heywood <theywood@grandriver.ca>
Sent: October 11, 2024 1:07 PM
To: Deanne Friess <dfriess@woolwich.ca>
Cc: John Scarfone <jscarfone@woolwich.ca>; Chris Lorenz <clorenz@grandriver.ca>
Subject: [EXT] Re: FW: Breslau Secondary Plan

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Hi Deanne,

Please see the GRCA's comments attached.

Regards,

Trevor Heywood B.Sc.(Env.)
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Phone: 519-621-2761 ext. 2292
Email: theywood@grandriver.ca
www.grandriver.ca | Connect with us on social media

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: Monday, September 9, 2024 11:59 AM
To: Blair Hiseler (Blair.Hiseler@enbridge.com) <Blair.Hiseler@enbridge.com>; Adam.Snow@gotransit.com; eclerk@enovapower.com; Planning <planning@grandriver.ca>; C Wood <cwood@regionofwaterloo.ca>; Waterloo Region District School Board (planning@wrdsb.ca) <planning@wrdsb.ca>; Joshua.Engel-Yan@metrolinx.com; KCampbell@regionofwaterloo.ca; monfetm@csviamonde.ca; MR21Enquiry@mpac.ca; Waterloo Catholic District School Board (planning@wcdsb.ca) <planning@wcdsb.ca>; Regional Applications (PlanningApplications@regionofwaterloo.ca) <PlanningApplications@regionofwaterloo.ca>; MTO Admin Contact (corridor.admin@ontario.ca) <corridor.admin@ontario.ca>; Region of Waterloo Clerk (regionalclerk@regionofwaterloo.ca) <regionalclerk@regionofwaterloo.ca>; lisa.hern@ofa.on.ca; planninganddevelopment@bell.ca; circulations@wsp.com; Ontario Power Generation (executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; Ministry of Municipal Affairs <jan.kerr@ontario.ca>; Ministry of Municipal Affairs 2 <leanne.howe@ontario.ca>; Jenny Thompson <Jenny.Thompson@enbridge.com>; dspooner@regionofwaterloo.ca; garett.stevenson@kitchener.ca; bjerkeb@cambridge.ca
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Breslau Secondary Plan

Good Morning,

With the Provincial approval of the Regional Official Plan a significant amount of land (1891 hectares) was added to the Breslau Settlement area. In order to cohesively plan for this area, the Township of Woolwich initiated a

review through the preparation of the Secondary plan in conjunction with the new Woolwich Official Plan. Several consultation sessions were held in 2023 which has resulted in the preferred plans:

The Township is circulating the following proposed Preferred plans (see attached) to you for your consideration and comments:

- Preferred Land Use Plan
- Conceptual Staging Plan
- Sanitary Servicing Scheme
- Transportation Network Strategy
- Breslau Vision Statement, Guiding Principles

The Township is working towards incorporating the preferred plans into the new Township Official Plan and bring to Council and the public in October/November 2024. If you have any comments on the draft preferred plans please send to me by October 11, 2024.

Deanne Friess MPA, BES, MCIP, RPP (she/her)
Director of Development Services
24 Church Street West, Elmira, ON N3B 2Z6
Office: 519-669-6028
Toll Free: 1-877-969-0094 ext. 6028



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Breslau Secondary Plan - Subwatershed Catchments

Catchment

- Chilligo-Ellis
- Randall-Breslau Drains Hopewell Creek
- Northwest Tributaries

Flood Hazard

- Update Required
- No Modelling

- Railway (ON)
- Road
- Expressway / Highway



N

1:50,000

0 0.5 1 2 3 4 Kilometers

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Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

October 11, 2024

Deanne Friess
Director of Development Services
Township of Woolwich
24 Church Street West, PO Box 158
Elmira ON N3B 2Z6
dfriess@woolwich.ca

Re: Breslau Settlement Plan Update

Dear Ms. Friess,

The Grand River Conservation Authority (GRCA) has received and reviewed the agency circulation for the Breslau Settlement Plan Update (Plan Update).

The GRCA wishes to advise the Township on the Plan Update in accordance with Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a public body under the Planning Act, as well as in accordance with Ontario Regulation 41/24 and GRCA's Board approved policies.

Looking at the latest components of the Plan Update, we wish to make the following comments:

1. A subwatershed study should be undertaken for the new lands, and include assessment and delineation of regulatory flooding hazards (i.e. greater of Hurricane Hazel or 100-year Storm). We previously engaged the Township in separate dialogue on the scope of this assessment for catchments in the Breslau Drain, Randall Drain, and Chilligo Creek subwatersheds, as well as other catchments near or direct to the Grand River. We wish to re-iterate the following for consideration:

Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities | The Grand – A Canadian Heritage River

a. Many floodplains are estimated (i.e. lacking sufficient hydrologic and hydraulic information to completely delineate the extent of the flooding hazard), and assessing them is critical to confirm the extent of developable area.
b. There is an area of drainage north of Victoria Street and east of Ebycrest Road that currently appears to drain under Ebycrest Road, parallel to the future Highway 7, to an unnamed watercourse 500 metres upstream from the Grand River. In addition to any flooding hazards, the Township may have interest in maintaining drainage for future development.
c. A drainage path exists from the Victoria Street North / Greenhouse Road intersection, and northwest to Hopewell Creek. The portion of the watercourse northwest of the intersection is tile-drained. The flooding hazard associated with this watercourse will need to be assessed. Maintaining a drainage path can also provide an opportunity to contain the flooding hazard, promote infiltration, and achieve any Township interests with respect to natural heritage and open space.

2. The Region of Waterloo completed the East Side Lands – Stage 2 Scoped Master Drainage Plan (MDP) to support future growth in north Cambridge and Breslau. Amongst other objectives, the study updated regulatory floodplain mapping in Breslau. Regional Council and the GRCA Board approved the MDP on June 19 and 28, 2024, respectively. The GRCA is currently updating its mapping for Ontario Regulation 41/24 with these new floodplains, and we expect to complete implementation by the end of October. We strongly encourage including this mapping in the Secondary Plan to help set realistic development expectations, and refine the projected land quantity and servicing needs.

3. As highlighted in our previous letter, a number of planned municipal roads are in the vicinity of large intact units of the Provincially Significant Breslau Wetland Complex (PSW). As per Provincial and GRCA policy, all alternatives to avoid wetland loss or interference to the greatest extent possible should be contemplated, and we encourage the Township to explore coordinating / consolidating transportation corridors around the PSW (e.g. road / rail / rapid transit access to the Region of Waterloo International Airport, future Breslau GO Station area). This may influence the extent of potential development in phases 2B / B of the conceptual staging plan.

4. Map 5 shows an at-grade crossing for New Street C / Wurster Place. We strongly recommend that the Township consults with Metrolinx on the feasibility of crossing at-grade. We also note that New Street A is proposed between the Breslau East Connector Road and New Street C / Wurster Place. Grade separation requirements may influence road footprints and alignment in

proximity to the PSW, which can greatly influence wetland impacts. This same issue arose with the Breslau East Connector Road.

5. We have provided comments on proposed sanitary servicing through the Class Environmental Assessment and will continue to direct specific comments through that process.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or theywood@grandriver.ca.

Sincerely,

Trevor Heywood
Resource Planner
Grand River Conservation Authority

cc: Chris Lorenz, GRCA
John Scarfone, Township of Woolwich

MTO

John Scarfone

From:	Deanne Friess
Sent:	October 22, 2024 7:00 PM
To:	John Scarfone
Subject:	FW: Breslau Secondary Plan
Attachments:	Traffic Impact Studies Guideline March 2023.pdf

FYI

From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Monday, October 21, 2024 10:53 AM
To: Deanne Friess <dfriess@woolwich.ca>
Cc: Santos, Paul (MTO) <Paul.Santos@ontario.ca>; Nancy Thompson <nthompson@woolwich.ca>
Subject: RE: Breslau Secondary Plan

Hello Deanne,

In addition to all applicable municipal requirements, development adjacent to or in proximity with a Provincial Highway may be subject to Ministry of Transportation permits and permit requirements pursuant to the *Public Transportation and Highway Improvement Act*. MTO permit requirements include, but are not limited to MTO access management policy, traffic impact studies, storm water management reports, setback requirements, site/servicing plans and any other technical studies the Ministry of Transportation may require.

Early consultation with MTO is encouraged to ensure the integration of municipal planning initiatives with provincial requirements and long-term transportation planning. Any new area within the Township of Woolwich identified for future development that is located adjacent to or in the vicinity of a provincial Highway within MTO's permit control area will be subject to MTO's policies, standards, and requirements.

MTO provides the following comments on the documents provided.

- The Breslau Secondary Plan should include appropriate polices regarding development located adjacent to and in the vicinity of an existing Highway 7 or New Highway 7 within MTO's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA). Development located adjacent to or in the vicinity of existing Highway 7 or New Highway 7 or an interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and permitting requirements. Direct access to existing Highway 7 or New Highway 7 or along crossing roads in close proximity to an interchange/intersection will be discouraged and often prohibited. New access to existing Highway 7 will only be considered once the highway is transferred to a lower tier municipality (likely the Region of Waterloo). MTO has no issue with including appropriate transitional policies in the Breslau Secondary Plan that contemplates future road connections to existing Highway 7 once the road is transferred. In the interim, proposed road connections to existing Highway 7 could be temporarily cul-de-sac until new Highway 7 is in operation. The existing Highway 7 (Victoria Street) Corridor may be transferred to the Region in the future, however there is no established timeline for when this could take place.

- The Breslau Secondary Plan should include appropriate noise polices for any new sensitive land uses proposed adjacent to New Highway 7. The approval of noise studies would be the

responsibility of the Region of Waterloo and/or the Township of Woolwich, while the design of any recommended noise mitigation structure adjacent to New Highway 7 (i.e., noise berm and/or wall and/or fence) would require the approval and permits from MTO.

- The Breslau Settlement Transportation Network Strategy does not appear to consider if any improvements would be required to existing intersections on Highway 7 (Victoria Street). Should there be multiple developments which require MTO permits within the vicinity of Highway 7 (New or existing), each requiring a TIS in support of MTO's permit application process, MTO may require the municipality to lead a Multiple Development TIS. Any highway improvements identified from MTO review and analysis of the report(s) will be the financial responsibility of the proponent. See Part 2 of the General Guidelines for the Preparation of Traffic Impact Studies, attached for reference.

- Consultation will be required with the MTO for any works proposed within the Highway property limit of Highway 7.

- MTO will require for its review and acceptance, any background and final Servicing Reports/Plans for the Secondary Plan that may have a direct impact on the Highway 7 (existing or new) corridors.

- Some lands within the secondary plan, proposed for development are owned by MTO and may not necessarily be available for future development.

Do we which properties are owned by MTO ?

If there are any questions, please direct them to me by email.

Thank you,

Jeremiah Johnston
Corridor Management Planner | Highway Operations Branch
Ministry of Transportation | Ontario Public Service
(226)-980-6407 | jeremiah.johnston@ontario.ca

Ontario

Taking pride in strengthening Ontario, its places and its people

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: Monday, September 9, 2024 11:59 AM
To: Blair Hiseler (Blair.Hiseler@enbridge.com) <Blair.Hiseler@enbridge.com>; Adam.Snow@gotransit.com; eclerk@enovapower.com; GRCA - Resource Planning (planning@grandriver.ca) <planning@grandriver.ca>; C Wood <cwood@regionofwaterloo.ca>; Waterloo Region District School Board (planning@wrdsb.ca) <planning@wrdsb.ca>; Joshua.Engel-Yan@metrolinx.com; KCampbell@regionofwaterloo.ca; monfetm@csviamonde.ca; MR21Enquiry@mpac.ca; Waterloo Catholic District School Board (planning@wcdsb.ca) <planning@wcdsb.ca>; Regional Applications (PlanningApplications@regionofwaterloo.ca) <PlanningApplications@regionofwaterloo.ca>; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; Region of Waterloo Clerk (regionalclerk@regionofwaterloo.ca) <regionalclerk@regionofwaterloo.ca>; lisa.hern@ofa.on.ca; planninganddevelopment@bell.ca; circulations@wsp.com; Ontario Power Generation (executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; Kerr, Ian (MMAH) <Ian.Kerr@ontario.ca>; Howe, Leanne (MMAH) <Leanne.Howe@ontario.ca>; Jenny Thompson <Jenny.Thompson@enbridge.com>; dspooner@regionofwaterloo.ca; garett.stevenson@kitchener.ca; bjerkeb@cambridge.ca
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Breslau Secondary Plan

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Good Morning,

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- Breslau Vision Statement, Guiding Principles

The Township is working towards incorporating the preferred plans into the new Township Official Plan and bring to Council and the public in October/November 2024. If you have any comments on the draft preferred plans please send to me by October 11, 2024.

