DS07-2025
ATTACHMENT 3
PUBLIC COMMENTS

Nancy Thompson

From: [redacted]
Sent: November 14, 2024 6:20 AM
To: Deanne Friess; Hannah Snider
Cc: David Brenneman; Jeremy Vink; rregier@regionofwaterloo.ca; Bonnie Bryant; Sandy Shantz; Kayla Grant; Amanda Kutler
Subject: RE: Home near the airport

Good morning,

It has been interesting following the Breslau updates and proposed plan. From the June 26 Breslau settlement update meeting I understand there is to be an update prior to the end of 2024.

I recognize a lot of the push back on our [redacted]Cober Rd property is likely due to a change in zoning to industrial land as per the meeting and concept maps provided.

My wife and child have now moved to the property to help Hannah's parents who can no longer care for the property on their own. We had greatly hoped to be in our own home on the property. Perhaps a mobile home is a temporary option as we wait for more information.

I have been in discussion with our neighbours, we all recognize that our farms and homes will be industrial land and it makes sense considering our location next to the airport.

However, I would appreciate an update on the area if you have one to give.

Perhaps we can book that in person meeting now?

Sincerely,

Scott Bruinsma
[redacted]

-----Original Message-----
From: "Deanne Friess" <dfriess@woolwich.ca>
Sent: Monday, March 6, 2023 11:06am
To: "[redacted]"David Brenneman" <dbrenneman@woolwich.ca>, "Jeremy Vink" <jvink@woolwich.ca>
Cc: "rregier@regionofwaterloo.ca" <rregier@regionofwaterloo.ca>, "Bonnie Bryant" <BBryant@woolwich.ca>, "Sandy Shantz" <SShantz@woolwich.ca>, "Kayla Grant"

<KGrant@woolwich.ca>, "Amanda Kutler" <AKutler@regionofwaterloo.ca>
Subject: Home near the airport

Good Morning Scott,

Thank you for reaching out to discuss your severance proposal. Jeremy and I discussed your proposal and we dug out some older correspondence regarding the severance (attached).

The issues associated with a potential severance remain the same since 1987. The property is a land locked parcel that is identified as a Core Feature (due to woodlot) and is partially regulated by a wetland. The parcel is a land locked parcel so it cannot develop in its current state and a severance or easement to create access is not supported as it would create a new developable non-farm lot. Unfortunately, the Provincial, Regional and local policy does not support the creation of a new buildable lot in the agricultural area.

I would be happy to set up a meeting with you, Jeremy and I to discuss your proposal further. Regional staff can also be a part of the meeting. Please let me know if you would prefer an in-person or virtual meeting and I will send you some possible dates and times.

Thanks,

Deanne Friess
Director of Development Services
Township of Woolwich

From: [redacted]
Sent: Friday, March 3, 2023 2:53 PM
To: David Brenneman <dbrenneman@woolwich.ca>
Cc: rregier@regionofwaterloo.ca; Bonnie Bryant <BBryant@woolwich.ca>; Deanne Friess <dfriess@woolwich.ca>; Jeremy Vink <jvink@woolwich.ca>; Sandy Shantz <SShantz@woolwich.ca>; Kayla Grant <KGrant@woolwich.ca>
Subject: Re: Home near the airport

Thanks David,

Greatly appreciated to all involved. I recognize many of the names from the past file and from the work you are doing in the community.

Deanne and Jeremy feel free to call me anytime.

Sincerely,

Scott Bruinsma
[redacted]

Sent from my iPhone

On Mar 3, 2023, at 12:32 PM, David Brenneman <dbrenneman@woolwich.ca> wrote:

Hi Scott:

I've copied in Deanne Friess our Director of Development Services and Jeremy Vink our Manager of Planning as they will be the key staff that would need to be involved in any future meeting, and they are also in the best position to provide background, context and process on behalf of the Township.

I will connect with Deanne and Jeremy about what's best in terms of timing for the meeting you have requested and get back to you.

As well, I've copied in Mayor Shantz because she's on Regional Council and the other Ward Councillor Kayla Grant.

Regards,

David

Sent from my iPhone

On Mar 3, 2023, at 11:18 AM, [redacted]

Hi David, Rod and Bonnie,

Over a decade ago Glen and Carolyn Snider (who are my in laws) pursued creating a building lot next to their property at [redacted]Cober Rd, Woolwich. There is a land locked section of land that they own beside them. The plan, which was approved by environment and planning committee, was to sever a piece of their land to allow for road access. Everyone involved told them this should be a go and they just needed a few studies done, which they did, then suddenly zoning changes came up and everything was denied the day before the approval meeting. It caused them a lot of strain and what once seemed so possible left them disheartened for years.

They are aging now and need to consider alternate living plans. Their realistic dream is still to build a bungalow on this land.

Rod was at my church a few weeks ago in Breslau discussing recent development. I appreciated what he had to say and the work they were doing.

In a recent meeting, at Woolwich township, I was encouraged to bring this forward again. I promised Glen and Carolyn I would pursue this on their behalf. They are very excited about the possibility.

I am hoping we could have a phone call or meeting to revive this proposal and get it approved. I have spoken with Bonnie Bryant previously. Since age is a factor, in the interest of moving this along, I wanted to reach out to the three of you. I have all the past information for review which I could present at meeting. I look forward to your response.

Sincerely,

Scott Bruinsma

[redacted]

MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

October 24, 2024

Deanne Friess
Director of Development Services
Woolwich Township
24 Church Street West,
Elmira, ON N3B 2Z6

Dear Ms. Friess:

RE: Proposed Land Use Plan – Forwell Lands
OUR FILE: 14148C

On behalf of our client, please accept the following as input regarding the Draft Breslau Secondary Plan Land Use Maps for lands referred to as "Forwell Lands".

The subject lands are bound by the Grand River to the west and south, Fountain Street and industrial land uses to the east, and the future Ottawa Street extension to the north.

The subject lands have a total area of approximately 90 hectares. Aggregate extraction has taken place over a number of years. Extraction has occurred below the groundwater table and there are several ponds with associated steep slopes. It is understood rehabilitation is ongoing and most of these ponds have been re-graded.

Proposed Land Use Plan

We have reviewed the Land Use Plans prepared by the Township of Woolwich for the Breslau Secondary Plan. In our opinion, there is greater opportunity to utilize the subject lands for a full range of uses. We had a further discussion with Township staff on the land use options and prepared an alternative for further consideration that provides for a community park area with street frontage at a scale to support a recreational facility. The park is a combination of land and water features with a total area of approximately 13 hectares.

We also advise that there are numerous ponds from the aggregate extraction that have been filled in and re-graded in accordance with the rehabilitation approach. This provides a broader opportunity for development of the lands, as these areas are not restricted by environmental constraints.

The proposed changes prepared by MHBC have reconfigured the land uses to include Residential, Employment, and Business Park in addition to Natural Heritage and Parks. With the Ottawa Street extension and the proposed inclusion of lands within the Urban Area, the subject lands provide an appropriate location to contribute to both residential and employment along with the opportunity to have lands reserved for a business park expansion.

Design Vision

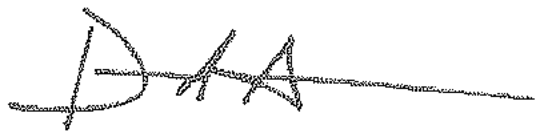
- Additional Medium/High Density designation on northwestern portion of the lands. The designation generally implements a setback to buffer from the industrial uses. The extension of Ottawa Street will provide connections to the lands that can support a higher density. Residential development will be surrounded by natural features and have a view looking over the Grand River.
- The existing and proposed Region of Waterloo International Airport Restrictions (Outer Surface) have been reviewed and the following should be considered for future residential development:
    - Maximum Ground Floor Elevation of 316.00 metres
    - Existing and proposed Maximum Height Restriction of 40.50 metres
    - Existing and proposed Airport Zone Regulation (AZR) Value of 356.50 metres
    - Based on the AZR, the High Density Residential could have a maximum height of approximately 13 storeys (dependent on the finish ground graded elevations).
- The proposed Commercial Business Park designation is located on the northern portion of the lands. This aligns with the current draft plans to have Commercial Business Park, and it will compliment any residential/employment use that will be adjacent.
- The proposed mapping shows a modified approach to the potential Recreation Facility. This approach continues to provide for park areas that utilize the park and rezoning areas.
- The southeastern portion of the lands are proposed to remain employment. The body of water that is shown on the Townships proposed plans has been filled and is reflected in our proposed plan that has expanded that area to addition employment lands.
- The employment land provides for a mix of employment types including industrial, manufacturing, agricultural, airport or transportation, and other businesses.
- The Natural Heritage area reflects the Grand River Conservation Area floodplain.

Servicing

A Preliminary Servicing Study was completed by MTE dated October 11, 2024, which evaluates the serviceability of the subject lands in the context of the proposed land use plan. The report concludes that there are various servicing options available to the lands, including two sanitary alternatives, and multiple adequate water supply connections. Stormwater management facilities are to be considered as well as future grading operations to eliminate surface and groundwater interaction and to enhance quality and quantity control.

Thank you for your consideration regarding the updated Land Use designations for the Breslau Secondary Plan.

Yours truly,
MHBC



Dave Aston, M.Sc., MCIP, RPP
Partner, Vice-President

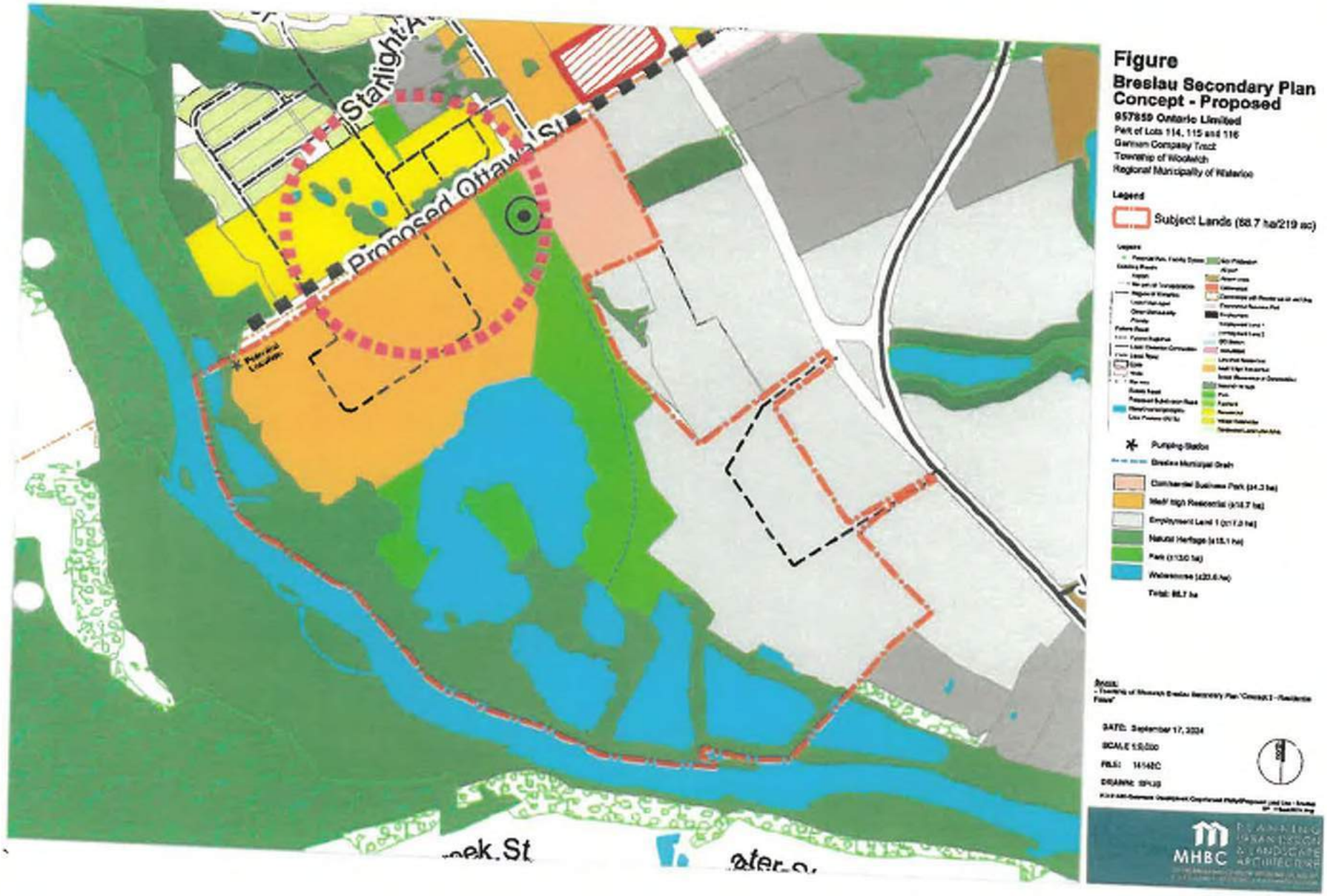


Figure
Breslau Secondary Plan Concept - Proposed
857859 Ontario Limited
Part of Lots 114, 115 and 116
German Company Tract
Township of Woolwich
Regional Municipality of Waterloo

Legend

MTE Consultants
520 Bingemans Centre Drive, Kitchener, Ontario N2B 3X9

October 11, 2024

MTE File No.: 33568-104

957859 Ontario Limited
c/o Mr. Paul Grespan
McCarter Grespan Lawyers
675 Riverbend Drive
Kitchener, ON N2K 3S3
Email: pgrespan@mgbwlaw.com

Dear Paul:

RE: Serviceability Study for Forwell Lands – Breslau, Ontario
Township of Woolwich

1.0 BACKGROUND

The Forwell Lands are located within the Township of Woolwich and have been incorporated into the Region of Waterloo's Urban Area through the passing of Ontario Bill 162 on May 16, 2024. The property is approximately 88.7ha and located in the southwest of the community of Breslau, bounded by the Grand River to the West, the future Ottawa Street extension right-of-way to the north and existing industrial properties to the east and south. The proposed development area, herein referred to as the "subject lands", consists of a historical gravel pit with an active Aggregate Extraction License under the Aggregate Resource Act. The Township of Woolwich Secondary Plan for the Breslau community proposes the Forwell Lands be developed as mixed-use comprising of high density residential and commercial industrial land uses.