Deanne Friess MPA, BES, MCIP, RPP (she/her)
Director of Development Services
24 Church Street West, Elmira, ON N3B 2Z6
Office: 519-669-6028
Toll Free: 1-877-969-0094 ext. 6028

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BELL

John Scarfone

From: Deanne Friess
Sent: October 22, 2024 7:01 PM
To: John Scarfone
Subject: FW: Breslau Secondary Plan

FYI

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: Tuesday, October 8, 2024 9:57 AM
To: Deanne Friess <dfriess@woolwich.ca>
Subject: Breslau Secondary Plan

Good morning Deanne,

Bell Canada thanks you for the circulation and opportunity to participate in the Township of Woolwich's Breslau Secondary Plan process.

About Bell Canada

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The *Bell Canada Act*, a federal statute, requires that Bell supply, manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province. The critical nature of Bell's services is declared in the *Bell Canada Act* to be "for the general advantage of Canada" and the *Telecommunications Act* affirms that the services of telecommunications providers are "essential in the maintenance of Canada's identity and sovereignty."

As defined in the *Provincial Planning Statement, 2024*, infrastructure is inclusive of communications/telecommunications, which reinforces the importance in providing efficient and cost-effective telecommunications services to meet current needs and future growth. Managing and promoting growth and development that is integrated with planning for infrastructure supports the Provinces vision of long-term economic prosperity.

Furthermore, the 2024 PPS states that infrastructure should be "strategically located to support the effective and efficient delivery of emergency management services" (Section 3.1.3), which is relevant to telecommunications since it is an integral component of the 911 emergency service.

To support the intent of the *Bell Canada Act* and *Telecommunications Act* and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to ensure that a partnership be established which allows for a solid understanding of the parameters of Bell's infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities.

Comments on the Secondary Plan

Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of population growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can further assist the Township of Woolwich to be a connected community. We have reviewed the information provided, and are

pleased to provide the following comments in order to plan and facilitate the expansion of telecommunications and broadband infrastructure for future development.

To facilitate the provisioning of this infrastructure, we appreciate the Township's continued support in ensuring that sufficient notice and time to comment on planning applications are provided, particularly for Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan Control/Approval. This ensures an understanding by applicants of Bell's conditions and provisioning requirements.

Bell would also emphasize that receiving engineering and servicing/utility plans/drawings, as soon as possible in the process, assists in the development and expedition of our provisioning plan. As a result, we would strongly recommend that this consideration be highlighted in any pre-circulation/consultation meetings with prospective applicants. This will assist Bell in providing comments and clearance letters in an efficient manner, assisting the Township in meeting approval times. Such drawings should be submitted to: planninganddevelopment@bell.ca by the applicant/their agents.

Moving forward, Bell Canada would like to continue to ensure that the landowners/developers are aware of and familiar with our conditions as they pertain to forthcoming Site Plans, Draft Plans of Subdivision and/or Draft Plans of Condominium as follows:

Condition:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the even that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Future Involvement

We would like to thank you again for the opportunity to comment, and would request that Bell continue to be circulated on any future materials and/or decisions released by the Township in relation to this initiative. Please forward all future documents to circulations@wsp.com and should you have any specific questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617

School Board Catholic

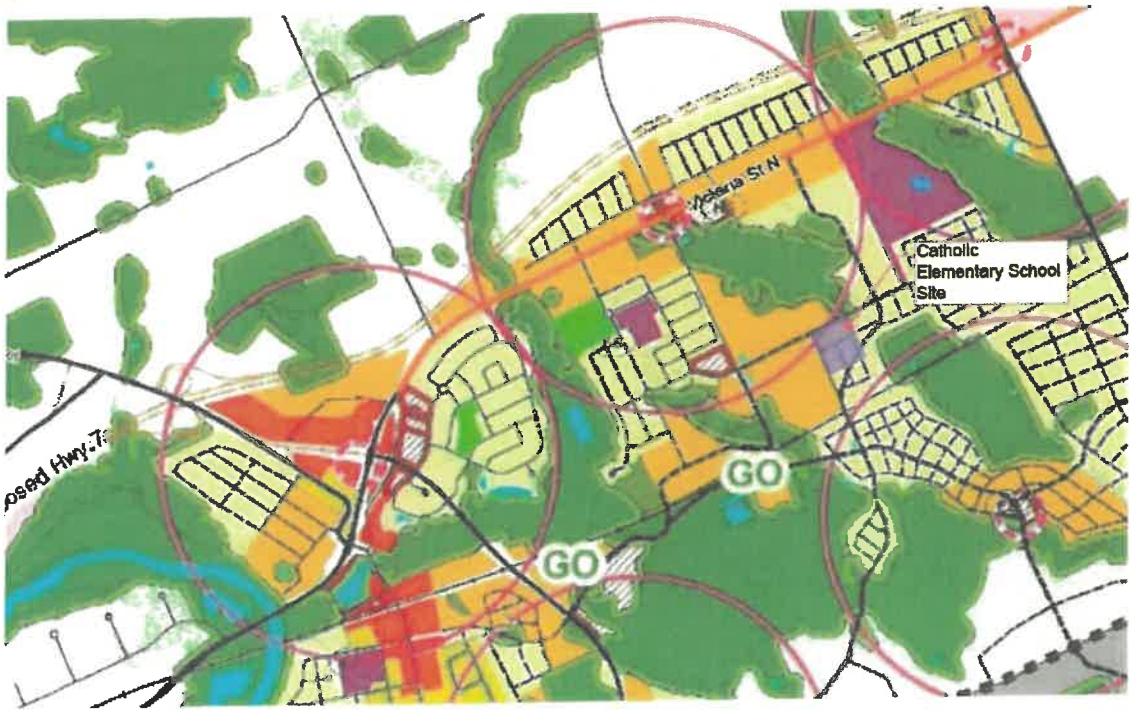
John Scarfone

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Monday, July 29, 2024 4:29 PM
To: Jeremy Vink; John Scarfone
Cc: Nancy Thompson; Virina Elgawly; Planning
Subject: Re: [EXT] Re: Notice of Community Building Open House - Breslau Settlement Plan Policies

Good afternoon Jeremy,

Further to our call with you on July 10th, the board's interest continues to be in ensuring that the board is positioned with a school site in the earliest possible stage of development south of Victoria Street / Highway 7, and generally east of the existing limits of development. The board's previous preferred site location was in the the southeast quadrant of the future development lands. However, based on our recent conversation and the evolving servicing analysis it is our understanding from you that development may now progress west to East sooner than we had originally expected.

The following map with a markup of the general location of a Catholic elementary school establishes the board's general intent and interest in terms of a preferred location. The size and configuration are intended to be conceptual. The board's interest would be in a 6-acre site that could accommodate a school and child care centre. We do ask that the Township consider flexibility in the Official Plan and Zoning to ensure that a school can be located in any designation or zone to support the board's ability to respond to accommodation needs a timely manner.



We welcome the opportunity to discuss further, as necessary later in August.

Kind regards,
Jennifer

Jennifer Passy, BES, MCIP, RPP (she/her)

Manager of Planning
Waterloo Catholic District School Board
Phone: 519-578-3677, ext. 2253
Cell: 519-501-5285
Need to book a meeting? Quick Chat (15min) | ½ hr. Meeting | 1 hr. Meeting

Please note: The offices of the WCDSB are closed on Fridays throughout the summer, and the Planning Department will be shut down from Friday, July 26th to Monday, August 5th (inclusive). All email received during this time will be reviewed and processed as soon as possible upon staff's return.

My workday may look different from your workday.
Please do not feel obligated to respond outside of your normal working hours.

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: July 3, 2024 1:32 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>; Planning <planning@wcdsb.ca>
Subject: Re: [EXT] Re: Notice of Community Building Open House - Breslau Settlement Plan Policies

Jeremy,

The focus of the conversation is really about trying to understand the information presented to the public with regard to the preferred plan including the population and units counts which the Township is planning for, the proposed staging of development with respect to the extension of municipal services and associated road works, and the timing of development. The board's interest in a school site(s) and the location may shift from previous communication based on what may now be proposed.

The focus for us continues to be identifying and securing a site in the earliest possible phase of residential development which would be located in a location which is central to a concentration of residential development.

With the enrolment growth forecasted at St. Boniface CES, positioning the next Catholic school in Breslau to provide opportunity to pursuse accommodation for the growing community and possible relief to the existing school requires ensuring we are strategically positioned within this new community.

We look forward to exploring this further with you next week.

Jennifer Passy, BES, MCIP, RPP (she/her)
Manager of Planning
Waterloo Catholic District School Board
Phone: 519-578-3677, ext. 2253
Cell: 519-501-5285
Need to book a meeting? Quick Chat (15min) | ½ hr. Meeting | 1 hr. Meeting

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My workday may look different from your workday.
Please do not feel obligated to respond outside of your normal working hours.

From: Jeremy Vink <jvink@woolwich.ca>
Sent: June 25, 2024 2:03 PM
To: Jennifer Passy <Jennifer.Passy@wcdsb.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>; Planning <planning@wcdsb.ca>
Subject: RE: [EXT] Re: Notice of Community Building Open House - Breslau Settlement Plan Policies

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Jennifer

Yes a meeting is possible.

Could you provide a list of items you wish to review?

Does July 4 or July 10 work for dates?

Jeremy Vink MCIP RPP
Manager of Planning
Development Services
Township of Woolwich

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Tuesday, June 25, 2024 12:41 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>; Planning <planning@wcdsb.ca>
Subject: [EXT] Re: Notice of Community Building Open House - Breslau Settlement Plan Policies

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

It is our understanding that a public open house is planned for June 26th to review updated information for the Breslau Secondary Plan, including a preferred land use plan, servicing scheme and staging plan.

We are hoping we could have the opportunity to meet with Township staff in the coming weeks to review the updated information in order to provide additional input on the Board's interests in this area.

We look forward to hearing from you with some dates / times to meet early in July.

Sincerely,
Jennifer

Jennifer Passy, BES, MCIP, RPP (she/her)
Manager of Planning
Waterloo Catholic District School Board
Phone: 519-578-3677, ext. 2253
Cell: 519-501-5285
Need to book a meeting? Quick Chat (15min) | ½ hr. Meeting | 1 hr. Meeting
My workday may look different from your workday.
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From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: September 25, 2023 3:10 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>; Jordan Neale <Jordan.Neale@wcdsb.ca>; Planning <planning@wcdsb.ca>
Subject: Re: Notice of Community Building Open House - Breslau Settlement Plan Policies

Jeremy and John,

Further to our call this summer, I have attached an initial response outlining the board's interest in securing a minimum of 1 new elementary school site in the expanded Breslau settlement area.

We'd be happy to discuss further, as necessary.

Kind regards,
Jennifer

Jennifer Passy, BES, MCIP, RPP (she/her)
Manager of Planning
Waterloo Catholic District School Board
Phone: 519-578-3677, ext. 2253
Cell: 519-501-5285

From: Jeremy Vink <jvink@woolwich.ca>
Sent: June 22, 2023 8:24 AM
To: Jennifer Passy <Jennifer.Passy@wcdsb.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>
Subject: RE: Notice of Community Building Open House - Breslau Settlement Plan Policies

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Jennifer

Please see comments below.

Jeremy Vink MCIP RPP
Manager of Planning
Development Services

Township of Woolwich

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Wednesday, June 21, 2023 5:03 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>
Subject: RE: Notice of Community Building Open House - Breslau Settlement Plan Policies

Jeremy or John,

Can you please provide a few points of clarification to assist our review of the information shared at the recent PIC: (FYI the Public Open House has not taken place and is scheduled for tonight)

- The Township's community profile indicates that the Breslau settlement has a current (2021 Census) population of 5,053 persons. Are the population forecasts for each of the concepts total settlement population or only forecasted population associated with the additional 1891 hectares added to the settlement boundary? As noted on the concepts in the information package, the total population is estimated for Breslau based on each concept.
- For each of the concepts, can you please provide the hectarage of residential land being added. Future plans will provide a greater breakdown of land uses and designations.
- Can you confirm if population estimates are roughly based off of 55 pj/ha or if there is another breakdown of population and units which could support our analysis? Yes, the estimates are using the 55 ppj/ha for residential.
- In Concept 2 it appears as though Institutional (school) sites may have been erroneously reclassified as employment. Is this an error? Yes, there is an error as Institutional is shown as Employment. This will be corrected. Thanks
    - What is the intended designation of the grey / employment block of land on the south side of Victoria Street between Greenhouse Road and Shantz Station Road? This is institutional – currently a cemetery.

We will continue to review the concept information, however, clarifying the above matters would assist our efforts.