The subject lands are generally sloped from east to west, towards the Grand River. There are multiple historical extraction areas below the water table which hold water and are currently acting as ponds. The subject lands have the Breslau Drain watercourse traversing north to south which provides a drainage outlet for lands within Breslau to the Grand River. The historical aggregate extraction has resulted in an undulating topography with various material stockpiles throughout the site.

Refer to **Figure 1.1** for the existing conditions of the subject lands.

2.0 SANITARY SERVICING

2.1 Existing Sanitary Sewer System

There is an existing sanitary forcemain located within the future Ottawa Street extension right-of-way which is the outlet for the Safety Kleen property located at 300 Woolwich Street South. A 200mm diameter sanitary PVC forcemain is located inside one of two 300mm diameter PVC casings which are enclosed within a 750mm diameter concrete sleeve crossing underneath the Grand River. This forcemain enters the Otterbein Sanitary Pumping Station (SPS) where it is pumped to the intersection of Ottawa Street and Old Chicopee Road, with the ultimate outlet being the Manchester Trunk sewer and the Kitchener Wastewater Treatment Plant.

There is no existing sanitary servicing located along Woolwich Street adjacent to the subject lands.

Sanitary servicing for the subject lands was considered in the Region's *East Side Lands Sanitary Servicing Class EA (Associated Engineering, 2017)*. The Class EA Study outlined the subject lands as part of the sanitary catchment W-6B as shown on Figure 5-5, which is planned to contribute to the Fountain Street Trunk sewer and given appropriate peak flow allocation. As per conversations with Township of Woolwich staff, this trunk sewer is committed to being constructed up to Fountain and Woolwich Street by 2027.

2.2 Sanitary Servicing Alternatives

There is no existing direct municipal sanitary sewer outlet for the subject lands at this time, and due to the existing site topography, there will be a need for a new sanitary pump station on the subject lands. The location of the pump station should be at the low point along the Grand River as illustrated in the alternatives presented below.

The subject lands are approximately 88.7ha, of which 26ha is Grand River floodplain. As per the Breslau Secondary Plan Concept (September 17, 2024, attached) prepared by MHBC, the developable portions of the subject lands are proposed to be allocated as follows: 18.7ha of medium/high-density residential, 4.3ha of commercial business park and 17.0ha of Employment Land '1'. These land use areas coincide to an assumed ultimate residential population of 5,498 people (Max. Density of 120 units/ha with 2.45 persons per unit) and an employment population of 745 jobs (Min. 35 jobs/ha). The proposed Secondary Plan also indicates a potential Recreation Facility site located within the park lands. For the purposes of this report it has been assumed that a total of 2.0ha is designated for this institutional usage.

The commercial, employment, institutional and residential sanitary flow rates are assumed to be 0.5L/s/ha, 0.4L/s/ha, 0.25L/s/ha and 0.00318L/s/person, respectively, as per the Region of Waterloo *Design Guidelines and Supplemental Specifications for Municipal Services (2024)*.

Using the Township of Woolwich sanitary flow design standards, the subject lands contribute a total sanitary flow rate of 44.3L/s (25.3L/s residential flow, 6.8L/s industrial flow, 5.4L/s commercial flow, 0.5L/s institutional flow and 6.3L/s infiltration flows). The actual sanitary flow rate is expected to be lower as the timing of the peak flows between residential and other usages is typically offset. For the purposes of this analysis the conservative value of 44.3L/s is assumed.

The following are preliminary sanitary servicing alternatives to be considered:

2.2.1 *Alternative 1 – To Otterbein SPS via Existing Grand River Crossing*

The Safety Kleen property currently has a sanitary forcemain outlet across the Grand River through a 200mm diameter forcemain inside of a 300mm PVC carrier and 750mm diameter concrete sleeve which drains to the Otterbein SPS.

The existing Otterbein SPS capacity is 81L/s while the actual measured existing peak flows are 66L/s. There are proposed upgrades as per the *Otterbein Sanitary Sewer Pumping Station – Municipal Class Environmental Assessment (AECOM, 2022)* to increase emergency storage capacity and to increase the total future capacity to 165L/s.

The Fountain Street sanitary trunk sewer is proposed to be constructed by 2027, at that time Safety Kleen will switch over to the trunk and the allocated pumping capacity will be freed for the Otterbein SPS for the potential servicing of the subject lands. The subject lands would require a new municipal SPS and forcemain which crosses the Grand River through the vacant PVC casing within the 750mm diameter concrete sleeve.

The conceptual sanitary servicing Alternative 1 Plan is shown on **Figure 2.1**.

2.2.2 *Alternative 2a – To Fountain Street Sanitary Trunk Sewer via Woolwich Street*

The subject lands were included within the sanitary catchment area for the Fountain Street trunk as per the Region's *East Side Lands Sanitary Servicing Class EA (Associated Engineering, 2017)*. The subject lands are within Catchment W-6B, which includes a total of 146.8ha of land between the Grand River and Fountain Street/Woolwich Street South.

There is a 450mm diameter sanitary sewer which is currently under construction on Woolwich Street, and being extended at this time up to 256 Woolwich Street. It is assumed that once the Fountain Street trunk is constructed, this 450mm diameter sewer will be extended south to Fountain Street. The Fountain Street trunk is proposed to be an 825mm diameter sanitary sewer at the intersection of Fountain Street and Woolwich Street as per the Water and Wastewater Servicing and Utilities Assessment Technical Appendix in the *East Side Lands – Stage 2 – Master Environmental Servicing Plan & Secondary Plan Study (WSP, 2018)*.

Timing of the future Fountain Street Trunk is dependent on the future sanitary bridge over the Grand River to the Kitchener Wastewater Treatment Plant. The existing sanitary servicing for the ongoing development of the East Side Lands is directed to an Interim SPS at the northwest corner of Boychuk Drive and Intermarket Road. The Interim SPS ultimately pumps to the Preston Wastewater Treatment Plant (WWTP). The Preston WWTP has limited capacity at this time and a further assessment of existing flows would need to be undertaken to assess available capacity for the subject lands. The ultimate outlet for the subject lands in this scenario would be the Kitchener WWTP, however the sanitary bridge and trunk sewer through the existing Deer Ridge Subdivision may affect the timing of the availability of an adequate sanitary outlet.

Due to the topographic constraints of the subject lands, a new municipal SPS will also be required for this alternative to pump sewage up to the future 450mm diameter sewer on Woolwich Street.

2.2.3 *Alternative 2b – Direct Connection To Fountain Street Sanitary Trunk Sewer*

This sanitary servicing alternative is similar to Alternative 2a, however the forcemain connection is proposed to be made directly to the Fountain Street Sanitary Trunk.

2.2.4 *Alternative 2c – To Fountain Street Sanitary Trunk Sewer via Ottawa Street*

This sanitary servicing alternative is similar to Alternative 2a, however the forcemain connection is proposed to be to the future Woolwich Street sanitary sewer via the Ottawa Street right-of-way.

The conceptual sanitary servicing Alternative 2 Plans are shown on **Figure 2.2**.

2.3 Summary of Sanitary Alternatives

All alternatives present viable solutions for a sanitary outlet for the subject lands. A new municipal SPS will be required to service the subject lands under all scenarios. Costs for all alternatives are expected to be similar, with Alternatives 2a/b/c requiring a slightly longer length of sanitary forcemain compared to Alternative 1 (with 2a being the longest and 2c being the shortest). Alternative 1 will require a cross-border sanitary agreement with Kitchener to pump to the Otterbein SPS.

Alternative 2b represents the approved current servicing strategy within the Class EA. This alternative requires the extension of the Fountain Street Trunk and the sanitary bridge to direct flows to the Kitchener Wastewater Treatment Plant. The Fountain Street Trunk is expected to be constructed by 2027 and the sanitary bridge and trunk sewer through the Deer Ridge community is expected to be constructed by 2029/2030.

We recommend that the Township consider the pump station and the forcemain be eligible for development charges as the pump station will service a larger area than simply the subject lands.

3.0 WATER SERVICING

The subject lands are located within the Breslau South water pressure zone boundary. This zone is fed by the Kitchener Zone 4 through a pressure reducing valve on Otterbein Road. A 450mm diameter watermain crosses under the Grand River at the same place as the sanitary, through a separate 900mm diameter concrete sleeve. The Breslau South Pressure Zone has a target Hydraulic Grade Line of 365m, which results in an approximate normal operating range between 309m and 329m.

The existing 450mm diameter watermain extends along the future Ottawa Street extension right-of-way to Woolwich Street. There is an existing valve chamber at the intersection of Ottawa Street and Woolwich Street, where the watermain is reduced to a 400mm diameter south along Woolwich Street to the intersection with Fountain Street.

Watermain connections for the subject lands can easily be made on both Ottawa Street and Woolwich Street. Due to the low grades of the subject lands (<309m) it is anticipated that some pressure reducing valves (PRVs) may be needed to obtain pressures which are in accordance with MECP guidelines.

These potential watermain connection points, along with the existing water distribution network are shown on the attached **Figure 3.1**.

4.0 STORM WATER MANAGEMENT

It is anticipated that finished grading of the site will result in the lands generally sloping from east to west towards the Grand River. Due to the proximity to the Grand River, stormwater management facilities will provide enhanced quality control with quantity control only for extended detention up to the 2-year storm event. These facilities will be sited at the low point of the subject lands along the river and include an impermeable liner to prevent infiltration into the groundwater.

The outlet for the Breslau Drain is located within the subject lands. An outlet for the drain will need to be maintained throughout the development of the property. It is proposed that the drain be realigned so that it does not cross into the Safety Kleen property and design of the conveyance system will be undertaken by the developer of the subject lands.

4.1 Groundwater Protection

The subject lands are in close proximity to the Pompeii Wellfield, which includes City of Kitchener Wells K72-K75. As per the *Grand River Source Protection Area – Approved Assessment Report (2021)* these wells are not currently connected to the Integrated Urban System (IUS) (i.e., the Region's drinking water supply system), however the Region's *Updated Water Supply Master Plan* (Stantec, 2015) has included them as part of the long-term supply network.

As per the GRCA Mapping (attached), the majority of the subject lands are within a Wellhead Protection Area Zone B with a vulnerability score of 10. The site is underlain with gravel deposits which increases the risk of contaminants reaching the groundwater.

There are multiple ponds on the site created from aggregate extraction. The water being held in these ponds is directly connected to the groundwater and therefore to the Pompeii Wellfield. It would be beneficial to the long-term water supply of the Region to remove the interaction between surface and groundwater by filling in at least some of these areas to reduce the risk of well contamination.

Conceptual SWMF locations for the residential development lands are shown on **Figure 4.1** situated in natural low points. **Figure 4.1** illustrates conceptually that multiple SWMFs and outlets which may be required to control stormwater runoff from the subject lands. The proposed SWMFs on the subject lands will have a liner mitigating surface and groundwater interaction.

5.0 CONCLUSIONS

The following conclusions can be made regarding the serviceability of the subject lands:

- There are two sanitary alternatives, being Alternative 1 outlet to Otterbein City of Kitchener and Alternative 2 outlet to Fountain Street trunk and sanitary bridge crossing the Grand River. Three outlet options were presented for Alternative 2. The alternatives are summarised below:
  - Alternative 1 utilizes the existing Grand River crossing to drain to the Otterbein SPS which is currently undergoing design for planned upgrades.
  - Alternative 2a utilizes the planned Fountain Street trunk sewer via the future Woolwich Street sanitary sewer.
  - Alternative 2b connects directly to the Fountain Street trunk sewer.
  - Alternative 2c utilizes the Ottawa Street right-of-way to connect to the future Woolwich Street sanitary sewer.
  - All alternatives ultimately drain to the Kitchener WWTP.
  - All alternatives will require a new municipal SPS on the subject lands.
  - It is recommended that the ultimate sanitary outlet be the Fountain Street trunk sewer once capacity is available.
- Municipal water supply for the subject lands can be adequate serviced by the existing 450mm diameter watermain on Ottawa Street and Woolwich Street.
- It is anticipated that PRVs may be required to obtain system pressures which follow MECP guidelines.
- Stormwater management facilities are to be designed as enhanced quality control facilities complete with a liner and located at the low points near the Grand River.
- Area grading operations to eliminate surface and groundwater interaction via the on-site ponds should be conducted to improve groundwater quality.

Yours truly,

MTE Consultants Inc.