Kind regards,

Jennifer

Jennifer Passy, BES, MCIP, RPP (she/her)
Manager of Planning
Waterloo Catholic District School Board
O: 519-578-3677 X2253
C: 519-501-5285

From: Jeremy Vink <jvink@woolwich.ca>
Sent: Tuesday, June 6, 2023 3:52 PM
To: Jennifer Passy <Jennifer.Passy@wcdsb.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>
Subject: RE: Notice of Community Building Open House - Breslau Settlement Plan Policies

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Jennifer

Sure. We shared the notice with agencies to make them aware we were working on plans in Breslau. Later this month we will share the information we are providing at the open house so you, as well as to other agencies, so everyone can review some of the high-level issues/plans. Once you get that information and have reviewed it, let us know and we can get together, or you can provide comments...

Sincerely

Jeremy Vink MCIP RPP
Manager of Planning
Development Services
Township of Woolwich

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Tuesday, June 6, 2023 2:13 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Nancy Thompson <nthompson@woolwich.ca>; Virina Elgawly <Virina.Elgawly@wcdsb.ca>
Subject: FW: Notice of Community Building Open House - Breslau Settlement Plan Policies

Jeremy and John,

We appreciate the invitation to attend a open house to learn more about the ROPA6 amendments by the Province.

We would not normally attend a public open house on such matters, but would welcome the opportunity to attend a agency specific discussion on these matters to learn more from the township about the plans and how they may impact our school accommodation needs.

Please let us know if there is an opportunity for another discussion with Township staff and your consultant on this issue.

Kind regards,

Jenn

Jennifer Passy, BES, MCIP, RPP (she/her)
Manager of Planning
Waterloo Catholic District School Board
O: 519-578-3677 X2253
C: 519-501-5285

From: Planning <planning@wcdsb.ca>
Sent: Thursday, June 1, 2023 12:57 PM
To: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Subject: FW: Notice of Community Building Open House - Breslau Settlement Plan Policies

Region of Waterloo

PLANNING, DEVELOPMENT
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John Lubczynski, MCIP, RPP

June 24, 2024

Jeremy Vink, MCIP, RPP
Manager of Planning
Township of Woolwich
24 Church Street West
Elmira, Ontario
N3B 2Z6

Dear Mr. Vink:

Re: Breslau Secondary Plan – Draft Concept Plan (May 2024)
Township of Woolwich

Thank you for the opportunity to participate in the Township's engagement process for the Breslau Secondary Plan. We strongly support this initiative to establish a clear framework for Breslau's long-term, sustainable growth that aligns with the goals of the Regional Official Plan.

Given the significant size of the study area, we believe there is a unique opportunity to comprehensively plan Breslau as a more compact, equitable, walkable, and transit-oriented community. This approach prioritizes climate action, vision zero (safety) and will offer a high quality of life for current and future residents.

Following our review of the May 2024 draft concept plan, we offer the following initial comments. We anticipate providing further, more detailed feedback once the concept plan is finalized and the secondary plan's policy framework becomes available.

1. Alignment with Regional Official Plan

Regional Council adopted Amendment No. 6 to the Regional Official Plan (ROPA 6) in August 2022, with an effective date of April 2023. This amendment strengthens the Regional Official Plan (ROP) in key areas like climate action, equity and inclusion, growth management, and housing options. It promotes a vision for the Urban Area that prioritizes transit-supportive development and the creation of 15-minute neighbourhoods. These neighbourhoods offer a diverse mix of land uses, housing types, and open spaces within a short distance, allowing residents to access daily needs with minimal travel.

The draft concept plan for Breslau proposes a variety of land uses organized around a network of nodes and corridors connected by future transit services. This concept broadly aligns with ROPA 6's principles of promoting transit-supportive development and creating 15-minute neighbourhoods.

While we acknowledge the Township is currently updating its Official Plan to reflect ROPA 6, we have identified some key policy areas where the Breslau Secondary Plan could achieve a stronger alignment with the ROP. We recommend addressing these gaps before finalizing the secondary plan to ensure its full alignment with Regional planning objectives.

Township's Population and Employment Forecasts

ROPA 6 Policy 2.A.1 directs the area municipalities to use the population and employment forecasts outlined in ROP Table 1 as the basis for planning and managing growth to 2051. However, the recent enactment of Bill 162 (Get It Done Act, 2024) increased Woolwich Township's designated land supply beyond what was designated in the ROP through ROPA 6. While the land supply has increased significantly, the corresponding population and employment forecasts in ROP Table 1 for Woolwich have not been adjusted to reflect this change.

This discrepancy could lead to a potential mismatch between future development in Breslau and the required Regional infrastructure to support it. To ensure coordinated growth management and aligned Regional infrastructure investment, the Region intends to update these forecasts collaboratively with all municipalities, including the Township of Woolwich.

Once the updated population and employment forecasts become available, we recommend incorporating them into the final Breslau Secondary Plan in conformity with ROP Policy 2.A.1, ensuring growth planning in Breslau is based on the most current forecasts. Aligning the Secondary Plan with the updated growth forecasts will ensure the pace, scale, and phasing of future development within Breslau will be coordinated with the timing of Regional infrastructure delivery, ultimately promoting fiscal sustainability.

Mobility Plan and Neighbourhood Energy Plan

ROPA 6 emphasizes the transition towards a low-carbon future for Waterloo Region. To support this goal, Policy 2.B.1.3 requires large-scale developments, such as those proceeding by way of a secondary plans, plans of subdivision, or site plans, to incorporate two key supporting plans.

a) **Mobility Plan:** This plan demonstrates how the new community will be designed to accommodate a long-term shift towards walking, cycling, and other active

transportation modes. It should also plan for the provision of frequent, direct, and convenient public transit service; and.

b) **Neighbourhood Energy Plan:** This plan explores strategies for energy generation, distribution, and storage within the neighbourhood. It should consider incorporating renewable energy sources and promoting energy efficiency measures to reduce reliance on fossil fuels.

We recommend that the Township undertake these plans prior to finalizing the Breslau Secondary Plan. These plans would be instrumental in creating a more vibrant, well-connected, and sustainable community within Breslau.

Natural Heritage and Water Resources Assessment

The Breslau Secondary Plan study area encompasses a significant portion of the Region's and the Township's Greenlands Network, including sensitive woodlands, wetlands, and other natural heritage features. While some features have been assessed separately through previous planning processes (e.g., East Side Lands Master Environmental Servicing Plans), a comprehensive evaluation of the remaining natural heritage and drainage patterns has not been completed. Additionally, the existing studies have not been consolidated into a single, cohesive assessment for the entire study area.

ROP Policy 7.A.9 requires the completion of a comprehensive Environmental Impact Statement (EIS) for development proposals where natural heritage features (part of the Greenlands Network) have not been thoroughly assessed through a watershed study or similar natural heritage review. This policy seeks to ensure proper identification and evaluation of critical natural features before development proceeds. We generally support the proposed 30-meter environmental buffer around the identified natural heritage features within the draft Secondary Plan. However, we believe this buffer alone is not sufficient to avoid the need for a broader environmental evaluation of the entire study area.

Furthermore, ROP Policy 7.F.3 directs municipalities to require a finalized watershed study before approving official plan amendments, community plans, or secondary plans that involve significant development within a watershed. While portions of the study area have already undergone separate subwatershed studies, a comprehensive watershed study for the unassessed lands would provide a better understanding of the entire area.

To address these requirements and ensure a comprehensive understanding of potential environmental impacts, we recommend the Township undertake a scoped subwatershed study or an equivalent EIS for the previously unassessed lands. This is particularly crucial given the concept plan's proposal for several new road crossings through some key natural heritage features.

The subwatershed study should comprehensively assess the potential impacts of the Breslau Secondary Plan on the area's water resources and drainage patterns. Based on the findings, the study should recommend mitigation strategies to protect water quality, minimize flooding risks, and protect any significant natural heritage features.

2. Grand River Transit (GRT) and Transportation Planning

Breslau's Secondary Plan presents an excellent opportunity for GRT to strategically integrate transit into the community's future development. With the proposed mix of land uses and transportation modes in the study area, Breslau can become a vital hub in GRT's future expansion plans. By prioritizing early transit integration, the Breslau Secondary Plan can lay the foundation for a well-connected, sustainable community that offers residents and employees alternative transportation options.

The planning and implementation of future transit service for Breslau and the East Side Lands will be addressed in the upcoming update to GRT's 5-year Business Plan. This update process, which began earlier in 2024, will involve close collaboration and consultation with Township staff throughout the process.

While specific details cannot be confirmed yet, the current GRT Business Plan already identifies a potential north-south GRT route on Fountain Street. This route would connect to Sportsworld Terminal in the south and a major transfer point at Victoria Street East and Lackner Boulevard in the north.

The final details of any proposed service options, including service levels, vehicle types, and stop locations, will be determined based on the updated GRT Business Plan and associated budget allocations approved by Regional Council. We anticipate completing the GRT Business Plan by February 2025.

Creating a Walkable, Bikeable, and Transit-Supportive Community

The Breslau Secondary Plan should incorporate the transit supportive principles outlined in Section 2.D.6 of the ROP. This means ensuring all proposed land uses, zoning designations, and transportation rights-of-way prioritize creating a community that encourages walking, cycling, rolling, and taking transit as the preferred modes of travel. This can be achieved by:

- Establishing a continuous network of sidewalks, trails, and bicycle lanes;
- Providing direct access via a grid network to destinations, including residential areas, shops, schools, employment centers, and public amenities; and
- Meeting the accessibility needs of people of all ages and abilities, ensuring year-round usability regardless of weather conditions.

By prioritizing these elements, the Breslau Secondary Plan can create a more vibrant, community that promotes a healthy lifestyle and reduces reliance on private vehicles

promoting equitable transportation options that meet the community climate change goals.

Terms of Reference for Mobility Plan, and Neighbourhood Energy Plan

Regional transportation staff would welcome the opportunity to collaborate on developing the terms of reference for the Mobility Plan and the Neighbourhood Energy noted previously.

The Mobility Plan will play a key role in informing the development and expansion of GRT's network within the study area. It will also demonstrate how the community could be designed to accommodate a long-term modal shift to most trips being made by walking, cycling, and rolling, supported by frequent, direct, and convenient transit service. The Mobility Plan will also provide details to inform the ongoing Integrated Mobility Plan (IMP) that will create future networks for walking, cycling, transit, personal vehicles and goods movement.

The Neighbourhood Energy Plan, developed in conjunction with the Mobility Plan, has the potential to recommend strategies for creating a more direct, linear, and well-connected transportation network. This could benefit GRT's future energy efficiency and greenhouse gas (GHG) reduction efforts as the agency transitions to an electric fleet. A well-designed network with shorter travel distances can optimize electric bus travel and minimize energy consumption.

Securing Future Infrastructure and Transit Amenities

The Breslau Secondary Plan should incorporate the provisions outlined in ROP Policy 5.A.3. This policy ensures developers are aware of the potential need to contribute to future transit infrastructure and amenities within their development proposals.

As outlined in ROP Policy 5.A.3, developers may be required to dedicate land or grant easements to the Region for potential future infrastructure needs, such as rapid transit lines, sidewalks, bicycle paths and other infrastructure. Developers may also be responsible for providing certain public transit amenities within their developments, such as transit shelters and bus pads, energy-efficient lighting, and bicycle racks.

GO Station Location and Development

Regional staff envision that the Breslau GO Train Station will become a Major Transit Station Area (MTSA) following the principles outlined in Section 2.D.2 of the ROP. These policies aim to create vibrant, well-connected communities around major transit hubs such as GO Stations. Some of the key planning principles for MTSAs include:

- Achieving certain minimum density targets;
- Incorporating transit-supportive designs;
- Fostering a diverse mix of land uses;

- Encouraging collaboration between public and private sectors, potentially through joint development projects.
- Implementing alternative parking standards to discourage car use and encourage transit use.

In addition, as part of the future GO Station planning, GRT will recommend reserving land within the Breslau Secondary Plan for a dedicated "transit way" corridor. This relatively narrow corridor would connect the GO Station to the new Region of Waterloo International Airport terminal, or another suitable transit transfer point.

The corridor would likely be designed for a single lane of traffic with designated passing areas. It could also potentially accommodate autonomous or semi-autonomous vehicles specifically for transporting passengers to and from the airport, similar to systems used in other North American airports.

Future Extension of Ottawa Street

The Region is currently evaluating the potential extension of Ottawa Street east of Fountain Street as part of its Integrated Mobility Plan (IMP). The IMP aims to provide a comprehensive strategy for future transportation needs within the region that meet our community climate change goals and vision zero goals.