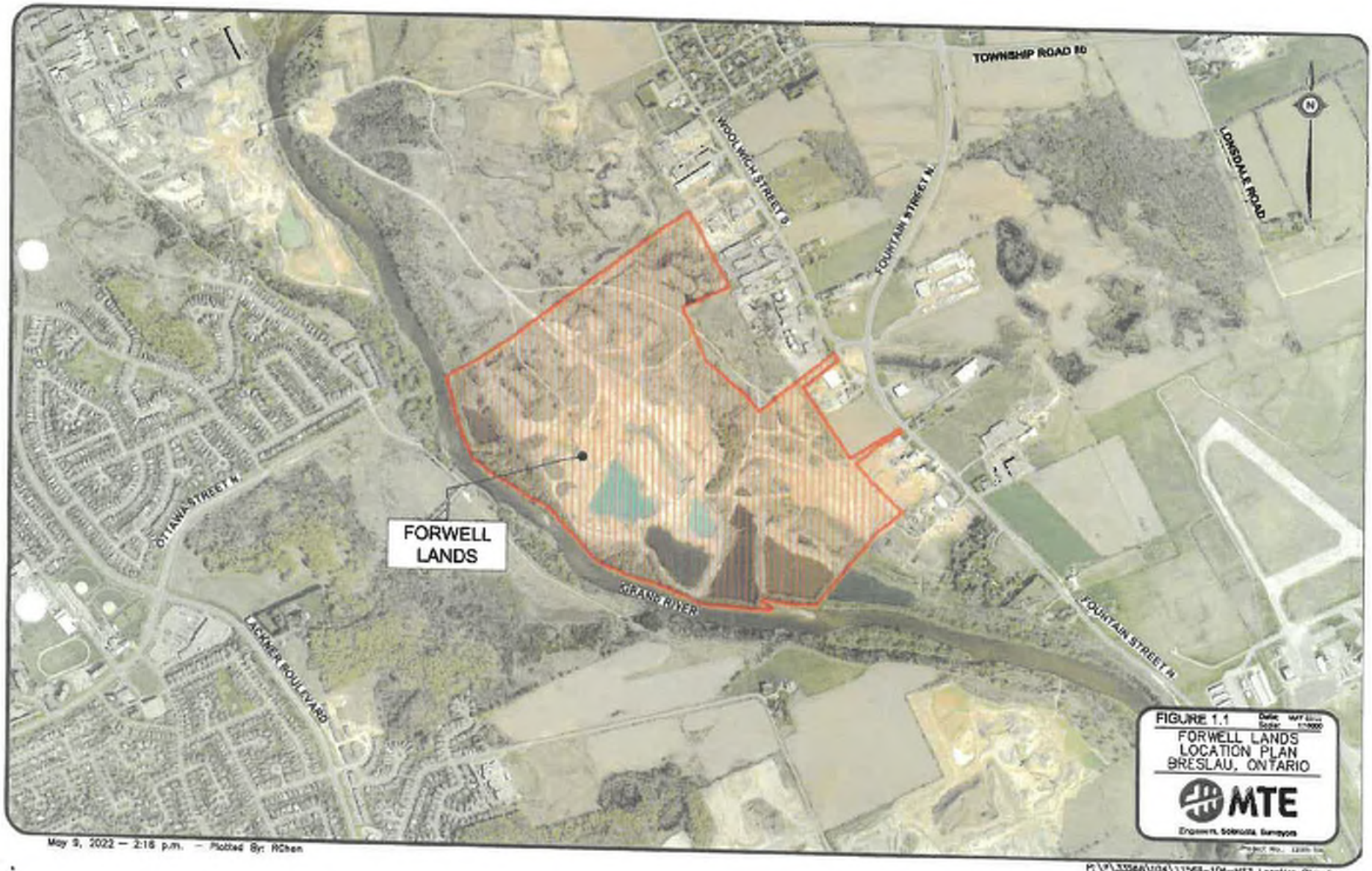
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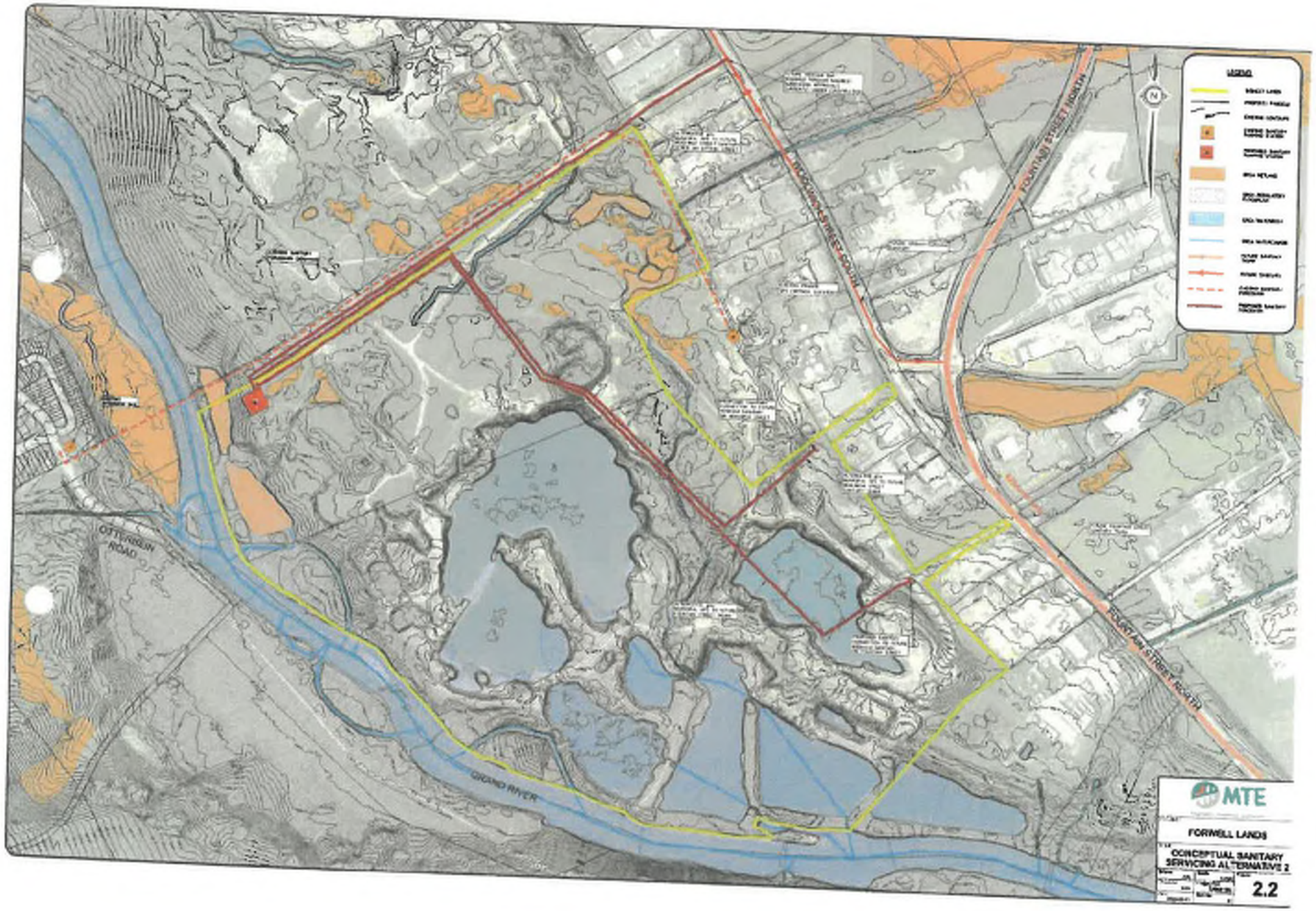
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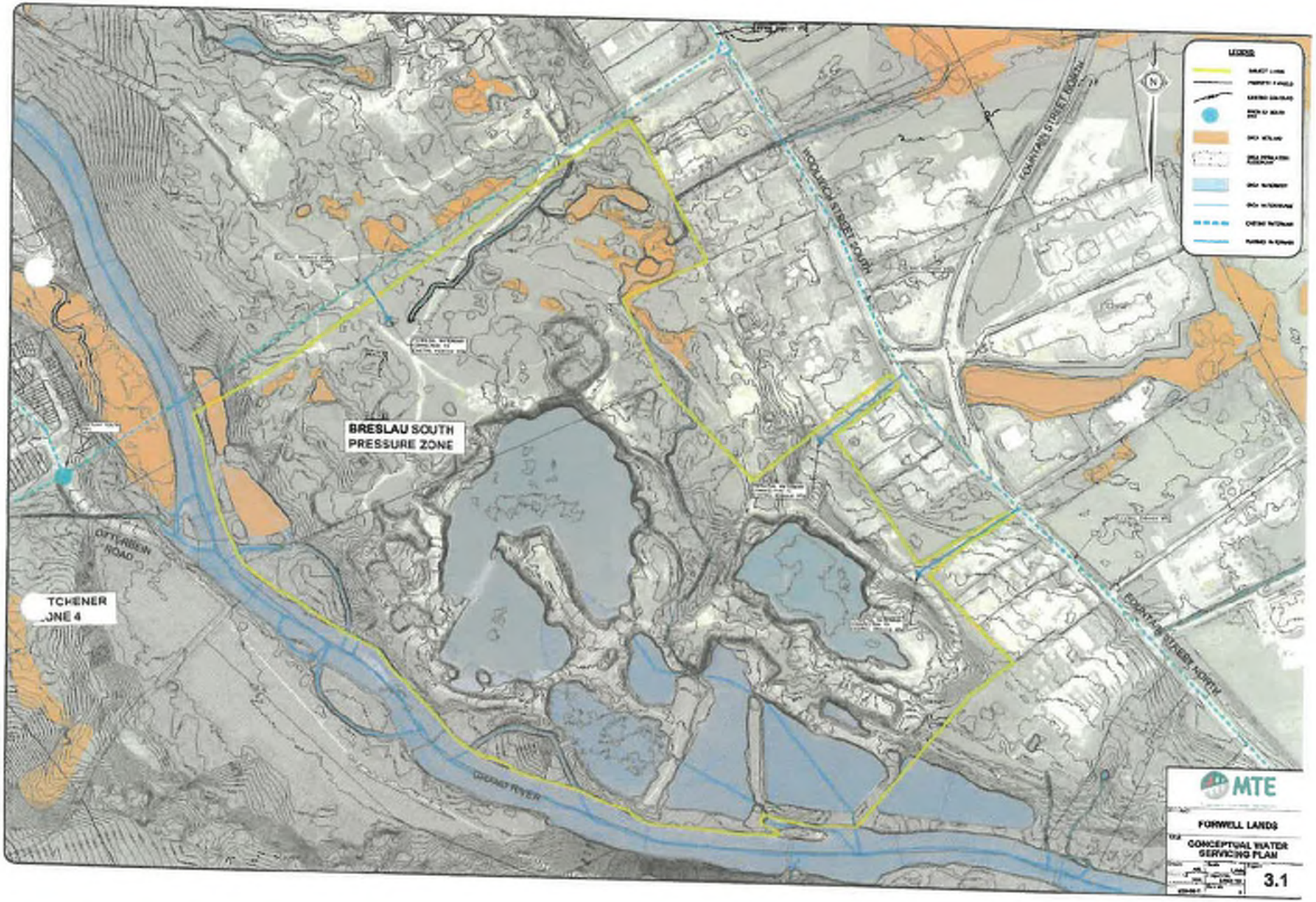
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Attachments


TOWNSHIP ROAD 80
WOOLWICH STREET S
FOUNTAIN STREET N
LONSDALE ROAD
N
OTTAWA STREET N
FORWELL LANDS
GRAND RIVER
FOUNTAIN STREET N
LACKNER BOULEVARD
FIGURE 1.1
FORWELL LANDS
LOCATION PLAN
BRESLAU, ONTARIO
MTE
Engineers, Scientists, Surveyors
May 9, 2022 – 2:16 p.m. – Plotted By: RChen
P:\P\33568\104\33568-104-MS3 Location Plan.dwg