Scheduled for completion by the end of 2025, the IMP will replace the Region's existing Transportation Master Plan, which was adopted in 2018. This new Plan will offer a more up-to-date and holistic vision for transportation infrastructure development in the region. Specifically, the IMP will assess the need for and potential alignment of the future extension of Ottawa Street east of Fountain Street. This review will consider various factors, such as potential traffic flow improvements, future development plans, and environmental considerations.

Since the IMP is still under development, the Breslau Secondary Plan should refer to the Ottawa Street extension east of Fountain Street as a "potential future road corridor." This acknowledges the ongoing assessment by the Region and avoids pre-determining the outcome of the IMP process. If the IMP identifies a need for the Ottawa Street extension east of Fountain Street, the final alignment would ultimately be refined through a future Environmental Assessment (EA) process.

The Region's IMP will also evaluate the necessity and timing for the construction of the Ottawa Street bridge over the Grand River. This bridge is a critical component of the development of the Breslau community, creating a direct transportation link to Kitchener and the wider region. The IMP will also review the role of Victoria Street in the Breslau area in context of the construction of new Highway 7. When new Highway 7 opens, opportunities will open for other modes along Victoria Street as the volumes of vehicles decrease.

GRT may need to revise our preliminary comments on the Breslau Secondary Plan depending on the IMP's recommendations regarding the Ottawa Street bridge. The outcome of the IMP will inform GRT's future planning for transit service in this area.

Map 2 (Urban System) of ROPA 6 identifies the Ottawa Street corridor between the west side of Kitchener and Fountain Street in Woolwich as a "Regional Intensification Corridor". These corridors target areas along major transit routes, including Stages 1 and 2 of the ION rapid transit system, for development with higher densities and mix of uses.

The Breslau Secondary Plan should reflect this intensification corridor designation for the specific portion of Ottawa Street between the Grand River and Fountain Street within Woolwich. The policies of the Secondary Plan should also incorporate the requirements outlined in Section 2.D.3 of the ROP. In general, this section provides policy direction for municipalities to set minimum density targets for Regional Intensification Corridors, and to develop associated planning policies to achieve a compact built form, prioritize active transportation, and create vibrant, well-connected communities around transit stops.

Proposed Nodes in the Breslau Secondary Plan

Although we broadly support the concept of developing Breslau around a network of nodes and corridors, we recommend some refinements to the proposed nodes on the draft Secondary Plan to optimize the transit network.

Shantz Station Road and Victoria Street North

We note that approximately half of the node proposed at the corner of Shantz Station Road and Victoria Street North has limited development potential due its location. About a quarter of the node falls outside the designated Urban Area. The remaining portion is constrained by the Memory Gardens Funeral Home and Cemetery and an existing Provincially Significant Wetland. Providing efficient transit service to this node would also require a turnaround area to avoid routing buses down Shantz Station Road, which is not likely to become a transit corridor by 2051.

As a result, the Township should consider eliminating the Shantz Station Road and Victoria Street node, or potentially merge it with the node at Greenhouse Road and Victoria, located west of the cemetery. This would create a stronger node with better development and transit services opportunities.

Kossuth Road and Cober Road

Similar to the Shantz Station node, the proposed node at Kossuth Road and Cober Road faces significant development constraints due to a Provincially Significant Wetland occupying a significant portion of the area (>50%). Furthermore, the draft Secondary Plan proposes to designate this node exclusively for employment uses. Employment

areas typically generate lower passenger volumes throughout the day, potentially limiting the frequency and feasibility of transit service beyond the immediate area surrounding the intersection.

Considering these constraints, we recommend removing the Kossuth Road and Cober Road node from the Secondary Plan. This focuses development on areas with greater potential for higher-density, mixed-use development that can better support frequent transit services.

Ottawa Street Extension west of Fountain Street

The proposed node located along the Ottawa Street extension, west of Fountain Street, presents some challenges for future transit service. If the Ottawa Street Bridge is not built by 2051, GRT would need a turnaround for buses, limiting efficiency. Even with the bridge, only one of the existing intersecting roads is likely to accommodate transit.

To optimize transit access and service potential, we recommend centering this node at the intersection of Ottawa Street and Woolwich Street South. This central location provides better connectivity to potential future transit routes.

Overall, GRT recognizes the importance of well-planned nodes for supporting frequent, all-day transit service. We believe nodes are most effective when developed with a diverse mix of land uses and activities at higher densities.

GRT welcomes the opportunity to collaborate with Township staff to refine the proposed nodes and ensure they are comprehensively addressed in the final Secondary Plan.

Facilitating Transit Services to Public Schools

GRT is committed to providing transit service for high school students residing in the Breslau community. The specific service details will depend on development phasing and the opening timelines for any proposed high schools within the Secondary Plan.

The study area is within 2.5 kilometers of four existing elementary and post-secondary schools: Chicopee Hills (Catholic), École Secondaire Catholique Père-René-de-Galinée (Catholic French Emersion), Woodland Christian (Private), and St. John's Kilmarnock (Private). The construction of the Ottawa Street bridge would bring Grand River Collegiate Institute within 1.5 kilometers of the study area, potentially increasing student ridership from Breslau.

GRT has concerns about the proposed locations for the high schools in the Secondary Plan, identified by the "HS" symbol but not labelled on the plan legend. While the current proposal seems to maximize the distance between existing Catholic and public secondary schools, GRT recommends relocating the proposed high schools closer to most of the planned residential population.

A more central location allows a greater proportion of students to walk, cycle, or roll to school, promoting active transportation. It can also be more convenient for students seeking part-time employment after school hours.

Furthermore, as currently proposed, the two high schools would be difficult to service reliably via transit due to the land required for a bus-turn around. Situating the high schools on local connector roads or Regional roads would eliminate the need for dedicated bus turnaround areas, facilitating more direct, frequent, and reliable transit service for both students and staff.

GRT remains committed to working collaboratively with the Township to ensure a sustainable and efficient transit network is implemented as Breslau grows

3. Region of Waterloo International Airport

The Region of Waterloo International Airport plays a significant role in the region's economic development strategy. The strategy leverages the airport to attract and retain businesses and investment across the region, and to establish a hub for aviation development, manufacturing, training, research and development that anchors a growing aerospace sector in Waterloo Region. The Region also seeks to expand passenger air service for business and leisure travel at the airport, potentially attracting further investment and fostering a world-class travel environment.

In 2023, the airport achieved a record passenger numbers with 445,000, a sixfold increase since pre-pandemic times.

Considering the airport's economic importance and role within the regional transportation network, the Region is committed to collaborating with the Township to ensure responsible land-use planning around the airport. This planning will facilitate the continued airport operation and expansion and minimize any potential negative impacts on surrounding communities.

Our preliminary review of the draft Secondary Plan, conducted in accordance with ROP Policy 5.A.20 and the Provincial Policy Statement (2020), suggests positive alignment with the following policy aspects:

- Supporting the airport's long-term operation and economic role;
- Promoting compatible development between the airport and surrounding uses; and
- Preventing potential aviation safety hazards.

As part of finalizing the Secondary Plan, we will undertake a more in-depth review of proposed land uses surrounding the airport. This will involve using the Township's GIS data to model potential flight hazards caused by taller buildings in medium and high-density areas (orange areas on the draft plan).

The Township's Official Plan currently restricts building heights in high-density zones to eight stories or 30 meters, unless otherwise specified. We will assess if this height restriction is sufficient to address potential flight hazards in these areas.

Through collaboration with the Township, we aim to ensure the Breslau Secondary Plan fosters responsible development that supports both the airport's growth and the well-being of surrounding community.

Updated Region of Waterloo International Airport Master Plan

The Region of Waterloo is currently finalizing an update to the Region of Waterloo International Airport Master Plan, which was last updated in 2017. The updated Plan is tentatively scheduled for Regional Council's consideration and approval in October 2024.

The updated Plan will outline a framework for the airport's phased expansion over the next several years, guiding future development and infrastructure upgrades. It will propose future land uses within the airport grounds, potentially including areas for new commercial development, cargo facilities, or passenger amenities. The Plan will also explore ways to improve connections between the airport and the Region's transit system, as well as the Province's GO Transit network.

The Region is committed to working collaboratively with the Township to ensure the Breslau Secondary Plan aligns with and complements the upcoming Airport Master Plan Update. This collaborative approach will ensure coordinated development around airport that supports both the airport's growth and the needs of the surrounding community.

Proposed Community Improvement Plan for Lands Surrounding the Airport

what is the status of this? CIP

The Region is developing a Community Improvement Plan (CIP) for specific lands surrounding the airport. This CIP, authorized under Section 28 of the Planning Act, aims to create a thriving aviation and aerospace district that fosters economic growth and complements the airport's operations.

We anticipate the CIP will offer financial incentives to property owners who undertake projects aligned with its objectives. These incentives might include tax increment grants, development Charge Reductions, and building improvement funding. While the CIP is in its early stages, we believe there is an opportunity to integrate it with the final Breslau Secondary Plan. Working collaboratively with the Township, we could establish a policy framework that supports the Region's CIP goals and complements the vision for a vibrant and functional aviation and aerospace district.

Regional Water and Wastewater Services

The ROP prioritizes aligning future development with the timely and fiscally responsible delivery of necessary infrastructure. We acknowledge the Township's ongoing Class Environmental Assessment (CEA) for extending sanitary services in the Breslau Secondary Plan study area. This project is crucial for accommodating future development. The anticipated new infrastructure may include local and/or trunk gravity sewers, pumping/lift stations, and force mains.

The Township is targeting June 2024 for the Class Environmental Assessment (CEA) completion, with the new sewer outlet operational by January 2027. The Region's Water Services team is actively involved in this project and committed to supporting this timeline.

To ensure the Breslau CEA aligns with the Region's long-term infrastructure plans, it is crucial to confirm that the population and employment forecasts used in the study are consistent with the Region's upcoming updates to ROP Table 1 (as mentioned previously). This alignment will help guarantee that the planned wastewater servicing capacity will adequately support the anticipated growth within the Breslau Secondary Plan area.

Upon completion of the Woolwich sanitary servicing CEA, the Region will incorporate its findings into two key Regional Master Plan documents:

- **Proposed New Water Supply Master Strategy:** This strategy will outline the Region's plan for ensuring a reliable and sustainable water supply for future growth; and.
- **Proposed Wastewater Treatment Master Plan Update:** This plan will identify strategies for managing and upgrading wastewater treatment infrastructure to meet future demands.

Both Master Plans are currently under development with an anticipated completion date of 2025. *

Conclusion

The Region commends the Township for undertaking the Breslau Secondary Plan. This plan will provide a strong foundation for the community's development over the next several decades.

Building on our initial comments, we will provide some additional comments to you shortly to ensure the proposed Secondary Plan aligns with other development-related policies outlined in the ROP, including source water protection, potential transportation noise, and remediating any known or potentially contaminated sites.

was there another comment letter from the Region?

We appreciate the Township's collaborative approach and look forward to reviewing the forthcoming detailed policy framework within the Secondary Plan.

Please do not hesitate to contact us if you have any questions.

Yours truly,

for

John Lubczynski, MCIP, RPP
Senior Planner

cc. Rod Regier, Region of Waterloo
Danielle DeFields, Region of Waterloo
Amanda Kulter, Region of Waterloo

Document Number: 4704361

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Ontario

107-2023-2172

January 17, 2024

Your Worship, Sandy Shantz
Mayor of Township of Woolwich
24 Church Street West
Elmira ON N3B 2Z6
mayor@woolwich.ca

Dear Mayor Shantz:

Thank you for your email regarding the new Highway 7 between Kitchener and Guelph.

As Minister of Transportation, I am focused on building the critical infrastructure we need for our future, including Highway 7.

On April 28, 2022, as part of our 2022 Ontario Budget: *Ontario's Plan to Build*, our government announced our commitment to move forward with the new Highway 7 between Guelph and Kitchener. I know how important this project is to your community. Highway 7 will help keep people and goods moving, improve safety and support local jobs.

The Ministry of Transportation (MTO) has been advancing the new Highway 7 project using a phased approach. Phase 1, was completed in June 2019, which included a new freeway interchange, widening of the Guelph Street underpass, the widening and realignment of Shirley Avenue, municipal utility relocations at Victoria Street and the replacement of the Victoria Street underpass.

Our government continues to make strong progress and we are moving forward with the design and approvals for the next phase of construction. This work includes the replacement and widening of the Frederick Street bridge over Highway 85. Tendering of this project is planned for early 2024 to facilitate construction of a Highway 85/new Highway 7 interchange.

Furthermore, design work at the east connection of new Highway 7 to Highway 6 (Hanlon Expressway) in Guelph is nearing completion with construction pending the removal of the Guelph Junction Railway north level crossing on the Hanlon expressway just south of Woodlawn Road.

.../2

As construction progresses, the MTO will continue to work with the Township of Woolwich as we build Ontario.