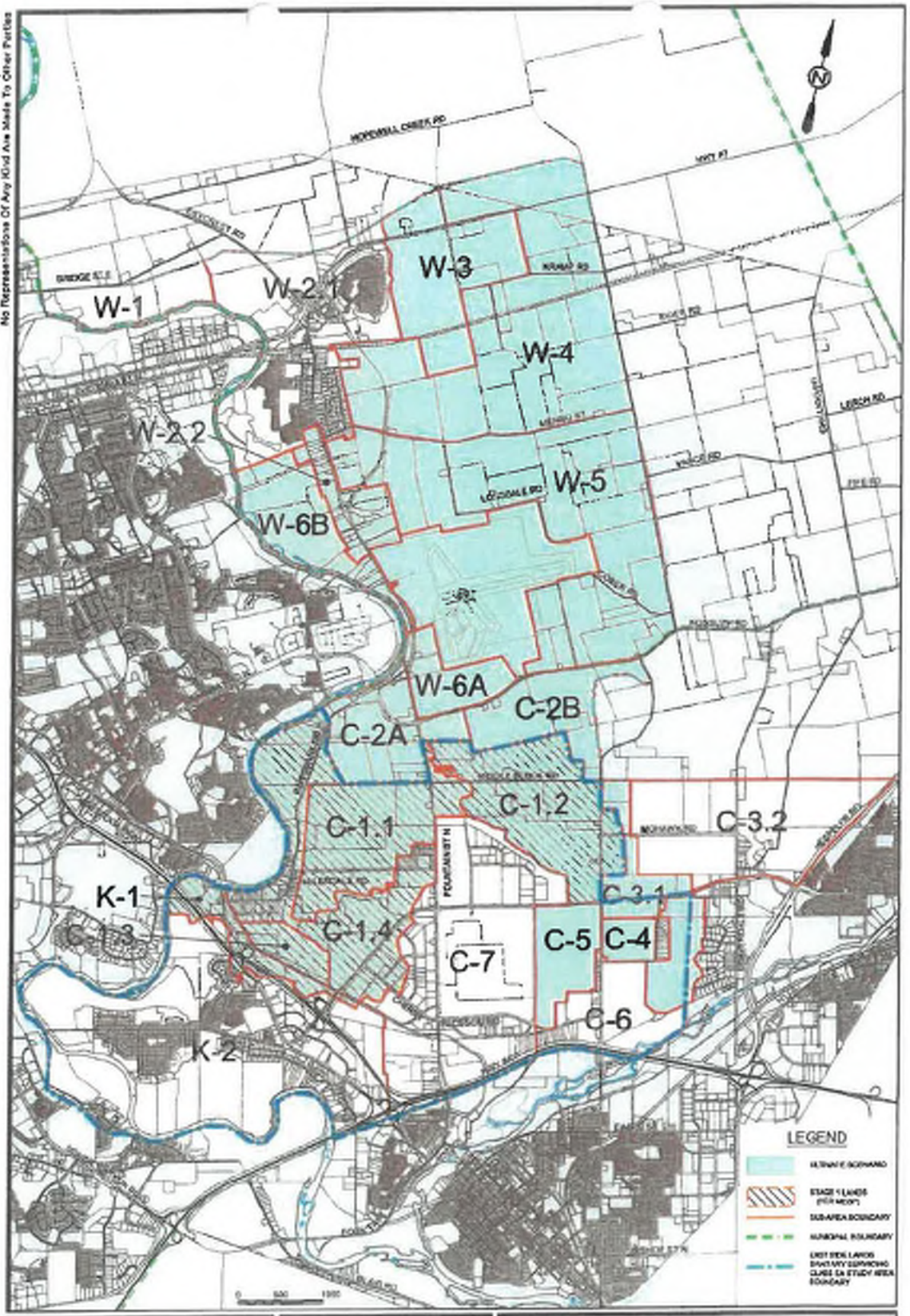

LEGEND
FOUNTAIN STREET NORTH
FOUNTAIN STREET NORTH
OTTERSEN ROAD
GRAND RIVER
MTE
FORWELL LANDS
CONCEPTUAL SANITARY SERVICING ALTERNATIVE 1
2.1


LEGEND
FOUNTAIN STREET NORTH
OTTERBURN ROAD
GRAND RIVER
MTE
FORWELL LANDS
CONCEPTUAL SANITARY SERVICING ALTERNATIVE 2
2.2


BRESLAU SOUTH
PRESSURE ZONE
TCHENER
ONE 4
OTTAWEEN
ROAD
GRAND RIVER
HIGHLAND STREET SOUTH
FOUNTAIN STREET SOUTH
FOUNTAIN STREET NORTH
N
MTE
FORWELL LANDS
CONCEPTUAL WATER
SERVICING PLAN
3.1

MTE
FORWELL LANDS
CONCEPTUAL STORM WATER MANAGEMENT PLAN
4.1
FOUNTAIN STREET NORTH
MOORE PARK STREET SOUTH
FOUNTAIN STREET NORTH

This Drawing Is For The Use Of The Client And Project Indicated
No Representations Of Any Kind Are Made To Other Parties



PROJECT No.	5013-5592
DATE:	MAY, 2017
APPROVED:	D. LINDNER
SCALE:	N.T.S.
DWG. No.	FIGURE 5-5

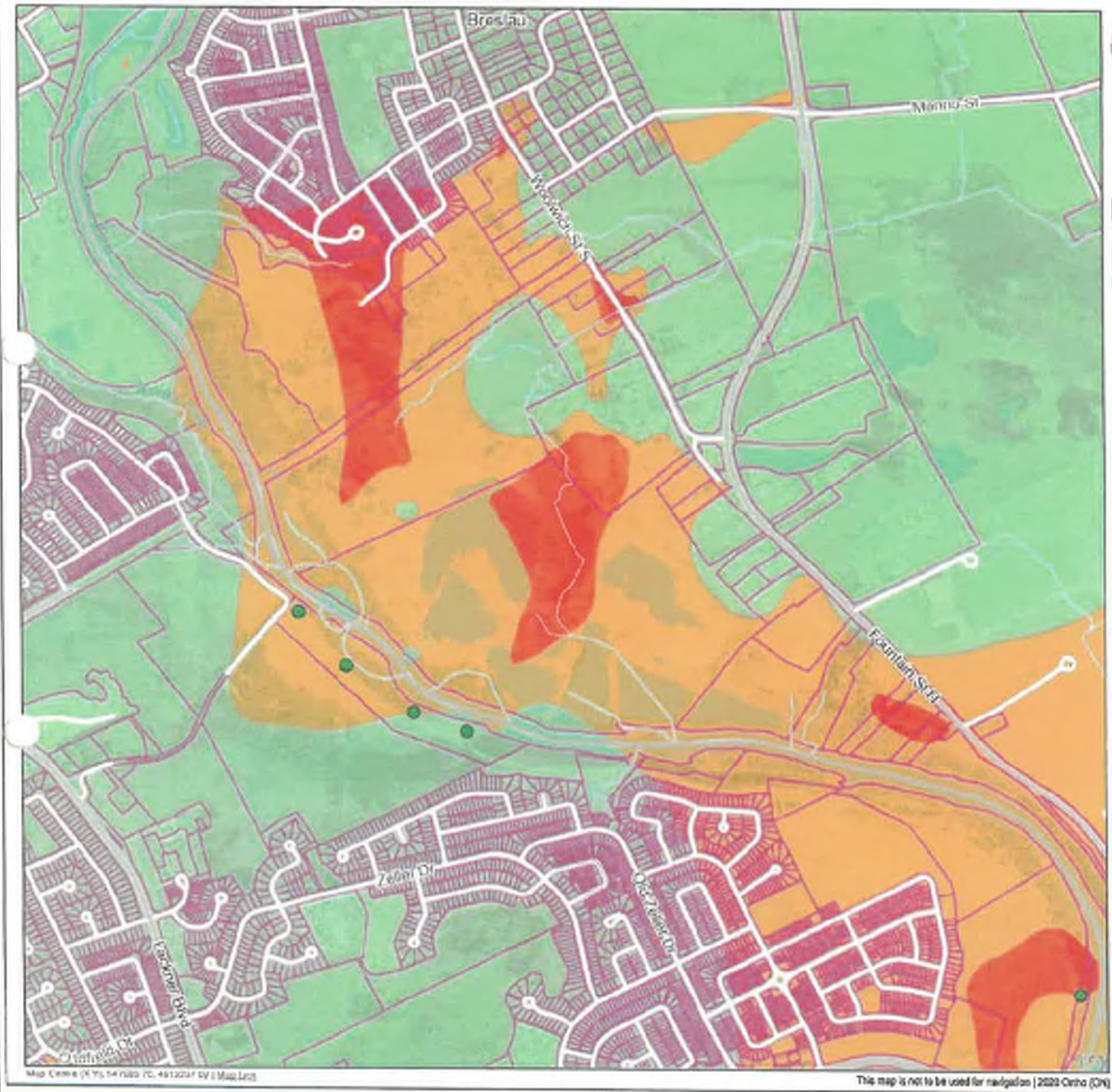
Associated Engineering

Region of Waterloo

REGION OF WATERLOO

EAST SIDE LANDS SANITARY SERVICING CLASS EA

ULTIMATE SCENARIO - SANITARY CATCHMENT AREAS



Grand River Conservation Authority

Date: Jun 06, 2024

Groundwater Intrinsic Vulnerability - Forwell Lands

Legend

- Municipal Boundary (GRCA)
- Municipal Well (GRCA)
- Parcel - Assessment (MPAC/MNRF)

Intrinsic Vulnerability (GRCA)

- H
- M
- L

- Watercourse (GRCA)
- Waterbody (GRCA)
- Conservation Area Boundary (GRCA)

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The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:15,340

NAD83 UTM zone 17 (EPSG:26917)



Grand River Conservation Authority

Date: Jun 06, 2024

Wellhead Protection Areas - Forwell Lands

Legend

- Municipal Boundary (GRCA)
- Municipal Well (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- WHPA-Wellhead Protection Area (GRCA)
  - WHPA-A
  - WHPA-B
  - WHPA-C
  - WHPA-D
- Watercourse (GRCA)
- Waterbody (GRCA)
- Conservation Area Boundary (GRCA)

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The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:15,349

NAD83 UTM zone 17 (EPSG:26917)

Forwell Lands
Township of Woolwich

SANITARY SEWER DESIGN SHEET

ENGINEERING AND PUBLIC WORKS

Project Number: 33568-104
Date:
Design By: KDK
Checked By: JBM
File: M:\33568\10400 - Reports\MTE Reports\Serviceability Report\33568-114_Sanitary Design Sheet.xls

Drainage Area Plan No:

Design Parameters

Average Daily Flow
Residential 0.00316 L/s/c
Commercial 0.03 L/s/ha
Industrial 0.03 L/s/ha
Inst. / School 0.05 L/s/ha

Mannings "n" 0.013
Min. Velocity 0.6 m/sec
Max. Velocity 3.0 m/sec
Residential Harmon Peaking Factor P = 1 + 14/(4 + $P^{0.5}$)
Commercial Peaking Factor = 2.0
Residential Area Infiltration 0.15 L/s/ha

LOCATION				RESIDENTIAL AREAS and POPULATION										SCHOOL, INSTITUTIONAL			COMMERCIAL			INDUSTRIAL				INFILTRATION			DESIGN					
				HECTARES OF EACH DENSITY										HECTARES AND FLOW OF EACH ZONING																	
														0.25 L/s/ha			1.5 L/s/ha			0.43 L/s/ha											
STREET	AREA NO	MANHOLE LOCATION FROM MH	MANHOLE LOCATION TO MH	R2	R3	R4/R5	R6	R7	R8	R9	POPUL	CUMUL POPUL	PEAK FACTOR "P"	PEAK RES FLOW	AREA	CUMUL AREA	AVG FLOW	AREA	CUMUL AREA	PEAK FLOW	AREA	CUMUL AREA	PEAK FLOW	TOTALS-C+I FLOW	AREA	CUMUL AREA	INFIL FLOW	TOTAL VOLUME FLOW	LENGTH	SLOPE	PIPE SIZE	CAPACITY	FULL FLOW VELOCITY
							128																								
				ha	ha	ha	ha	ha	ha	ha	3000's	3000's		L/sec	ha	ha	L/s/E	Ac	Ac	L/sec	ha	ha	L/sec	L/sec	Ac	Ac	L/sec	L/sec	m	%	mm	L/sec	m/s
Forwell Lands							19.70				2.244	2.244	3.546381	22.3288	2.00	2.00	0.6000	4.29	4.30	5.3750	17.00	17.00	6.8000	12.8750	42.00	42.00	6.3000	44.3565	46.6	0.60	300	69.3430	0.983

SHAPING GREAT COMMUNITIES

September 5, 2024

File No. 21215

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

Attn: Deanne Friess, Director of Development Services

Re: Breslau Secondary Plan Update – Response to Public Consultation Session #2

Dear Ms. Friess:

GSP Group has prepared this letter on behalf of Ebycrest Kitchener Developments Limited ("EKDL") for the purpose of responding to the information regarding the Breslau Secondary Plan Update presented by the Township of Woolwich at Public Consultation Session #2, held on June 26, 2024. (A previous letter sent on behalf of EKDL following the Community Building Open House held on June 22, 2023, has been appended to this letter.)

Our response pertains specifically to lands owned by EKDL and located on the north/west side of Victoria Street along the future Fountain Street extension. The Subject Lands comprise two parcels: the larger of the two has an area of approximately 17.26 hectares and is known municipally as 69 Ebycrest Road. The smaller parcel, located on the south side of the future Fountain Street, with an area of approximately 2.18 hectares, has not been assigned a municipal address but is described legally as Part of Lot 114, German Company Tract.

The Preferred Land Use Plan (Map 2) presented at the Public Consultation Session on June 26 proposes that the northerly portion of the larger parcel be designated as "Med / High Residential", with the southerly portion, as well as the entire smaller parcel, being designated "Core Area". (At present, the Subject Lands are designated "Commercial/Retail" on Schedule B to Chapter 7 of the Township's Official Plan.)

As explained in the attached 2023 letter, EKDL envisions the future development of the Subject Lands as a complete neighbourhood, with commercial uses near the node at the future intersection of Fountain Street and Victoria Street North surrounded by a variety of housing options, rather than as a purely commercial-oriented site. While the Preferred Land Use Plan proposes a mix of residential and commercial uses on the Subject Lands, we would like to further discuss the extent of the commercial designation on the site, particularly with reference to the vision articulated in our previous correspondence.

We trust that the policies for the new "Med / High Residential" designation will be similar to those in the Township's existing Official Plan. For instance, the current policies in Section 7.5.1.2 of the Official Plan prescribe a range of 20–50 dwelling units per gross hectare for medium-density residential uses, which, based on the extent of the "Med / High Residential" designation shown in the Preferred Land Use Plan, we estimate would correspond to between 200 and 500 units on the Subject Lands. We would like to ensure that the target density for the Subject Lands (whatever it might eventually be) will align with the extent of residential development contemplated by EKDL.

Furthermore, EKDL has some questions about the proposed "Core Area" designation for the southerly portion of the Subject Lands: as noted in our 2023 letter, we do not see this site as being part of the Core Commercial Area of Breslau. In particular, EKDL would like to ensure that the policies that the Township will be proposing for the new "Core Area" designation will facilitate the development of the Subject Lands as envisioned. (EKDL has some additional questions about the proposed timing of the Conceptual Staging Plan shown on Map 3, specifically regarding the anticipated timeframe for the development of Stage 3, which includes the Subject Lands.)

In light of the above, we would like to arrange a meeting between EKDL and the Township to discuss the proposed land use designations for the Subject Lands and the extent to which those designations align with the development concepts and other comments already submitted to the Township regarding the Breslau Secondary Plan Update project.

Therefore, we respectfully ask that the Township reach out to arrange a meeting for that purpose, by contacting either me (by e-mail at hhandy@gspgroup.ca or by phone at 226-243-7296) or Patrick Casey (pcasey@gspgroup.ca or 226-499-6769) at GSP's Kitchener office.

Respectfully yours,
GSP Group Inc.

Hugh Handy, MCIP, RPP
Vice President

cc. John Scarfone, Planner, Township of Woolwich
Nick Karakis, Fieldgate Developments
Mike McLean, Fieldgate Developments
Tom McLaughlin, Thomasfield Homes
Chris Brawn, Æffective Real Estate
Sarah Kurtz, SCS Consulting
Nick McIntosh, SCS Consulting
Steve Schaefer, SCS Consulting
Aaron Blata, RC Spencer

GSP group

SHAPING GREAT COMMUNITIES

August 15, 2023 File No. 21215

John Scarfone
Township of Woolwich
24 Church St W
Elmira, ON, N3B 1M5
[sent via email]

Re: Breslau Secondary Plan Update
Response to Policies and Mapping (June 2023)
Breslau Centre, Ebycrest Road and 2252 Victoria Street North
Township of Woolwich

Dear Mr. Scarfone:

GSP Group and our Client group recently attended the Community Building Open House on June 22, 2023 and have now had an opportunity to review the proposed policy framework and mapping related to the update to the Breslau Secondary Plan.

Accordingly, we are pleased to provide input on the Township for the Breslau Secondary Plan Area update on behalf of our client Ebycrest Kitchener Developments Limited (the "Client") as it relates to their property located on Ebycrest Road, the future Fountain Street extension, and Victoria Street North (the "Site").

There are several factors involved in delivering a successful new development on this Site, some of which are discussed and outlined below. We hope this letter will provide some insight on the intentions of the land uses on the Site and reasoning behind it. We ask that this information be considered in the Secondary Plan update.

Commercial and Residential Land Uses

In earlier discussions regarding the Site by the former owner (Smart Centres), the land uses considered were primarily commercial in nature. This is reflected in each of the Township's Land Use Concepts. Since purchasing the Site and also as a result of expansion of the Breslau Settlement Area and the Site through ROPA 6 (Region of Waterloo Official Plan update), the Client group has been promoting the broadening land uses permissions to develop a more complete neighbourhood.

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

Based on current and forecasted market needs, the Client group feels that the Site location is not ideally situated for an intense commercial development and believes a more complete mixed-use neighbourhood is appropriate. We are working towards an updated Concept Plan alongside a Commercial Market Study but envision ~7 acres of commercial being located at the corner of the future Fountain Street and Victoria Road North, surrounded by different forms of residential housing.

To quantify the reduction and justify the adjustment in overall commercial use, our Client group proposes to conduct a Commercial Market Study for the Site and broader community to provide input and guidance into the Breslau Secondary Plan process. A copy of this Commercial Market Study will be shared once available.

Specifically with respect to the Township's consultation concepts, we do not see this Site as being part of the Core Commercial Area of Breslau as shown on Concept Plans 1 and 2 given the physical separation to the existing community based on the major road networks but it will provide an important Node similar to that displayed on Concept Plan 3 given the future Highway 7/Victoria Street North/future Fountain Street location. We would also appreciate detail and an opportunity to discuss the "Potential Rec. Facility Option" that is shown on the Concept Plans with Township staff.

Site Access and Traffic

From a traffic operation and emergency services perspective, the Client and their traffic consultant (RC Spencer) is supportive of the two proposed intersections shown on the Secondary Plan Concept Plans located on the proposed Fountain Street extension, and Victoria Street North. These will provide multiple points of access for emergency services, will allow for smooth flow of traffic through the Site, and is also needed to support the viability for vibrant development.

The Region's Corridor Design Guidelines suggest that public right-of-way intersections should be spaced at a minimum of 400 m along a major arterial roadway such as Victoria Street. The existing Fountain Street and Spitzig Road intersections along Victoria Street North in the vicinity of the Site are spaced approximately 620 metres apart and introducing a new intersection will be constrained by these existing intersections. From a traffic planning perspective, it is anticipated that the proposed development density and land uses will warrant two points of access, including a signalization at the future Fountain Street intersection, and a form of access from Victoria Street North.

To facilitate these necessary Site accesses, Township support to obtain intersection spacing relief will be requested in order to introduce a new Victoria Street intersection as shown on the Concept Plans.

Site Servicing

The intention for the Site is to connect to municipal services. SCS Consulting's understanding of the servicing for the proposed development is as follows:

- Sanitary drainage will be efficiently conveyed via an extension of the existing 450 mm diameter trunk sewer on Victoria Street North to the existing wet-well and pumping station on Victoria Street in Kitchener

- The existing Sewage Pumping Station (SPS) has a capacity of 94.5 L/s, while the Township has reserved capacity up to 189 L/s. Preliminary estimates for sewage generation from the project is in the order of 40 L/s which needs to be accommodated. We request confirmation on the amount of available capacity in the existing SPS.

- Upgrades to bring on the reserve capacity to 189 L/s are required, and are understood to be scheduled to occur in 2025. Kindly confirm the project is generally on schedule.

- Water servicing will be provided via a connection to the existing 300 mm diameter watermain on Woolwich Street North at Fountain Street North

- Due to the large size of the site, a second watermain connection may be required to provide looping and could be provided at Ebycrest Rd and Victoria St. North or multiple connections to the Fountain Street watermain. Opportunities to optimize the network will need to be evaluated closer to onset of development.

We would appreciate any input or clarification on the above noted understanding if any of these points are inconsistent with the Township or County's information.

In summary, our Client and entire consulting team is looking forward to working with the Township and Region to achieve a high standard of development on the Site that will represent a desirable and functional mix of commercial and residential uses that will meet the needs of current and future residents of Breslau.

We appreciate you considering our comments and if you have any questions regarding the information provided, please feel free to reach out to myself at 226-243-7296 or hhandy@gspgroup.ca or Charlotte Balluch at 226-243-7657 or cballuch@gspgroup.ca. We would also be happy to meet to discuss our comments.

Yours truly,
GSP Group Inc.

Hugh Handy, MCIP, RPP

CC: Jeremy Vink, Township of Woolwich
Nick Karakis, Fieldgate Developments
Mike McLean, Fieldgate Developments
Tom McLaughlin, Thomasfield Homes
Chris Braun, Æffective Real Estate
Sarah Kurtz, SCS Consulting
Steve Schaefer, SCS Consulting
Aaron Blata, RC Spencer

POLOCORP

379 Queen Street South
Kitchener, ON
N2G 1W8
Tel. 519.745.3249

July 18, 2024

Township of Woolwich
24 Church Street West
Elmira, ON
N3B 2Z6

Via email to jvink@woolwich.ca

Attention: Jeremy Vink, MCIP RPP – Manager of Planning
John Scarfone, MCIP RPP – Planner

Reference: **Breslau Secondary Plan**
1770/1772 Shantz Station Road
1292 Shantz Station Road

Polocorp Inc are planning consultants for Green Horizons Sod, owners of the lands municipally known as 1770/1772 Shantz Station Road and 1292 Shantz Station Road (the "Subject Lands"). The Subject Lands are also identified on the attached figure. This letter is being submitted in response to the request for comments on the Breslau Secondary Plan following the Community Building Open House held on June 26, 2024.

The property located at 1770 Shantz Station Road is situated at the southwest corner of the intersection of Shantz Station Road and the Metrolinx Rail line. It is approximately 47 hectares (117 acres) in area. It is occupied by an agricultural operation and associated residence. The property is largely flat with a small wetland in the southwest corner of the site.

The property located at 1292 Shantz Station Road is located on the west side of Shantz Station Road, at the west terminus of Vance Road. It is comprised of two parcels. The north parcel is generally square in shape and is approximately 11.4 hectares (28.1 acres) in area. The south parcel is generally rectangular in shape and is approximately 30.8 hectares (76.2 acres) in area. Both parcels are used for agricultural operations and do not contain residential dwellings. The parcels abut the northeast end of the Region of Waterloo International AirPort.

During the June 26th Open House, updated information was presented including a Preferred Land Use Plan, Conceptual Staging Plan, Sanitary Servicing Scheme and Transportation Network Strategy. Polocorp has reviewed these materials on behalf of Green Horizons and supports the Preferred Land Use Plan, as presented, which identifies 1770 Shantz Station Road as being

designated Low/Medium Residential and being partially located within 800 metres of a proposed node. The lands located at 1292 Shantz Station Road are identified as being split designated between Employment 1 and Employment 2.

In reviewing the Conceptual Staging Plan, however, we note that the 1770 Shantz Station Road is identified as being within Stage 5 while 1292 Shantz Station Road is within Stage 1D. We note that the staging follows the expansion of the sanitary truck sewer from the south, including over Metrolinx rail line. When considering the practicality of this, however, we believe the Metrolinx rail corridor creates both a physical and logistical boundary between the north and south sides of it. Navigating the engineering and policy constraints of crossing a rail line will pose engineering and policy challenges that will likely cause delay. Given this, we suggest that you consider splitting Stage 4 north/south at the rail line and consolidate Stage 5 with the south stage. From a community planning perspective, this approach would consider the lands south of rail line, which comprises the north half of the proposed node, within a single Stage without encumbering the lands with the complications that will result from a railway crossing. With this approach, the community to be can planned and constructed in close succession and distribute resources such as schools, parks and other amenities throughout the stage.

Further to the above, from a servicing perspective, the consolidation of not only Stages 4 and 5, but also 1B and 1D, could yield significant efficiencies, as well. The attached letter from GEI Engineering outlines our understanding of the staging strategy and highlights opportunities to advance these stages concurrently.

We thank you for considering the comments provided above. Polocorp and Green Horizons will continue to monitor the progress of the Breslau Secondary Plan process and look forward to the opportunity to provide additional input. Should you wish to discuss the above further, please feel free to contact the undersigned.

Sincerely,
Polocorp Inc.

Matthew Warzecha MCIP RPP
Director of Development and Planning

CC: Mike Schiedel, Green Horizons Sod
Joseph Puopolo, Polocorp Inc

GEI Consultants

July 19, 2024
Project No. 2405548

VIA EMAIL: mike@greenhorizonssod.com

Green Horizons Sod Farms
1625 Kossuth Road
Cambridge, ON N3H 4R6

Re: Breslau Secondary Plan and East Side Land
Woolwich Sanitary Servicing Class Environmental Assessment

Dear Mike,

As discussed, I've reviewed the Breslau Secondary Plan and the East Side Land Woolwich Sanitary Servicing Class Environmental Assessment documents with a focus on the potential revision to the staging/phasing that has been proposed. On this basis, we offer the following:

a) The East Side Land Woolwich Sanitary Servicing Class EA has been investigating the entire study area, although the focus has been on the services required and the extension of services for the lands south of Menno Street (i.e. the airport lands and the Conestoga Meat Lands).

b) On this basis the preferred servicing approach includes the extension of a trunk gravity sewer through the "centre" of the study area, with two (2) local lift stations (1 at Fountain Street / Jetliner Court and 1 on Menno Street / Shantz Station). This also requires additional sanitary sewers to be extended in an easterly direction along Menno Street towards Shantz Station Road.

c) Given the need for the local lift station at Menno Street / Shantz Station, it is anticipated that the design and construction of this lift station will be dependent on development pressure and funding (i.e. front ending by Developer(s) and/or inclusion in a DC Background Study), along with the extension of trunk sanitary sewers northerly along Menno Street (past the frontage of Mike's property), and the timeline for transportation improvements (Menno Street, Shantz Station Road and connections to Highway 7) which would be paired with the extension of municipal services.

d) The development pressure is also likely to be a result of the significant natural environment / environmental constraints in Area 4. The environmental constraints in this area may limit the amount of developable land available to cover the cost of the servicing infrastructure (sanitary and watermain) required.

e) Based on this, it is likely that any lands that can be serviced via a gravity connection (or the extension of a gravity sanitary sewer) will proceed, provided that municipal funds are available and/or the Developer(s) agree to front end the design and construction of both the servicing and transportation/road improvements. The timeline for the extension of the trunk gravitys through the "centre" of the study area will be key to advancing the residential development. However, at this timeline/schedule for the majority of these gravity sewer extensions and transportation improvements have been identified as being between 2031-2041.

f) It is also anticipated that since the primary focus of the East Side Land Woolwich Sanitary Servicing Class EA has been the lands to the south of Menno Street, that further revisions to the staging/phasing will occur as the lands start to develop and the areas contributing to the lift stations propose development. In general, residential development growth will be required to support the development/growth of the employment lands.