Please feel free to contact Jeremiah Johnston, Corridor Management Planner at jeremiah.johnston@ontario.ca for all development related inquiries or applications.

For more information regarding the Highway 7 project, please visit www.newhighway7.ca/.

Sincerely,



Prabmeet Singh Sarkaria
Minister of Transportation

c: The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
Mike Harris MPP, Kitchener – Conestoga

Nancy Thompson

From: Jeremy Vink
Sent: November 8, 2023 1:46 PM
To: Jared Puppe; Lori Fox
Cc: Deanne Friess
Subject: FW: Breslau Transportation Review Update Meeting - Wednesday 1PM
Attachments: ROW Comments for Township Meeting.docx

FYI

Take a look at some of the comments from the Region to questions/discussion from our Transportation Engineers working on Breslau.
Items to note:

- Regional roads – will only be two lanes, widen only for HOV
- Super Trails – (they want super trails but no one has ever heard of them)
- Want future 50% of trips to be active transportation.

Jeremy Vink MCIP RPP
Manager of Planning
Development Services
Township of Woolwich

From: jmcgill@mobilsafe.ca <jmcgill@mobilsafe.ca>
Sent: Tuesday, November 7, 2023 9:22 AM
To: Jeremy Vink <jvink@woolwich.ca>
Cc: Jack Thompson <jthompson@thtinc.ca>; 'Heather Sewell NPG' <hsewell@npgsolutions.ca>
Subject: Breslau Transportation Review Update Meeting - Wednesday 1PM

Jeremy:

As noted last week, we have achieved a couple of advancements to the project.

For our discussions Wednesday, we wanted to:

1. Review the summary report prepared attached to ensure we have your responses.
2. Update on our ROW request for data as attached and Keyworth email below.
3. Ensure we have the correct pop/emp targets.
4. Discuss our methodology that is perhaps light on hard calculations without good data to rely on:
    a. Opportunities
    b. Constraints
    c. Policy/Implementation Strategies
    d. SP Recommendations
5. Draft Report structure.

Hi John and Jack,

Thanks for the good discussion this morning. I'm sending you links to the materials I shared during the meeting:

- **August 11, 2022 Regional Planning & Works Committee Item 6.1 PDL-CPL-22-24**: This is the original report to Regional P&W Committee regarding ROPA 6. There is a number of attachments, mostly I shared Attachment C – Recommended Expansion Areas. This also has some language around the Ottawa Street extension and rapid transit idea.
- **June 6, 2023 Regional Planning & Works Committee Item 9.1.1 PDL-CPL-23-017**: This is the report to Regional P&W Committee regarding the Minister's decision regarding ROPA 6. The presentation is probably the most useful attachment here.
- **2018 Transportation Master Plan Appendix G – Transit Strategy Report**: Exhibit 7.1 conceptually shows the GO Train extension south of the proposed GO Station (Greenhouse Road location) towards the airport.

Regards,

Geoffrey Keyworth, P.Eng. (he/him)
Senior Transportation Planning Engineer | Transportation Services (TSD)

Thank you.

John McGill, P.Eng., PTOE, RSP1
President
MobilSafe Solutions Ltd.
905.330.9569
jmcgill@mobilsafe.ca
www.mobilsafe.ca

MobilSafe

ROW Transportation Staff / MobilSafe Meeting – Breslau SP – November 1, 2023

Topic	ROW Comment Topic	ROW Comments	SP Transportation Analysis Comment
ROPA 6 Ministers Decision	Breslau SP - Extend East Boundary to Shantz Station Rd.		SP conforms to boundary requirements
	ROPA 6 Population or Employment Forecasts not available.	ROW not providing updated population and employment forecasts	
Breslau Settlement Plan	Township Population Forecast – 43,000	Looking for increased medium/high density	Need confirmation of pop/emp targets.
	Township Employment Forecast – 43,000	Sufficient employment lands identified?	Employment to Population Activity Rate of 50% is a more realistic target.
	Looking for 15 minute community framework	Looking for Activity Based Communities	800m walk radius identified.
	Community Nodes	Do they represent future transit nodes? Why is there a node at Victoria Street and Shantz Station Road – easterly edge of proposed development	
	Trails and Active Transportation Plan	Where are they located within SP? Active transportation separate from vehicles in a well lit and maintained trail system works best	Policy focus not network focus for trail implementation
	Super Trails for Active Transportation	Where are they	What are they and who has responsibility for planning and implementation
	Future Transit Plan	Location of future transit nodes, transfer points etc.	TMP does not show transit servicing Breslau except for Ottawa Street Extension. Should be policy based not network based

Topic	ROW Comment Topic	ROW Comments	SP Transportation Analysis Comment
GO Transit Station	ROW question location of GO Station and passenger access	ROW staff suggested that GO Station adjacent to Fountain Street provides better access	Fountian St. location id consistent with Dolman St. Extension EA and provides better transit service between GO and Airport
TMP (2017)	ROW initiating a new TMP study 2024	Majority (over 50%) of trips will be Active Transportation trips in future. ROW want to restrict Regional arterial roads to 2 travel lanes with possibility to expand to 2 HOV lanes.	The SP should identify the transportation system required. Fountain St. 4 lanes with cycle lanes seems reasonable for amount of development planned. Policies can recommend that 2 lanes be converted to HOV in the longer term if transit demands are forthcoming.
	Ottawa St. Extension	TMP did not recommend rapid transit along Ottawa St. west of Grand River. New TMP may change recommendation.	SP should plan for an Ottawa St. Extension that supports GRT service. Without GRT access via Ottawa St. high transit use will not materialize
	New Highway 7	What is vision for Victoria St once New Highway 7 is implemented	Victoria St should remain as a major Arterial at least to Shantz Station Rd.
	Regional Road Design	ROW suggest Region Road right of way to be 1/3 AT, 1/3 Vehicles and 1/3 landscape.	Regional Road design requirements will have major impact on network operations
Airport Terminal	New Terminal likely on north side of Airport	Access would be from Lonsdale Rd.	Requires Menno St. to be designed to accommodate transit
Data Request	ROW Staff will assemble available information	ROW has limited traffic or transportation data within Breslau SP	Will know status by mid November

John Scarfone

From: Jeremy Vink
Sent: Friday, October 13, 2023 11:42 AM
To: Brenna MacKinnon (BMacKinnon@regionofwaterloo.ca); John Lubczynski
Cc: Deanne Friess; Rod Regier; John Scarfone
Subject: Breslau
Attachments: RE: Breslau Settlement Plan - Proposed Land Use Option; DRAFT Breslau Official Plan Policies V3 Clean Copy JV.docx

Brenna/ John

Just as a follow up to the meeting we had yesterday.

As requested, I sent the GIS layers to Ryan and yourselves of our proposed plan for Breslau. Although I had originally proposed that we provide the Region some high level points on potential OP policy changes, I have attached a draft of the potential policy changes that are under consideration, both general policies and the more detailed Breslau Urban Area policies. As noted, we are anticipating Regional comments to the OP work and the Breslau plan from a planning perspective with respect to PPS, P2G and ROP conformity. We will be looking for those comments in the coming months.

The larger/more urgent items we would like to address with the Region and as a follow up to our meeting request in August (attached), are items that would not be captured in the planning review, being the following:

- The airport area – including land uses in and around the airport, road network etc.
- The status of the GO Station and identify the same in the proposed plan.
- Transit issues
- Other Regional landowner interest items?

Please advise who would be involved in such discussions and provide some dates and times so we can have these discussions to incorporate elements into the plan.

Sincerely

Jeremy Vink MCIP RPP
Manager of Planning
Development Services, Township of Woolwich

24 Church Street West, P.O. Box 158
Elmira, Ontario N3B 2Z6
Phone: (519) 669-1647 ext. 6038
Toll Free: 1-877-969-0094 ext. 6038
Direct Line - (519) 669-6038
Fax - (519) 669-4669
Email - jvink@woolwich.ca
Website - www.woolwich.ca
Like us on Facebook and Follow us on Twitter

John Scarfone

From: Trevor Heywood <theywood@grandriver.ca>
Sent: Friday, October 6, 2023 11:43 AM
To: John Scarfone
Cc: Jeremy Vink; Cameron Irvine
Subject: RE: [EXT] New Highway 7 at Breslau

FYI, I spoke with WSP this morning regarding the Grand River Bridges mentioned in the notice. Bob Felker is also working on the 'Phase 3' element (i.e. the whole thing), and I requested he reach out to you in context of the Settlement Plan and our work to support the SWS / drainage plan.

Trevor Heywood
Resource Planner
Grand River Conservation Authority

From: John Scarfone <jscarfone@woolwich.ca>
Sent: Tuesday, September 26, 2023 3:31 PM
To: Trevor Heywood <theywood@grandriver.ca>
Cc: Jeremy Vink <jvink@woolwich.ca>; Cameron Irvine <cirvine@grandriver.ca>
Subject: RE: [EXT] New Highway 7 at Breslau

Hi Trevor – thanks for forwarding this information from MTO – we met with MTO Staff in July and they could not provide any definite timeline as to when the project will begin for their final phase. They indicated that it was not included in their 5 year capital budget. We will follow up with their Staff.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
519-669-4669 - fax
jscarfone@woolwich.ca

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From: Trevor Heywood <theywood@grandriver.ca>
Sent: Tuesday, September 26, 2023 3:24 PM
To: John Scarfone <jscarfone@woolwich.ca>
Cc: Jeremy Vink <jvink@woolwich.ca>; Cameron Irvine <cirvine@grandriver.ca>
Subject: [EXT] New Highway 7 at Breslau

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Hey John,

You may or may not have received the attached notice. In a nutshell, MTO's DCR for the Grand River bridges is due to be uploaded for consultation tomorrow, and they have stated that "engineering and environmental work for the final phase of new Highway 7 is progressing."

I was combing through some older documents to get caught up on context and I noted MTO's Initial Design Report looked at where structures and culverts would be placed, and their sizing. It'd still be worth contacting MTO as this is going on a decade old info, but lacking any other info, it could help evaluate the flood hazard in the north part of the settlement area where catchments drain north (Hopewell Creek to Shantz Station Road).

Lastly, the owners at 2450 Victoria St N have knocked on our door regarding the flooding hazards. I pointed them to you on what evaluation may be done, but otherwise told them they'd have to do it.

Regards,

Trevor Heywood B.Sc.(Env.)
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Phone: 519-621-2761 ext. 2292
Email: theywood@grandriver.ca
www.grandriver.ca | Connect with us on social media

John Scarfone

From: John Scarfone
Sent: Thursday, October 5, 2023 8:27 AM
To: Johnston, Jeremiah (MTO)
Cc: Hodgins, Allan (MTO); Jeremy Vink
Subject: RE: [EXT] RE: Breslau Settlement Plan - Proposed Land Use Option

Sounds good Jeremiah. I will advise you once the Mayor receives a response to her July 2023 letter from the Minister of Transportation.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
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jscarfone@woolwich.ca

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From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Wednesday, October 4, 2023 4:50 PM
To: John Scarfone <jscarfone@woolwich.ca>; Jeremy Vink <jvink@woolwich.ca>
Cc: Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>
Subject: RE: [EXT] RE: Breslau Settlement Plan - Proposed Land Use Option

Hi John,

Let's reconvene at a staff level once the Township has a response to the letter in hand.

We would appreciate if you would share the response in advance of the meeting as you will likely receive it prior to Allan and I being able to obtain a copy of what was sent internally. As odd as that sounds.

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: John Scarfone <jscarfone@woolwich.ca>
Sent: October 3, 2023 4:18 PM
To: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; Jeremy Vink <jvink@woolwich.ca>
Cc: Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>; Deanne Friess <dfriess@woolwich.ca>
Subject: RE: [EXT] RE: Breslau Settlement Plan - Proposed Land Use Option

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Hi Jeremiah

Further to your supplementary comments below, I am following up as to whether your team has had any internal discussions in response to Woolwich Mayor, Sandy Shantz, July 2023 letter to the Minister of Transportation concerning the implications of planning Breslau's new growth area along Highway 7. The attached letter was copied to your colleague, Allan Hodgins.

In the Mayor's letter, she indicated that the current MTO Provincial standards for existing Highway 7 may 'slow' the planning of a significant portion of the new urban area in Breslau and potentially undermine the Township's ability of implementing the Province's mandate of creating more new homes in Ontario over the next decade. In response to this issue, Mayor Shantz was advocating the acceleration of constructing new Highway 7 or applying alternative Provincial road standards when planning for new development along the existing Highway 7 corridor. Since the construction of new Highway 7 is currently not within the 5-year capital forecast as per our last conversation, is MTO Staff receptive in considering the alternative design standard option. If so, Township Staff would be willing to meet with your team to explore this option further, which may help shape your final comments on the preferred land use plan for Breslau.