Therefore, based on the above we recommend that:

- Alternative staging/phasing for lands north of Menno Street be permitted/considered by the Township to account for market demands, environmental constraints and cost allocations based on developable area as well as schedules/timelines of the various landowners.
- The development of lands via a gravity connection or via the extension of a gravity connection be prioritized.
- Any lands which do require a lift station be allowed to advance through the development process prior to the completion of any early stages/phases, given the timeline that will be needed to complete the associated EA's, design and construction to support the development growth.
- That the Township be open to considering alternative sanitary sewer alignments and lift station locations in the future to account for property requirements and/or property owners which may or may not wish to develop their lands in the timeline identified by the Township. For example, if a lift station is proposed to be located on lands which the property owner has no interest in developing, the lift station and the lands upstream of the lift station will not advance. This will require some flexibility on the part of the Township to be open to alternative lift station locations on lands prepared to advance through the development process.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

GEI Consultants Canada Ltd.

Angela Kroetsch
Senior Project Manager

AK:as

2590 Victoria St.

COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

File No.: 24-8136

July 15, 2024

51 Breithaupt Street
Suite 200
Kitchener, Ontario
Canada
N2H 5G5
Telephone
519.571.9833
Fax
519.571.7424

Jeremy Vink, Manager of Planning
Township of Woolwich, Development Services
24 Church Street West
P.O. Box 158
Elmira, ON N3B 2Z6

Via Email

Breslau Secondary Plan Update
Public Consultation Session #2 (June 26, 2024)

Dear Mr. Vink,

On behalf of our client, Cachet Homes (Victoria) Inc. "Cachet", owners of 2590 Victoria Street, Breslau, Dillon Consulting Limited (Dillon) is pleased to provide the following comments as part of the Breslau Secondary Plan Update Process. Our client has been involved in this process since its inception and looks forward to continuing their participation and collaboration with staff. We understand that the Secondary Plan Update was temporarily paused based on the Province's proposed modifications to municipal Official Plans and has recently progressed based on Bill 162 coming into force and effect in May 2024. The modifications to the Region's Official Plan approved through the passing of Bill 162 generally implement the requests submitted by area municipal mayors through the Province's consultations on Bill 150, including the expansion of urban areas in communities within the Township of Woolwich.

Introduction to Cachet
Cachet Homes is a prominent homebuilder with over 40 years of land development and homebuilding experience in southern Ontario. With a focus on craftsmanship and modern living standards, Cachet prides itself on providing attainable housing solutions. While many builders are putting projects on hold, Cachet is expanding its portfolio and offering a diverse range of housing options across many municipalities in the province.

Cachet Homes has been successful in creating master planned communities with a mixture of ground-based housing products. They believe in being innovative in their approach and understand the challenges that future homeowners are experiencing in this challenging economic time. Cachet has taken the approach that the industry as a whole needs to contribute to the solutions, not the problems in affordability – that requires an adjustment in expectations, as well as the courage to offer attainable market pricing when others are not. Most recently, Cachet launched sales in two communities: one in Stratford, where townhomes were starting at $549,000 (family oriented, 3-bedroom units), and another in Woodstock, with prices starting at

$589,000. These new communities showcase Cachet's commitment to providing quality homes at attainable pricing to support entry into the housing market in the Greater Golden Horseshoe. Cachet also operates a technologically advanced Sales Centre at 1520 Dickie Settlement Road in Cambridge, which serves as the Regional hub for home sales within Waterloo Region and surrounding municipalities. This demonstrates Cachet's desire to be present in the Region, and long-term commitment to providing housing options in the area. Our client is active in Waterloo Region and neighbouring Regions and Counties and plans to be for the long-term.

Cachet envisions a close-knit neighbourhood for people and families at all stages of life, nestled between the urban community to the south and the rural countryside to the north. The plan includes single detached homes, townhomes, rear lane townhomes and a multi-residential building. By proposing a full range of housing options at attainable prices points, Cachet is introducing healthy competition into the local market. The lands are unencumbered and the existing natural heritage features to the east are proposed to be maintained, along with associated buffers, if appropriate. The subject lands are well connected and well positioned to provide a multi-modal transportation system, including active transportation opportunities (walking, cycling and transit) within the neighbourhood directly, as well as connections to systems beyond the neighbourhood.

SCS Consulting Group Ltd./"SCS" have been actively engaged in the various ongoing Breslau servicing and road improvements Environmental Assessments). SCS recently provided feedback on potential wastewater servicing alternatives for the lands to the Township based on information presented during Public Consultation Centre # 2 for the East Side Lands Sanitary Servicing Study. The proposed interim and/or ultimate servicing unlocks the potential for the development of these lands to proceed in the near-term (see attached letter from SCS, dated July 10, 2024). The revenue generated by DCs as a result of this and other local development projects will support additional investment in local infrastructure and community amenities. The Breslau area is in a unique position with exciting planning and development on the horizon, including the recent announcement of the Region's purchase of land off Fountain Street for a future GO station and affordable housing development. Our client's vision for their lands is aligned with the guiding principles of the Breslau Secondary Plan and positively contributes to additional housing options for the residents of Waterloo Region.

Breslau Secondary Plan Update

We attended the Second Community Building Open House as part of the Breslau Secondary Plan Update on June 26, 2024, and reviewed the materials posted in support of this project update. This was a great opportunity to meet with staff involved in the project and discuss issues and opportunities associated with development within the Secondary Plan area. In addition to these discussions, we are providing the comments

attached herein in writing for the purposes of officially documenting Cachet's position and desires with respect to advancing a community on the subject lands.

While we support the proposed urban area boundary and the intended Residential designation for our client's lands, we believe that the staging policies require modification to reflect the Cachet lands advancing at an earlier stage and to provide flexibility in practice. Specifically, we are suggesting that the Conceptual Staging Plan be revised to include our client's lands in Stage 3 or 4. For convenience, we have provided an updated Staging Concept, identifying the Cachet lands as Stage 3A (attached). The detailed rationale is provided in the attached letter from SCS. As noted through previous discussions and in the attached letter, Cachet is prepared to proceed with development immediately once external services are available. The details of the proposed servicing solution have been also provided.

The restriction on development until such time as MTO advances construction on the realigned Highway 7 is considered inappropriate and unnecessary. Restricting development until the highway is realigned prevents additional housing units from entering the market and represents considerable uncertainty for landowners adjacent to existing/future Highway 7. The Ministry will be circulated and actively participate in the development approvals process, and specific conditions of draft approval can be identified to address the MTO's requirements.

The subject lands will meaningfully contribute to the planned growth of the Township to 2051. Growth estimates are 14,000 people and 9,000 jobs at this time; however, further population and employment growth may be experienced in Breslau depending on the density achieved. We would caution that 'protecting for a small-town feel' can also be a mask for NIMBYism and the resistance to change that contributes to the lack of a diverse range of housing options in the southern Ontario. We would encourage staff and Council to actively support the message that new development is possible (and necessary), while maintaining the unique and charming character of the Township.

Once available, we would welcome the opportunity to review additional policies under consideration as part of the Secondary Plan Update.

Closing
Thank you for the opportunity to provide feedback on the preferred land use plan and staging as part of the Breslau Secondary Plan Update process. Cachet and their consulting engineer have provided Associated Engineering and the Township with alternative servicing solutions that rationalize the proposed staging modification. We look forward to participating in the Secondary Plan Update Process with the Township, and working with staff through the future development approvals process for 2590

Victoria Street. Should you have any questions or require additional information, we would welcome a call or meeting for further discussion. Please contact the undersigned at cwilks@dillon.ca.

Sincerely,

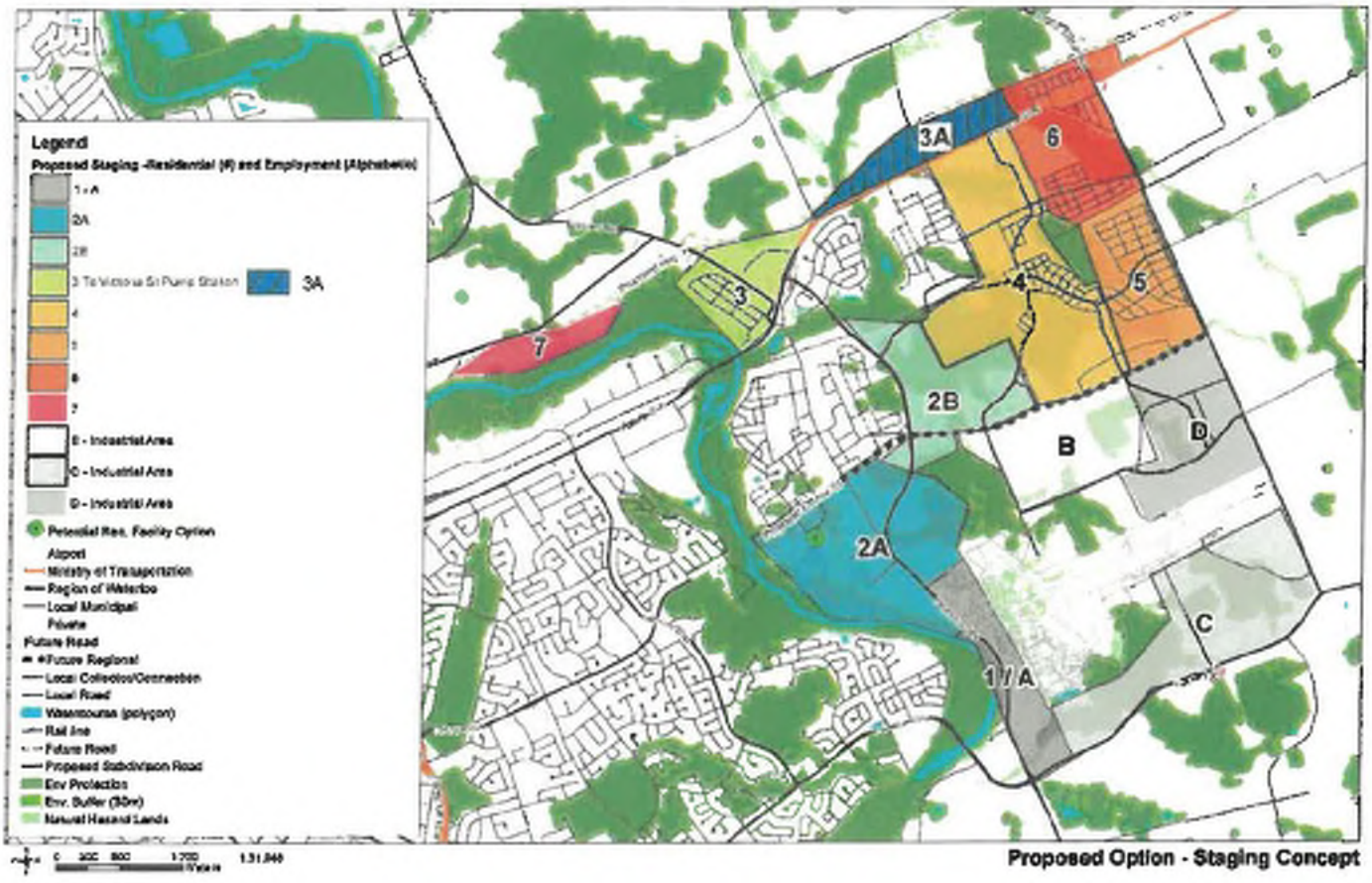
DILLON CONSULTING LIMITED



Connor Wilks
Planner

cc+Encl.: Jessie HaKong - Cachet Homes

Attachment: Staging Figure 1.0



Proposed Option - Staging Concept

2590 Victoria St

SCS consulting group ltd

File #: 02590
Date: July 10, 2024

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

Dear Mr. Vink:

Re: Amended Feedback on Public Consultation Session #2
Breslau Settlement Plan Update & East Side Lands Sanitary Servicing
Woolwich Township

Thank you for the opportunity to provide feedback on the materials presented during the following two meetings that were held on June 26, 2024:

- Breslau Settlement Plan Update / Policies: Second Community Building Open House
- East Side Lands – Woolwich Sanitary Servicing: Public Consultation # 2

On behalf of Cachet Homes (Victoria) Inc., the owner of the property located at the northeast corner of Victoria Street North and Greenhouse Road (referred to as the '2590 lands' below), SCS provided initial comments and/or requests for clarification in a letter dated June 25, 2024. The following represents amended comments and/or requests for clarification after completing a review of the East Side Lands Sanitary Servicing Presentation slides that were posted to the Engage Woolwich website on June 26, 2024.

It is understood that the preliminary recommendations from the (separate) East Side Lands Sanitary Servicing Environmental Assessment have provided input on the Settlement Plan servicing strategy, including the preliminary Conceptual Staging Plan. Therefore, for simplicity, the following comments are intended to encompass amended feedback for both studies.