I look forward to your response.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
519-669-4669 - fax

jscarfone@woolwich.ca

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From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Tuesday, October 3, 2023 10:27 AM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Hodgins, Allan (MTO) <Allan.Hodgins@ontario.ca>; Planning <planning@woolwich.onmicrosoft.com>; Nancy Thompson <nthompson@woolwich.ca>
Subject: [EXT] RE: Breslau Settlement Plan - Proposed Land Use Option

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Hello Jeremy and John,

MTO has no specific comments to share additional to those provided earlier this year.

MTO would like the opportunity comment on and to be apart of the project team(s) for any over arching studies related to Transportation, Servicing ext. that the Township will be undertaking.

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: August 16, 2023 10:54 AM
To: Planning <planning@woolwich.ca>
Cc: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Subject: Breslau Settlement Plan - Proposed Land Use Option

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To whom it may Concern

The Township of Woolwich initiated a review of the Breslau Settlement Plan policies in conjunction with reviewing the Official Plan and in response to the Province's approval of Regional Official Plan (ROPA) #6, which significantly expanded its urban area. In June of 2023, the Township held the 1st community building open house presenting:

- the proposed new urban settlement limits of Breslau as established by ROPA #6;
- a number of land use concepts and corresponding population projections within this new urban area as well as potential changes to existing land uses designations within the current settlement limits; and
- potential new transportation corridors and a high-level servicing strategy.

The Township has received comments from the public/stakeholders and have been meeting with the various agencies/departments concerning the information presented at the community building open house. In addition, Township Staff has developed a draft (see attachment) of a proposed land use option based on the feedback received to date and begun reviewing/revising the corresponding Breslau Settlement Plan policies.

Township Staff is requesting your preliminary comments on the attached proposed land use option from the perspective of your agency/department. We would appreciate your initial comments by **October 2, 2023**. Based on the comments received, Township Staff may further refine the proposed land use option before presenting it at the 2nd community building open house to be scheduled later this year. Township Staff acknowledges that the comments received from your agency/department on the proposed land use option may only be preliminary and subsequent comments may follow as the proposed land use option evolves and additional supporting information is provided through this public consultation process.

If you have any questions or points of clarification please do not hesitate to contact me or Jeremy Vink, Manager of Planning who is copied on this email. If wish to meet with Township Staff to discuss your preliminary comments, we would welcome the opportunity.

Thanks in advance on your review and input.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
519-669-4669 - fax
jscarfone@woolwich.ca

Public School Board

John Scarfone

From: Lauren Agar <lauren_agar@wrdsb.ca>
Sent: Thursday, September 28, 2023 8:00 AM
To: John Scarfone
Cc: Planning; Jeremy Vink; Planning; Nancy Thompson
Subject: [EXT] Re: Breslau Settlement Plan - Proposed Land Use Option

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September 28, 2023

John Scarfone & Jeremy Vink
Development Services
Township of Woolwich

Re: Breslau Settlement Plan - Proposed Land Use Option

Dear John & Jeremy,

Thank you for providing the Waterloo Region District School Board (the "WRDSB") with the opportunity to review and comment on the proposed land use option for the Breslau Settlement Plan to incorporate the new urban settlement limits of Breslau as established by ROPA #6. Planning staff have appreciated the Township's efforts to engage with the WRDSB early in this process, and the responsiveness of staff in addressing initial questions and comments. The WRDSB looks forward to continued consultation and collaboration through the planning process. Comments in this letter relate to the proposed land use option - Concept 4B circulated on August 16, 2023, and the materials posted on Engage Woolwich in June 2023.

School Site Needs

Residential development of the lands subject to the Settlement Plan expansion has not been contemplated within our 2020-2030 Long-Term Accommodation Plan, nor the 2021 Education Development Charges By-law, as amended, and Background Study. No area elementary and secondary schools would have space to accommodate the anticipated pupil yield from this size and type of settlement area expansion.

The WRDSB's New School Site Assessment and Selection Criteria were provided to the Township on August 16, 2023. It will be important for the WRDSB to understand unit types and densities proposed to make appropriate assumptions on potential student accommodation needs. Generally, the WRDSB requests a minimum of 7 acres (2.8 ha) of land for elementary schools to support enrolments of greater than 600 pupil places. The WRDSB prefers to construct secondary schools for 1200 pupil places or greater; therefore, it requests a minimum of 15 acres (6.07 ha) of land. Any proposed school would be subject to Ministry of Education funding approvals through the Capital Priorities Program; however, land may be eligible to be acquired through Education Development Charges.

Understanding the limitations on development with respect to environmental features and the proximity to the airport, we anticipate a desire to consolidate land uses where possible. The Ministry of Education is encouraging the co-development of schools among school boards. The WRDSB may consider co-locating with the Waterloo Catholic District School Board (WCDSB), Conseil scolaire Viamonde, Conseil scolaire catholique MonAvenir on new school facilities where practical. The WRDSB is also open to forming partnerships with other entities (e.g., Township recreational facilities, public library, child care, etc.) to provide adequate services to the Breslau Settlement area.

15-Minute Neighbourhoods and Active Transporation

The WRDSB supports the 15-minute neighbourhood concept where residents can meet their daily needs for living short by a short trip from home by walking, cycling, and rolling as identified in ROPA #6. This can be achieved by encouraging more compact built form and access to a broad mix of uses. There are nodes identified in Concept 4B that appear to be very heavily weighted to residential uses. The WRDSB encourages the Township to consider the mix of compatible land uses that create greater access. It is our experience that families who utilize active transportation to meet their daily needs are more likely to use active transportation for the school commute.
WRDSB staff remain interested in ensuring that school-destined pedestrians and active travellers are proactively planned for and that infrastructure that encourages active travel is provided. School board staff would be pleased to meet with the Township and School Transportation Services of Waterloo Region (STSWR) as part of future planning processes to discuss school site access.

The WRDSB requests to be circulated on any subsequent materials related to the Breslau Settlement Plan and reserves the right to comment further on this Plan.
If you have any questions about the comments provided, don't hesitate to contact the undersigned.
Sincerely,

Lauren Agar
Senior Manager of Planning
T: 519-570-0003 ext. 4596

On Wed, 16 Aug 2023 at 10:53, Nancy Thompson <nthompson@woolwich.ca> wrote:

To whom it may Concern

The Township of Woolwich initiated a review of the Breslau Settlement Plan policies in conjunction with reviewing the Official Plan and in response to the Province's approval of Regional Official Plan (ROPA) #6, which significantly expanded its urban area. In June of 2023, the Township held the 1st community building open house presenting:

- the proposed new urban settlement limits of Breslau as established by ROPA #6;
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- potential new transportation corridors and a high-level servicing strategy.

The Township has received comments from the public/stakeholders and have been meeting with the various agencies/departments concerning the information presented at the community building open house. In addition, Township Staff has developed a draft (see attachment) of a proposed land use option based on the feedback received to date and begun reviewing/revising the corresponding Breslau Settlement Plan policies.

Township Staff is requesting your preliminary comments on the attached proposed land use option from the perspective of your agency/department. We would appreciate your initial comments by **October 2, 2023**. Based on the comments received, Township Staff may further refine the proposed land use option before presenting it at the 2nd community building open house to be scheduled later this year. Township Staff acknowledges that the comments received from your agency/department on the proposed land use option may only be preliminary and subsequent comments may follow as the proposed land use option evolves and additional supporting information is provided through this public consultation process.

If you have any questions or points of clarification please do not hesitate to contact me or Jeremy Vink, Manager of Planning who is copied on this email. If wish to meet with Township Staff to discuss your preliminary comments, we would welcome the opportunity.

Thanks in advance on your review and input.

Sincerely,

John Scarfone, M.C.I.P, R.P.P

Development Services

Township of Woolwich

519-669-6037 - direct

519-465-8103 – cell

MTO

John Scarfone

From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Tuesday, October 3, 2023 10:27 AM
To: Jeremy Vink; John Scarfone
Cc: Hodgins, Allan (MTO); Planning; Nancy Thompson
Subject: [EXT] RE: Breslau Settlement Plan - Proposed Land Use Option
Attachments: RE: Notice of Community Building Open House - Breslau Settlement Plan Policies; Concept 4B August2023.pdf

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Hello Jeremy and John,

MTO has no specific comments to share additional to those provided earlier this year.

MTO would like the opportunity comment on and to be apart of the project team(s) for any over arching studies related to Transportation, Servicing ext. that the Township will be undertaking.

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: August 16, 2023 10:54 AM
To: Planning <planning@woolwich.ca>
Cc: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Subject: Breslau Settlement Plan - Proposed Land Use Option

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Thanks in advance on your review and input.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
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Township of Woolwich
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jscarfone@woolwich.ca

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John Scarfone

From: Johnston, Jeremiah (MTO) <JeremiahJohnston@ontario.ca>
Sent: Thursday, June 22, 2023 3:00 PM
To: Nancy Thompson; Jeremy Vink; John Scarfone
Subject: RE: Notice of Community Building Open House - Breslau Settlement Plan Policies

Hello Jeremy and John,

Thank you for the notifying MTO of the Township of Woolwich's - Breslau Settlement Plan Policies public meeting, scheduled to take place this afternoon.

In addition to all applicable municipal requirements, development adjacent to or in proximity with a Provincial Highway may be subject to Ministry of Transportation permits and permit requirements pursuant to the *Public Transportation and Highway Improvement Act.* MTO permit requirements include, but are not limited to MTO access management policy, traffic impact studies, storm water management reports, MTO setback requirements, site/servicing plans and any other technical studies the Ministry of Transportation may require.

Early consultation with MTO is encouraged to ensure the integration of municipal planning initiatives with provincial requirements and long term transportation planning. Any new area within the Township of Woolwich identified for future development that is located adjacent to or in the vicinity of a provincial highway or interchange / intersection within MTO's permit control area will be subject to MTO's policies, standards, and requirements.

Upon a cursory review of the documents available on the website MTO provides the following comments;

- It appears multiple new connections are shown to be added to the Highway 7 corridor. As MTO is the Road Authority for this section of Highway 7, any proposed access is subject to MTO access management policy and MTO approval / permit.
- On the map titled "current planned transportation improvements", the fountain street extension is shown to take place in the year of 2031. However, it is my understanding that currently these works would be undertaken by MTO and that these works have yet to be programed by MTO.
- Going forward, MTO would appreciate the opportunity to review any documents prior to them being released to the public, to confirm compliance with applicable MTO policy.

I apologise I was not able to get these comments to you earlier.

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: June 20, 2023 10:48 AM
To: Blair Hiseler (Blair.Hiseler@enbridge.com) <Blair.Hiseler@enbridge.com>; Brenda Slater (brenda.slater@mpac.ca) <brenda.slater@mpac.ca>; Button, Kelly <Kelly.Button@mpac.ca>; eclerk@enovapower.com; GRCA - Resource Planning (planning@grandriver.ca) <planning@grandriver.ca>; Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; MPAC Notice of Decision (lpuconsents@mpac.ca) <LPUconsents@mpac.ca>; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; Ontario Power Generation (executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; Region of Waterloo Clerk (regionalclerk@regionofwaterloo.ca) <regionalclerk@regionofwaterloo.ca>; Regional Planning <PlanningApplications@regionofwaterloo.ca>; Waterloo Catholic District School Board (planning@wcdsb.ca) <planning@wcdsb.ca>; Waterloo Region District School Board (planning@wrdsb.ca) <planning@wrdsb.ca>
Subject: RE: Notice of Community Building Open House - Breslau Settlement Plan Policies

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

All

Further to the notification below, the Township's presentation material including proposal land use concepts have been uploaded to the EngageWR page at the link below.
Staff have also included a survey that we invite you to complete. Thank you

https://www.engageewr.ca/breslau-secondary-plan-update

Nancy Thompson
Admin. Coordinator/Planning Assistant
Development Services

Direct Line - 519-669-6040
Office - 519-669-1647 / Toll Free - 1-877-969-0094 ext. 6040
Fax - 519-669-4669

WOOLWICH TOWNSHIP

Township of Woolwich
24 Church Street West, P.O. Box 158
Elmira. Ontario N3B 2Z6

From: Nancy Thompson
Sent: Thursday, June 1, 2023 8:53 AM
To: Blair Hiseler (Blair.Hiseler@enbridge.com) <Blair.Hiseler@enbridge.com>; Brenda Slater (brenda.slater@mpac.ca) <brenda.slater@mpac.ca>; Button, Kelly <Kelly.Button@mpac.ca>; eclerk@enovapower.com; GRCA - Resource Planning (planning@grandriver.ca) <planning@grandriver.ca>; Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; MPAC Notice of Decision (lpuconsents@mpac.ca) <LPUconsents@mpac.ca>; MTO Admin Contact (corridor.admin@ontario.ca) <corridor.admin@ontario.ca>; Ontario Power Generation (executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; Region of Waterloo Clerk (regionalclerk@regionofwaterloo.ca) <regionalclerk@regionofwaterloo.ca>; Regional Planning <PlanningApplications@regionofwaterloo.ca>; Waterloo Catholic District School Board (planning@wcdsb.ca) <planning@wcdsb.ca>; Waterloo Region District School Board (planning@wrdsb.ca) <planning@wrdsb.ca>
Subject: Notice of Community Building Open House - Breslau Settlement Plan Policies

All

Please find attached for your information a copy of a notice that has been prepared by Planning staff for an upcoming Community-Building Open House for the review of the Breslau Settlement Plan Policies to be held on Thursday June 22nd. Additional information related to this review will be posted to the Woolwich EngageWR page as it becomes available.

https://www.engageewr.ca/breslau-secondary-plan-update

Thank you

Nancy Thompson
Admin. Coordinator/Planning Assistant
Development Services

Direct Line - 519-669-6040
Office - 519-669-1647 / Toll Free - 1-877-969-0094 ext. 6040
Fax - 519-669-4669

WOOLWICH TOWNSHIP

Township of Woolwich
24 Church Street West, P.O. Box 158
Elmira, Ontario N3B 2Z6

Waterloo Catholic District School Board
Quality, Inclusive, Faith Based Education

35 Weber St. W., Unit A
Kitchener, ON, Canada N2H 3Z1
519-578-3660
info@wcdsb.ca

September 24, 2023

Township of Woolwich
24 Church Street West
P.O. Box 158
Elmira, ON N3B 2Z6

Attention: Jeremy Vink, Manager of Planning
John Scarfone, Planner

Re: Review of Breslau Secondary Plan Update and Official Plan Review

Dear Jeremy and John,

Thank you for the opportunity to review and comment on the township's review of the Breslau Secondary Plan Update and Official Plan Review and for the time you have both taken to meet with us to share information on the reviews and the options being considered for the lands recently incorporated into the settlement area boundary.

The province's approval of ROPA 6 significantly expanded the urban area of Breslau. Together with new population and employment targets, this change will impact the growth patterns in the area, and the need for additional Catholic school accommodation.

Section f) of the current vision for Breslau establishes that new schools and community facilities be constructed to meet the needs of the immediate and surrounding area. We would suggest that this vision remains especially relevant as the township considers how to accommodate 20-25,000 additional persons in this area in the coming decades.

The principles of 15-minute communities established by ROPA 6 reinforces the need to establish a land use plan which supports access to public service facilities, including schools, proximate to residential areas.

In the absence of comprehensive land use plans, unit yields or built form details it is challenging to anticipate future enrolment; however, it is prudent to plan for a minimum of one 6 ac. Catholic elementary school site. The following general location criteria should be considered when identifying a possible future school site:

- centrally located within the community,
- co-location with a City park,
- frontage on two roads,
- not located next to storm water management facilities (wet or dry)
- exclusive of any natural heritage features i.e., wetland / significant woodlot
- as a sensitive land use, schools should not be located near any land use where noise or vibration would be of concern.

It is our understanding that significant investment in the extension of municipal services is required to support development in this area. As such, it is the board's preference to have one elementary school site located in an early phase / stage of development.

Early staging ensures that as development progresses, that a site is ready to service the growing community at such time as capital dollars are available to support school construction. A second site could also be considered further north, which the board will confirm as plans are refined.

Sincerely,
Waterloo Catholic District School Board

Jennifer Passy, BES, MCIP, RPP
Manager of Planning

cc: Virina Elgawly, Planning Officer
Jordan Neale, Planning Technician

John Scarfone

From: Jennifer Passy <Jennifer.Passy@wcdsb.ca>
Sent: Wednesday, August 16, 2023 3:35 PM
To: Jeremy Vink; John Scarfone
Subject: [EXT] FW: Breslau Settlement Plan - Proposed Land Use Option
Attachments: Concept 4B August2023.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

We very much appreciate your time this AM and the email received earlier today with further detail on next steps.

I wanted to quickly bring to your attention that the St. Boniface CES site appears to be shaded and in the right spot on the attached map, but without an ES notation. There is a site marked ES on Woolwich which I believe is a church / cemetery.

Jennifer Passy, BES, MCIP, RPP (she/her)
Manager of Planning
Waterloo Catholic District School Board
O: 519-578-3677 X2253
C: 519-501-5285
Note: The offices of the WCDSB are closed on Fridays throughout the summer.

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: Wednesday, August 16, 2023 10:54 AM
To: Planning <planning@woolwich.ca>
Cc: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Subject: Breslau Settlement Plan - Proposed Land Use Option

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To whom it may Concern

The Township of Woolwich initiated a review of the Breslau Settlement Plan policies in conjunction with reviewing the Official Plan and in response to the Province's approval of Regional Official Plan (ROPA) #6, which significantly expanded its urban area. In June of 2023, the Township held the 1st community building open house presenting:

- the proposed new urban settlement limits of Breslau as established by ROPA #6;
- a number of land use concepts and corresponding population projections within this new urban area as well as potential changes to existing land uses designations within the current settlement limits; and
- potential new transportation corridors and a high-level servicing strategy.

The Township has received comments from the public/stakeholders and have been meeting with the various agencies/departments concerning the information presented at the community building open house. In addition, Township Staff has developed a draft (see attachment) of a proposed land use option based on the feedback received to date and begun reviewing/revising the corresponding Breslau Settlement Plan policies.

Township Staff is requesting your preliminary comments on the attached proposed land use option from the perspective of your agency/department. We would appreciate your initial comments by **October 2, 2023**. Based on the comments received, Township Staff may further refine the proposed land use option before presenting it at the 2nd community building open house to be scheduled later this year. Township Staff acknowledges that the comments received from your agency/department on the proposed land use option may only be preliminary and subsequent comments may follow as the proposed land use option evolves and additional supporting information is provided through this public consultation process.

If you have any questions or points of clarification please do not hesitate to contact me or Jeremy Vink, Manager of Planning who is copied on this email. If wish to meet with Township Staff to discuss your preliminary comments, we would welcome the opportunity.

Thanks in advance on your review and input.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
519-669-4669 - fax
jscarfone@woolwich.ca

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Grand River Conservation Authority

Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

July 26, 2023

Jeremy Vink
Manager of Planning
Development Services
Township of Woolwich
24 Church Street West, PO Box 158
Elmira ON N3B 2Z6
jvink@woolwich.ca

Re: Breslau Settlement Plan Update

Dear Mr. Vink,

The Grand River Conservation Authority (GRCA) has received and reviewed the Public Consultation Session 1 materials for the Breslau Settlement Plan Update (Plan Update). The GRCA wishes to advise the Township through the Plan Update process in accordance with Ontario Regulation 686/21, acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as well as in accordance with Ontario Regulation 150/06 and GRCA's Board approved policies.

Per the above policies / regulations and technical guidance developed by the Province, development shall generally be directed to areas outside of flooding hazards, erosion hazards, and other hazardous sites. This includes wetlands, which contain unstable soils and provide a hydrologic function in mitigating flooding.

We have reviewed the land use concepts, transportation servicing plan, as well as existing information we have in house. We wish to make the following comments:

Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities | The Grand A Canadian Heritage River

1. If development is generally directed away from natural hazards, the GRCA generally does not have preferences or concerns with specific land uses. We may provide advice with respect to where residential and overnight accommodation uses are located, and the condition / location or existing or proposed transportation corridors, to ensure that these land uses have safe access during flooding emergencies.

2. A subwatershed study should be undertaken for the new lands, and this should include assessment and delineation of regulatory flooding hazards (i.e. greater of Hurricane Hazel or 100-year Storm). We are already engaging the Township in separate dialogue on the scope of this assessment for catchments in the Breslau Drain, Randall Drain, and Chilligo Creek subwatersheds, as well as other catchments near or direct to the Grand River. We wish to highlight the following:
    a. Many floodplains are estimated (i.e. lacking sufficient information), and assessing them is critical to confirm the extent of developable area. Any floodplain modelling should follow data, analysis, modelling and mapping requirements set out in the Technical Guide for River & Stream System: Flood Hazard Limit (MNR, 2002) and Technical Guidelines for Flood Hazard Mapping (Environmental Water Resources Group, March 2017) so that it meets GRCA's engineering standards. Public consultation must also include any changes to the flooding hazard extent, so that it can be used in support of GRCA Board approval of the floodplain mapping under Ontario Regulation 150/06.
    b. There is an area of drainage north of Victoria Street and east of Ebycrest Road that currently appears to drain under Ebycrest Road, parallel to the future Highway 7, to an unnamed watercourse 500 metres upstream from the Grand River. In addition to the flooding hazard, the Township may have interest in maintaining drainage for future development.
    c. An unnamed watercourse provides drainage from the southeast, through the Victoria Street North / Greenhouse Road intersection, and northwest to Hopewell Creek. The portion of the watercourse northwest of the intersection is tile-drained. The flooding hazard associated with this watercourse should be assessed. Measures such as daylighting may provide an opportunity to contain the flooding hazard and promote infiltration.
    d. We understand that the Ontario Ministry of Transportation (MTO) is continuing planning for the new Highway 7. The project has the potential to significantly change drainage patterns. We recommend consulting with the MTO on the latest stormwater and drainage plans for the highway corridor.

3. The land use concepts do not seem to capture slope erosion hazards. More restrictive land use designations should be considered for these areas. The GRCA recommends that the Township identifies a preliminary extent of significant riverine erosion hazards to properly assess developable area.
    a. We note that our Woolwich Dyke property (north and west of 4808 Fountain Street North) is marked as "Employment Use" in all land use concepts. This property is a slope erosion hazard with no potential for development, and should be designated "Environmental Protection" or similar.
    b. The Grand River's slope erosion hazard south of Bridge Street and west of Ebycrest Road may pose a constraint, especially in combination with MTO-required setbacks from the future Highway 7.

4. Map 6 (Current and Planned Transportation Improvements) shows the Breslau East Connector Road, the long-envisioned Ottawa Street crossing over the Grand River, as well as a railway extension to the Region of Waterloo International Airport. Maps 3-5 also appear to show a southern extension of Wurster Place. These are all in the vicinity of large intact units of the Provincially Significant Breslau Wetland Complex. As per Provincial and GRCA policy, any public infrastructure proposed in and around wetlands should:
    a. Consider all alternatives to avoid wetland loss or interference to the greatest extent possible;
    b. Where loss or interference is unavoidable, it is minimized to the greatest extent possible; and,
    c. Where loss or interference still occurs, intrusions on significant hydrologic functions are minimized, restored and enhanced to the greatest extent possible.

    With this in mind, we would encourage the Township to explore coordinating and consolidating transportation corridors that need to extend from Fountain Street / Region of Waterloo International Airport area Victoria Street / future Breslau GO Station area. This can include Township roads, Regional roads, trails, and railways. Discussing these transportation needs with the relevant stakeholders may identify conceptual corridor(s) and inform design requirements that help avoid / minimize wetland impacts.

5. The Plan Update contemplates development within Breslau Pit. Any redevelopment must be in accordance with the approved Final Rehabilitation Plan (Planning Initiatives Limited, revised October 15, 2017) and the resulting extents of the flooding / erosion hazards of the Grand River and Breslau Drain. The extent of these hazards may need further assessment.

6. We recommend that the Township consults with the City of Kitchener if any other crossings of the Grand River, aside from Victoria Street and Ottawa Street, are contemplated. This could include vehicular and active transportation crossings. We can provide preliminary input to ensure any crossings are conceptually planned in spots that present less challenges from a natural hazard perspective.

7. Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, the GRCA is no longer in a position to provide comments and advice related to natural heritage and select aspects of stormwater management. We will still provide any relevant background data we have in an advisory capacity. The Township should adjust study requirements accordingly.

8. For background information, we recommend using the latest Ontario Digital Terrain Model (Lidar-Derived) from the Ontario GeoHub (the Province's data portal), as well as GIS layers for GRCA-regulated features from the Grand River Information Network (regulated waterbody, regulated watercourse, floodplain, slope valley, slope hazard, wetlands, regulated area). We can also provide the hydraulic models for the Grand River.

We trust this information is of assistance. If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2292 or theywood@grandriver.ca.