East Side Lands (ESL) – Evaluation of Alternatives

Both Optimized Alternatives #5 and #6 appear to be identical north of the Metrolinx rail corridor, with each alternative proposing to terminate at the future intersection of Victoria Street North and Wambold Street at a similar depth. For this reason, the proposed trunk sewer will be simply referred to as the 'ESL sewer', rather than Alternative #5 or #6, since this section of sewer is the focus for review of the proposed servicing of the 2590 lands. Wambold Street will be constructed when development of the former Hopewell Crossing Subdivision employment lands proceeds. The Breslau Settlement Plan Update Preferred Land Use Plan proposes that the employment lands be converted to

low/medium/ high density residential. The following is noted as it relates to a review of the future wastewater servicing of the 2590 lands:

1. The colouring of the ESL PCC #2 display panels indicates the 2590 lands will be 'Drained by Gravity Sewer Only' (magenta hatch).
2. The display panels for the Breslau Settlement Plan Update Second Community Building Open House alludes to possibility that the flows from the existing Hopewell Crossing Sanitary Pumping Station (SPS) can be redirected from the Victoria Street SPS service area to the ESL sewer once it has been extended north to Kramp Road (refer to Sanitary Servicing Scheme section). While this option does not appear to be mentioned in the display panels for the ESL PCC #2, it was stated within the ESL video presentation at about the 13-minute mark. Based on this information:
    a. Kindly confirm if the Township / Associated Engineering can release the draft Design Flow Rate calculation sheet for review and comment.
    b. If the design sheet cannot be released at this time, Associated Engineering should confirm if the estimated Design Flow Rate at Downstream Limit of the ESL sewer (546 L/s) included the potential redirection of the ultimate 99 L/s peak flow from the Hopewell Crossing SPS.
3. The following information is noted with respect to the preliminary vertical design of ESL sewer north of Metrolinx rail corridor (refer to **Figure 1** below):
    a. The proposed ESL sewer invert at termination (Victoria Street North / Wambold) appears to be +/- 324.5 m with an existing roadway elevation of +/- 332 m (due to scale on the display panels, the preliminary sewer design text on the profile is difficult to confirm).
    b. The lowest existing ground elevations with the 2590 lands are 325.0 and 323.5 m at the northeast and southwest corners of the property, respectively.
    c. The preliminary proposed ESL sewer elevation at the intersection of Kramp Road Wurster Place is +/- 321.0 m. Therefore, as currently proposed, the ESL sewer will be too shallow to service the 2590 lands by gravity alone.
    d. Based on preliminary design drawings for the Hopewell Crossing subdivision, it is understood a 300 mm diameter sanitary sewer extends easterly from the existing Hopewell Crossing SPS along Hopewell Crossing Drive to Greenhouse Road, terminating at an elevation of approximately 317.21 m.

4. Given the above review summary, it is kindly requested that the Township / Associated Engineering provide more detail on how the 2590 lands are proposed to be serviced. For example:
    a. Potentially modify (deepen) the proposed depth of the northern portion of ESL trunk sewer to ensure the 2590 lands can be fully serviced by gravity sewer?
    b. Will a new lift / pumping station be required to service the 2590 lands (outletting to the ESL trunk sewer)? Presumably, the station will also service the future residential lands located northwest of the intersection of Victoria Street and Greenhouse Road, as well as existing employment and future residential developments on the east side of Greenhouse Road.
    c. Or should the 2590 lands be serviced by a new local trunk sewer along Greenhouse Road which will connect to the existing Hopewell Crossing SPS since the existing system has sufficient depth to service the 2590 lands by gravity alone (i.e. should the area delineated drain to the Hopewell Crossing SPS / "blue hatch" be expanded on the EA figures)?

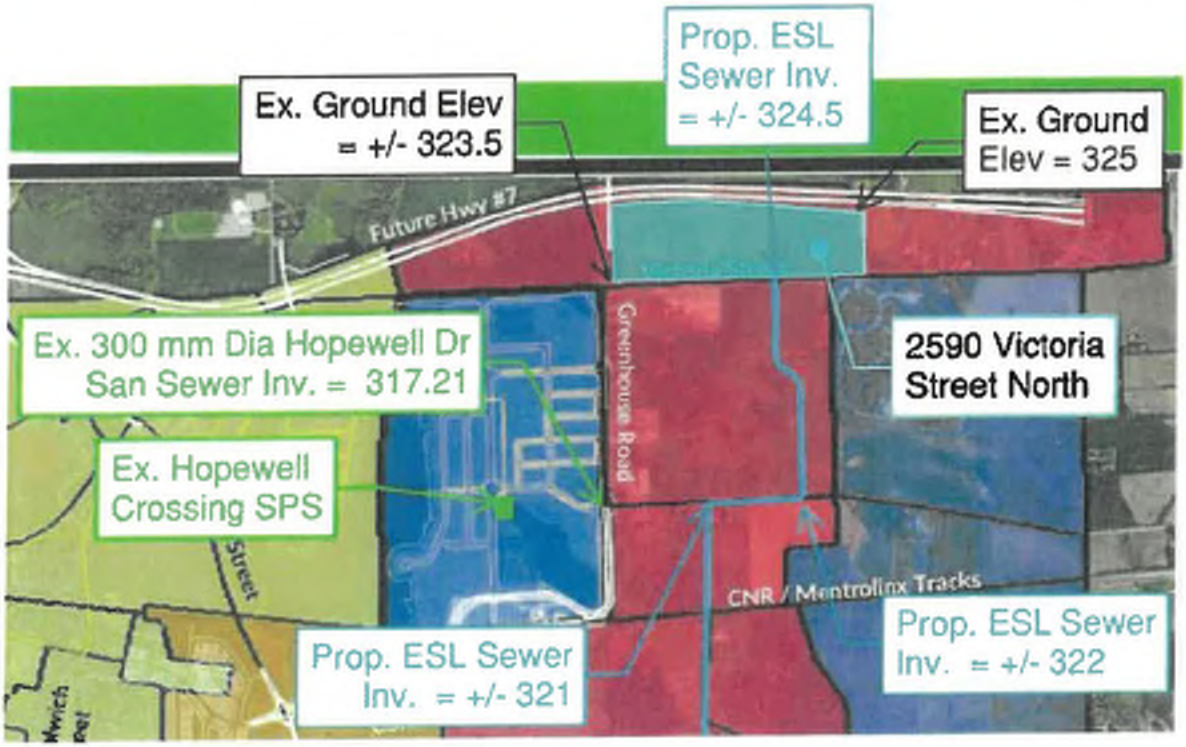


Figure 1: Summary of Proposed and Existing Sanitary Servicing in Vicinity of 2590 Victoria St N.

Breslau Settlement Plan Update - Conceptual Staging Plan

It is noted that the 2590 lands are included within the Stage 6 boundaries on the Conceptual Staging Plan (Map 3). Assuming that this plan accurately reflects the Township's intended delineation of the various stages (it is acknowledged that the inclusion of the 2590 lands in Stage 6 may be simply an inadvertent oversight during preparation of Map 3), the following is a summary of items for the Township to consider as part of our suggestion to revise the Conceptual Staging Plan to include the 2590 lands within either Stage 3 or 4:

1. Cachet is prepared to proceed with development immediately upon external servicing being extended to the 2590 lands. This includes potentially implementing an interim sanitary servicing connection to advance development of the lands as part of Stage 3 since the timing for an extension of the East Side Lands trunk sewer north of Menno Street is currently unknown.
2. It is unclear if the landowners within the majority of Staging Areas 2B and 5 are interested in proceeding with residential development in the near future, and therefore consideration should be given to advancing the 2590 lands as part of either Stage 3 or 4.
3. Allowing an additional builder to participate in either Stage 3 or 4 will provide more choice to home purchasers, and therefore more competitive pricing.
4. The other three corners of the intersection of Victoria Street North and Greenhouse Road are either existing development (Hopewell Crossing residential subdivision), or within the Stage 4 boundaries. Including the 2590 lands in either Stage 3 or 4 is consistent with the following guiding factor listed under Map 3: *"Allowing the newly identified Breslau Core Area to develop in the early stages and to provide concentric development, at a greater density around the Core Area to ensure its long term viability."*

Breslau Settlement Plan Update - Sanitary Servicing Scheme

The following is noted with respect to the Sanitary Servicing Scheme and consideration of the material presented during the ESL PCC #2:

5. The existing topography of the 2590 land mostly drains toward Greenhouse Road and is within the Hopewell Creek subwatershed limits.
6. Based on the ESL PCC # 2 display panels, it appears, the 2590 lands are proposed to drain to the ESL sewer extension along future Wambold Street as shown on the Preferred Solution Map 4B.
    a. As noted in the ESL – Evaluation of Alternatives section above, the proposed sewer depth specified in the ESL PCC #2 display panels is not sufficient to service the 2590 lands by gravity alone.

b. Under a scenario where the vertical design of the ESL sewer is revised / deepened, the local sanitary sewers will flow in the opposite direction from the natural topography of the 2590 lands, unnecessarily deepening both the local and Wambold Street sewers.

c. To avoid deepening the northern portion of the proposed ESL, it is suggested the Township consider draining the 2590 lands to the existing Hopewell Crossing SPS. This would be accomplished by extending a new local trunk sewer north along Greenhouse Road (i.e. the northern segment of the purple alignment shown on the enclosed Woolwich Sanitary Servicing Notice of Public Consultation Centre # 2). It is anticipated this sewer will also service the future residential development at the northwest corner of Victoria and Greenhouse Road, along with existing and future development on the east side of Greenhouse Road. Given the infrastructure required to service the two areas will be shared by the 2590 lands, shifting the 2590 lands into either Stage 3 or 4 will ensure the newly constructed sewers are fully utilized and funded as quickly as possible.

7. All of Stage 5 and the remaining Stage 6 lands (not including the 2590 lands) are anticipated to rely on a proposed local sanitary trunk sewer along Shantz Station Road (green alignment) as well as a proposed lift station at Menno Street. Both of these projects are currently unfunded with no proposed design / construction schedule. Since none of the of the recently circulated figures indicate the 2590 lands will be serviced by the green alignment and Menno Street Lift Station, it is unclear why the 2590 lands have been included within Stage 6 since the sanitary outfall for the 2590 lands will be available as part of Stage 4 (i.e. either the Greenhouse Road or Wambold Street / ESL sewer).

8. Including the 2590 lands in either Stage 3 or 4 is consistent with the following guiding factor, as listed under Map 3: *"The logical and orderly staging of the hard services and infrastructure as identified in the Sanitary Servicing Scheme..."*

Ministry of Transportation Access Policies

The following is provided for Township consideration as it relates to concerns related to access policies imposed by the Ministry of Transportation (MTO) along the Victoria Street corridor when preparing the Conceptual Staging Plan:

9. It will be the landowner's responsibility to coordinate with, and satisfy any MTO requirements. As was the case with the Hopewell Crossing subdivision, Conditions of Draft Approval can address MTO requirements and/or specify restrictions related to future connections to Victoria Street once the right-of-way has been transferred to the Region.

10. It is noted that the previous SmartCentres development lands and 2450 Victoria Street North are included in Stages 3 and 4, respectively, even though any future planning applications associated with these properties will be subject to MTO access policies.

11. The construction of the new Highway 7 is currently unfunded and unscheduled. Given these uncertainties, it is suggested access polies be eliminated from list of factors contributing to the Staging Plan. If not eliminated, there is a risk that any landowner adjacent to Victoria Street North could be indefinitely and/or unfairly prohibited from developing their lands.

Hopewell Creek Subwatershed Study

12. It is acknowledged that the Township will require the Hopewell Creek sub-watershed study to be undertaken prior to development of the 2590 lands proceeding. With both the Hopewell Crossing employment land, and 2450 Victoria Street North being included within the Stage 4 boundaries it is anticipated this study will be proceeding in the near future.

SCS trusts the above is satisfactory. Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.

Phil Sheridan, P.Eng.
psheridan@scsconsultinggroup.com

Attachments

Notice of Public Consultation # 2 - East Side Lands Sanitary Servicing

c. John Scarfone, Planner, Township of Woolwich
Ryan Tucker, P.Eng., Engineering Project Supervisor, Township of Woolwich
Duane Lindner, P.Eng., Sr. Project Manager, Associated Engineering (Ont.) Ltd.