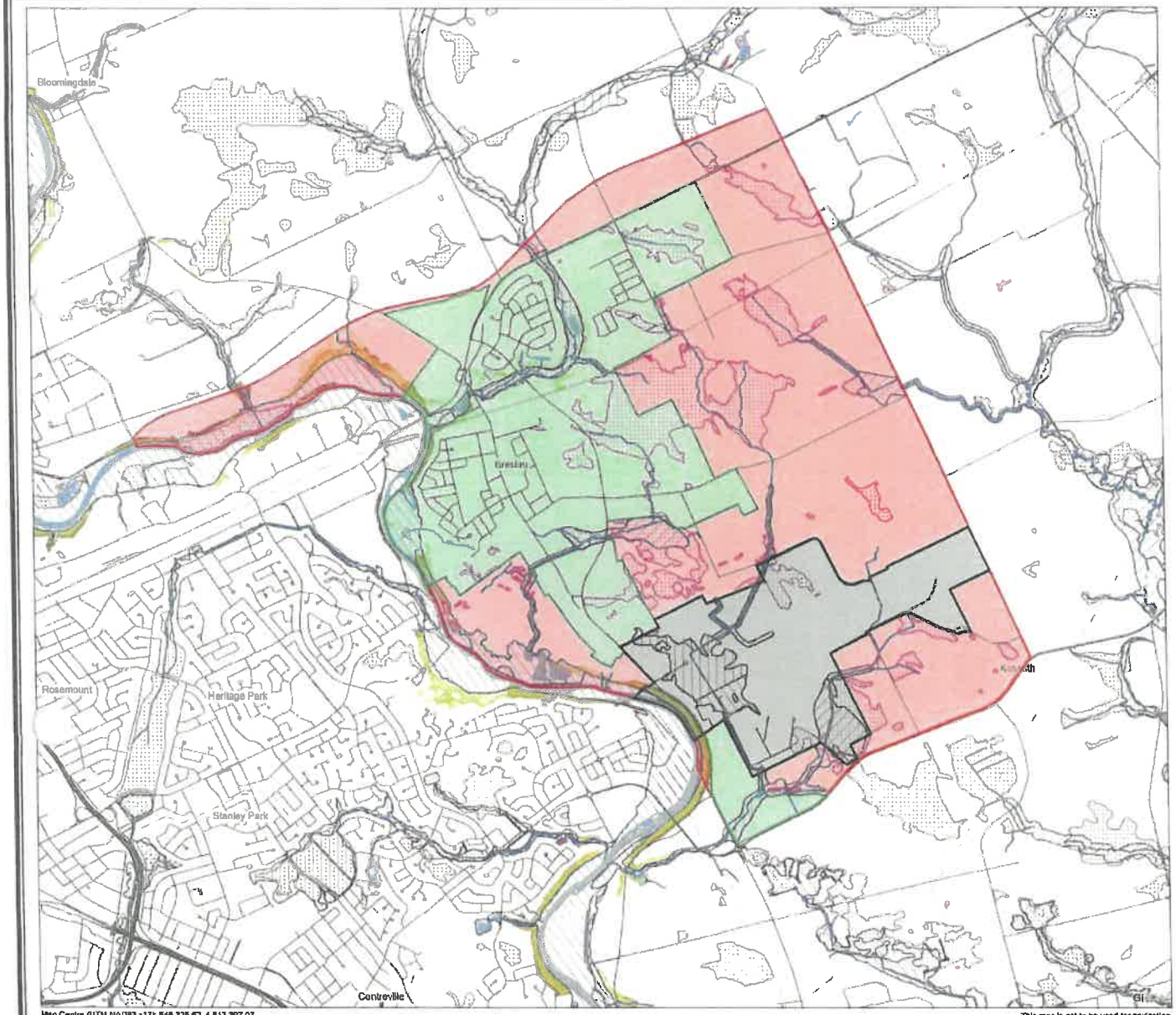
Sincerely,



Trevor Heywood
Resource Planner
Grand River Conservation Authority

Encl. Resource Mapping

cc: Cam Irvine, GRCA
John Scarfone, Township of Woolwich
Jane Gurney, Region of Waterloo
Carrie Musselman, City of Kitchener



Grand River Conservation Authority

Date: Jul 26, 2023 Author: TH

Breslau

Legend

- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Flood (GRCA)
- Regulated Watercourse (GRCA)
- Floodplain - Special Policy Area (GRCA)

Floodplain (GRCA)

- Engineered
- Estimated
- Approximate
- Lake Erie Erosion (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Wetland (GRCA)

Slope Valley (GRCA)

- Steep
- Oversteep

Slope Erosion (GRCA)

- Steep
- Oversteep
- Toe
- Regulated Waterbody (GRCA)
- Great Lakes - Local (GRCA)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to; https://maps.grandriver.ca/Sources-and-Citations.pdf

0 345 690 1,380 2,070 m

NAD 1983 UTM Zone 17N Scale: 38,167

N

Map Centre (UTM NAD83 z17): 548,325.62 4,813,397.07

This map is not to be used for navigation

John Scarfone

From: Trevor Heywood <theywood@grandriver.ca>
Sent: Wednesday, July 26, 2023 11:47 AM
To: Jeremy Vink
Cc: Cameron Irvine; John Scarfone; Jane Gurney; Carrie Musselman
Subject: [EXT] Breslau Settlement Plan Update
Attachments: 2023-07-26 Breslau Settlement Plan Update GRCA comments.pdf; GRCA Map.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hey Jeremy,

Separate from the ongoing discussions you are having with us and the Region regarding the scope of subwatershed studies, I wanted to provide the attached comments from a broader perspective as the Township moves forward with the Breslau Settlement Plan Update. Please feel free to reach out with any questions.

Regards,

Trevor Heywood B.Sc.(Env.)
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Phone: 519-621-2761 ext. 2292
Email: theywood@grandriver.ca
www.grandriver.ca | Connect with us on social media

WOOLWICH
TOWNSHIP

Mayor Sandy Shantz
24 Church Street West
Elmira, Ontario, Canada N3B 2Z6
Telephone: (519) 669-6003
Toll Free: 1-877-969-0094 ext 6003
Fax: (519) 669-1820
mayor@woolwich.ca
www.woolwich.ca

Office of the Mayor

Monday, July 17th, 2023

The Honorable Caroline Mulroney
Minister of Transportation
5th Floor
777 Bay St.
Toronto, ON M7A 1Z8

Re: Expansion of the Breslau Settlement Area and New Highway 7 Implications

Dear Minister Mulroney:

The Honourable Doug Ford and our government announced a mandate to facilitate the building of 1.5 million new homes in Ontario in the next decade to address the housing shortfall. Over the past year to achieve this goal, the government has passed:

- Bill 23, More Homes Built Faster Act, 2022; and
- Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023.

Locally, the Province modified and approved an amendment to the Regional Official Plan (i.e., ROPA #6) significantly expanding the urban area of a number of communities throughout the Region of Waterloo to increase the supply of designated greenfield lands and propel the building of new homes in the community. One of those areas is within the Township of Woolwich, known as Breslau, where the Province approved an urban expansion of 1890 hectares, which represents an approximate 400% increase of its existing urban designated lands.

Upon learning of this expansion to the urban area of Breslau, the Township moved quickly to begin the planning exercise to implement the governments' housing mandate by managing growth and the provision of services/infrastructure in a sustainable and cost-effective manner to the planning horizon of 2051. However, it has become apparent that a major Provincial transportation issue could slow development in a significant portion of this new urban area and undermine the Township's ability to facilitate and approve development for the provision of new homes in Breslau.

Currently, a section of Highway 7 (i.e., known as Victoria Street North corridor) traverses the northern portion of Breslau. The Province completed an Environmental Assessment and has secured lands for a new restricted access highway between Kitchener and Guelph, approximately a quarter of a kilometer north of Victoria Street. This new highway will form the northern limits of Breslau. It is our understanding that due to current funding, the construction of the sections of the new highway within Woolwich are not within the Ministry of Transportation's (MTO) 5-year capital forecast. As a result, the Township must adhere to MTO's Provincial road standards when planning for new development adjacent existing Highway 7 (i.e., Victoria Street North), which includes prohibiting any new road connections to the existing highway and restricting development along the Victoria Street North corridor that relies on its access. It also does not allow the Township to inform the public and stakeholders on how development can be planned for this area.

The Township is committed to partnering with your government on your housing and economic development agenda and the completion of Highway 7 is a key piece to helping achieving success in Breslau. As such, the Township is strongly advocating that the Province accelerates the timing of the construction of new Highway 7 and provide a more definitive timeline for its completion to allow development to proceed in Breslau.

Alternatively, if the finances for the construction of new Highway 7 cannot be secured in a timely manner, then new Provincial road standards should be applied along this section of Victoria Street North crossing through Breslau to allow development to be planned along the corridor.

In either case, this will allow the Township to properly plan and stage the provision of services for the new residential development along the Victoria Street corridor to meet Provincial objectives of building more homes in Woolwich, faster.

In the spirit of co-operating with the Province in achieving their housing targets in the next decade, the Township is respectively requesting that the construction of new Highway 7 be prioritized, and funding be allocated to support the development of Breslau as directed by the Province or that alternative solutions be considered to allow development to proceed in the interim. We also would welcome the opportunity to confer with you and/or your Provincial Staff to discuss this matter further.

I thank you in advance for your attention of this matter and look forward to your response.

Yours truly,

Sandy Shantz

Mayor Sandy Shantz
Township of Woolwich

cc. Honourable Steve Clark, Minister of Municipal Affairs and Housing
Honourable Mike Harris MPP, Kitchener – Conestoga
Allan Hodgins, Ministry of Transportation, Corridor Management, Operations Branch West

MTO

John Scarfone

From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Thursday, June 22, 2023 3:00 PM
To: Nancy Thompson; Jeremy Vink; John Scarfone
Subject: [EXT] RE: Notice of Community Building Open House - Breslau Settlement Plan Policies

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Jeremy and John,

Thank you for the notifying MTO of the Township of Woolwich's - Breslau Settlement Plan Policies public meeting, scheduled to take place this afternoon.

In addition to all applicable municipal requirements, development adjacent to or in proximity with a Provincial Highway may be subject to Ministry of Transportation permits and permit requirements pursuant to the *Public Transportation and Highway Improvement Act.* MTO permit requirements include, but are not limited to MTO access management policy, traffic impact studies, storm water management reports, MTO setback requirements, site/servicing plans and any other technical studies the Ministry of Transportation may require.

Early consultation with MTO is encouraged to ensure the integration of municipal planning initiatives with provincial requirements and long term transportation planning. Any new area within the Township of Woolwich identified for future development that is located adjacent to or in the vicinity of a provincial highway or interchange / intersection within MTO's permit control area will be subject to MTO's policies, standards, and requirements.

Upon a cursory review of the documents available on the website MTO provides the following comments;

- It appears multiple new connections are shown to be added to the Highway 7 corridor. As MTO is the Road Authority for this section of Highway 7, any proposed access is subject to MTO access management policy and MTO approval / permit.
- On the map titled "current planned transportation improvements", the fountain street extension is shown to take place in the year of 2031. However, it is my understanding that currently these works would be undertaken by MTO and that these works have yet to be programed by MTO.
- Going forward, MTO would appreciate the opportunity to review any documents prior to them being released to the public, to confirm compliance with applicable MTO policy.

I apologise I was not able to get these comments to you earlier.

Thank you,

Jeremiah Johnston Corridor Management Planner
Corridor Management Section
Ministry of Transportation Operations Branch West

John Scarfone

From: John Scarfone
Sent: Wednesday, June 21, 2023 4:24 PM
To: Nancy Thompson
Subject: FW: [EXT] FW: Notice of Community Building Open House - Breslau Settlement Plan Policies

Nancy – can you forward the display board information to Tim at the City of Kitchener. Thanks.

Sincerely,

John Scarfone, M.C.I.P, R.P.P
Development Services
Township of Woolwich
519-669-6037 - direct
519-465-8103 – cell
1-877-969-0094 - toll free
519-669-4669 - fax
jscarfone@woolwich.ca

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From: Tim Donegani <Tim.Donegani@kitchener.ca>
Sent: Thursday, June 8, 2023 8:47 AM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Subject: [EXT] FW: Notice of Community Building Open House - Breslau Settlement Plan Policies

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Jeremy and John,
I hope all is well with you. Kitchener staff would like to be kept informed and involved in the process. Please let me know what works for you. Also, could you please send me any public facing materials as these come available?
Thanks,
Tim

From: Nancy Thompson <nthompson@woolwich.ca>
Sent: June 1, 2023 12:26 PM

To: Planning <planning@woolwich.ca>
Subject: Notice of Community Building Open House - Breslau Settlement Plan Policies

All

Please find attached for your information a copy of a notice that has been prepared by Planning staff for an upcoming Community-Building Open House for review of the Breslau Settlement Plan Policies to be held on Thursday June 22nd. Additional information related to this review will be posted to the Woolwich EngageWR page as it becomes available.

https://www.engagewr.ca/breslau-secondary-plan-update

Thank you

Nancy Thompson
Admin. Coordinator/Planning Assistant
Development Services

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WOOLWICH TOWNSHIP

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