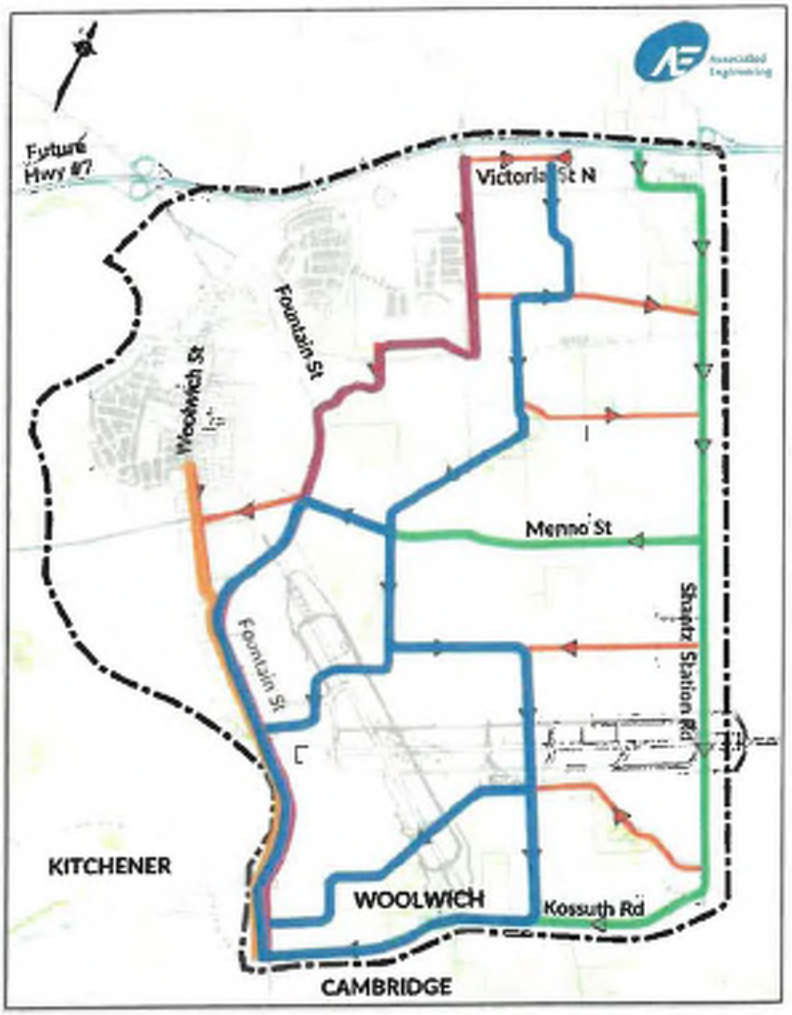
Document3

TOWNSHIP OF WOOLWICH
NOTICE OF PUBLIC CONSULTATION (#2)
EAST SIDE LANDS – WOOLWICH SANITARY SERVICING
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT - SCHEDULE 'B'

Region of Waterloo

The Township of Woolwich is providing a second opportunity for interested members of the public and affected stakeholders to participate in consultation regarding the **East Side Lands – Woolwich Sanitary Servicing Class Environmental Assessment** (Class EA).

The study area, as shown to the right, is generally bounded by the Grand River to the west, Kossuth Road (Regional Rd 31) to the south, Shantz Station Road (Regional Rd 30) to the east and south of the new (future) Highway #7 to the north.



Multiple solutions have been considered to find an optimum servicing strategy for the study area consisting of various combinations of trunk sewer alignments, local sewer branches and lift stations. Based on a trunk sewer alignment that has been deemed to be optimal, a total of six (6) formal "Alternative Solutions" have been identified and evaluated. A comprehensive evaluation model was developed to assess each alternative solution against project specific criteria related to the natural, social, technical and financial environments. The alternatives were scored in comparison to each other, identifying their impacts and benefits relative to each other to determine a preliminary recommendation for the "Preferred Solution".

This study is being undertaken in accordance with a "Schedule B" Municipal Class EA. This Public Consultation Event will be conducted virtually, and will include a pre-recorded presentation of the project information as well as downloadable content for stakeholder review. The information will be available for viewing / download from the EngageWR site (https://www.engagewr.ca/east-side-lands) starting on Wednesday, June 26, 2024.

We kindly request that comments and/or questions be submitted through the EngageWR site by Wednesday July 10th, or feel free to reach out to the project members listed below.

Ryan Tucker, P.Eng.
Engineering Project Supervisor
Township of Woolwich
24 Church Street West, P.O. Box 158
Elmira, ON N3B 2Z6
Phone: 519-669-1647 x6048
Email: rtucker@woolwich.ca

Duane Lindner, P.Eng.
Sr. Project Manager
Associated Engineering (Ont.) Ltd.
Suite 302, 508 Riverbend Drive,
Kitchener, ON N2K 3S2
Phone: 226-214-3238
Email: lindnerd@ae.ca

Information will be collected in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, please note all comments will become part of the public record.

John Scarfone

From: [redacted]
Sent: Thursday, July 4, 2024 11:40 AM
To: Jeremy Vink; Sandy Shantz; John Scarfone
Cc: bonniebryant@outlook.com
Subject: [EXT] Responding to Breslau Settlement Plan Public Update June 26,2024

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

I live at [redacted] Fountain St. Breslau and attended the 2nd Breslau Open House where the proposed Preferred Land Use Plan was presented.

I was pleased to see the parkland designation on the old gravel pit lands which includes 6 beautiful deep ponds along the Grand River. What an opportunity to rehabilitate and restore and enhance the natural environment! The river is a wonderful heritage resource we have today within Breslau and our urban area. This parkland designation will enhance public access and trails along this side of the river.

I also was encouraged to see that a preliminary investigation identifying potential heritage buildings /sites that have cultural heritage value.
The Breslau area was one of the first to be settled by Pennsylvania Mennonites as early as 1800.

There is a rich cultural heritage along the river where I have been privileged to live for over 50 years. The field stone house built by one of the earliest pioneers is nearly 200 years old. It sits on the crest of a hill with a stream running through it and overlooks the Grand River.

As I indicated in a letter to Township Council and staff November 21,2023,I am pursuing a heritage designation for the house and portions of the property which include a drive shed and smoke house.

This property has a proposed designation as employment lands for which I am opposed. The physical constraints that affect this land include topography as the land slopes steeply to the river, springs that flow down to the Grand River and flood plains all of which are not conducive to an employment designation.The property has rich historic and cultural value and should be recognized as having significant natural heritage to not only Breslau but to all of Waterloo Region.

Thank you for taking into consideration my concerns about the Preferred Land Use Plans and the opportunity to respond to it.

Sandra MacNaughton

GSP group

SHAPING GREAT COMMUNITIES

July 2, 2024

File No. 23158

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

Attn: Jeremy Vink, Manager of Planning

Re: Breslau Secondary Plan Update

Dear Mr. Vink:

GSP Group has prepared this letter on behalf of Thomasfield Homes Limited ("Thomasfield") for the purpose of responding to the information regarding the Breslau Secondary Plan Update presented by the Township of Woolwich at Public Consultation Session #2, held on June 26, 2024.

While Thomasfield is generally supportive of what the Township is proposing for the Breslau Secondary Plan, there are some questions about the proposed staging shown on Map 3 (Conceptual Staging Plan), specifically as it relates to land that Thomasfield owns on the east side of Greenhouse Road, between Highway 7 (Victoria Street North) and Kramp Road, referred to as the "Bisgould Lands". Map 3 shows the Bisgould Lands as part of the proposed Stage 4, whereas we believe they would be more appropriately included as part of Stage 2B or Stage 3.

The Bisgould Lands are part of the larger Draft Plan of Subdivision for Hopewell Crossing (30T-11701), which received draft approval in 2016. As such, they were included in the sanitary sewage allocation using the Hopewell Crossing Pumping Station ("HCPS"). Thomasfield has invested a significant amount — close to $10 million — in the design, construction, and commissioning of the HCPS, with the intent that those costs would be defrayed through the development of the Bisgould Lands.

In addition, Thomasfield and Empire together have purchased additional capacity at the Victoria Street Pumping Station. The infrastructure in the Hopewell Crossing subdivision has been sized to accommodate the sewage and water requirements of the Bisgould Lands. Although they were initially intended to be used for employment purposes, Thomasfield is confident that the existing infrastructure, including the HCPS, can be fully utilized to develop the Bisgould Lands in a manner that aligns with the Preferred Land Use Plan presented as Map 2 at the Public Consultation Session on June 26.

In short, the infrastructure and servicing capacity required for the development of the Bisgould Lands already exists, and the development of these lands can be accommodated at an earlier stage in the overall Staging Plan for the Breslau Secondary Plan Area than what is currently proposed. The information provided at Public Consultation Session #2 states that the primary purpose of the Staging Plan is "to appropriately budget and deliver the services and infrastructure that are attributed to new development." As the Bisgould Lands have already been accounted for in existing infrastructure, their development can be moved to an earlier stage without adversely affecting the Township's ability to appropriately budget for and deliver services and infrastructure for new development.

Thomasfield is quite eager to utilize the full servicing allocation that they have already purchased, an allocation that includes the development of the Bisgould Lands. We therefore respectfully request that the Bisgould Lands be moved from Stage 4 to an earlier stage, either Stage 2B or Stage 3, in the Staging Plan for the Breslau Secondary Plan.

Additionally, it is anticipated that it will be possible to use the existing Hopewell Crossing infrastructure to accommodate development on additional lands owned by Thomasfield (one parcel, referred to as the "Bluebird" property, located at the northeasterly angle of the intersection of Highway 7 and Greenhouse Road, and a second parcel on the south side of the rail corridor abutting the Hopewell Crossing subdivision). Thomasfield expects there will be surplus capacity to service these lands, due to the difference between theoretical and actual flows, based on previous experience with actual utilization levels in the Hopewell Cross subdivision.

Using this surplus capacity to service the additional Thomasfield lands will optimize the use of the existing Hopewell Crossing infrastructure. Therefore, we respectfully request that the Township consider including those additional Thomasfield lands as part of Stage 3 in the Staging Plan, rather than Stage 4, as is currently shown on Map 3.

If you have any questions about the contents of this letter or require any clarification, please do not hesitate to contact either me (by e-mail at hhandy@gspgroup.ca or by phone at 226-243-7296) or Patrick Casey (pcasey@gspgroup.ca or 226-499-6769).

Yours truly,
GSP Group Inc.

Hugh Handy, MCIP, RPP
Vice President

cc. Tom McLaughlin, Thomasfield Homes Ltd.

John Scarfone

From: Jeremy Vink
Sent: Friday, June 28, 2024 8:54 AM
To: Ryan Laird
Cc: John Scarfone
Subject: RE: [EXT] New Breslau Go Station

Ryan

At this point the Region has only announced the purchase of land for the potential GO Station. They will need to undergo and Environmental Assessment (EA) process next and then, a final design.

As part of the EA process the Region will have public consultation, and at that time we, and the public will be able to comment and see plans.

At this point there is not a plan for what Thomasfield will be doing with the GO lands and surrounding parcels on their site, although they will likely be residential of some form.

Sincerely,

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

-----Original Message-----
From: [redacted]
Sent: Friday, June 28, 2024 7:52 AM
To: Jeremy Vink <jvink@woolwich.ca>
Cc: John Scarfone <jscarfone@woolwich.ca>
Subject: [EXT] New Breslau Go Station

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

Hey Jeremy and John, hope all is well.

I was unable to attend the open house on Wednesday, but am interested to know where the early plans are to put the go station that is now expected near fountain st.

I live in the hopewell crossing area so it was a bit disappointing to hear officially that it won't be built in our area but it's understandable as it was likely never going to be built there as thomasfield dropped out years ago and fountain street actually makes more sense from a connection point for many people.

I know it's early stages but I'm wondering which side of the tracks the go station will be planned and will there be future connection to hopewell crossing either by trail or the potential Breslau connector road. It would be nice for the

residence in my community to still be able to walk to the station after many had moved to the community in the hopes of having a walkable go station.

Also I'm wondering if it's been decided what thomasfield will be doing now with past go station land. I hope it's being pushed that a public type building will be built rather than just housing at this point.

Thanks

Ryan Laird, CFA
[redacted]

John Scarfone

From:	Tom McLaughlin <tomm@thomasfield.com>
Sent:	Thursday, June 27, 2024 2:10 PM
To:	Ryan Tucker
Cc:	Patrick Casey; Hugh Handy; Buckley, Steve; McLeod, Duncaun; John Scarfone; Jeremy Vink
Subject:	[EXT] Breslau Wastewater EA Comments
Attachments:	dp16091zb.pdf

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

Ryan,

I hope all is well. I was unaware that there was a separate parallel EA project for the wastewater trunk. Please consider this email as our commentary on the matter. Our engineers and planners will be commenting to you and the Secondary Planning team regarding this matter. If we could be included on the EA circulation list that would be greatly appreciated.

We request permission to develop our Bisgould (THL 1 on Fig 1 below) site using our existing sewage infrastructure for the following reasons, which are part of the Hopewell Crossing EA:

1. We have invested close to $10 million into the design, construction, and commissioning of the Hopewell Crossing Pump Station. Our cost relief was predicated on the development of the Bisgould lands.
2. We, along with Empire, have upfronted costs to purchase an additional 25% of the Victoria Street Pump Station, with our development relief based on the inclusion of the Bisgould lands.
3. The Bisgould lands received draft approval in 2016, along with sewage allocation. While initially for employment purposes, we believe we can fully utilize the pump station and existing infrastructure for our current development needs.
4. Allowing more tax base to utilize the Hopewell Crossing Pump Station reduces the tax burden on Woolwich taxpayers through increased utilization.
5. There will likely be a significant freeboard in the pump station, as evidenced by the completion of Hopewell Heights in 2021, which used approximately 25% of the theoretical flows.
6. Our infrastructure was sized in our Hopewell Heights development to accommodate the sewage and water requirements from the Bisgould site.
7. If an additional trunk sewer is needed through our Bisgould property we would be happy to accommodate it.

Additionally, we request that you consider including our Bluebird (Site THL2) site and the site (THL 3) just south of the Metrolinx rail corridor, as we believe these can be easily serviced by our existing infrastructure. Utilizing this infrastructure not only ensures efficient use of resources but also minimizes additional costs and disruptions. This approach aligns with our overall strategy to optimize the current investments and deliver projects in a timely and cost-effective manner.

From a planning perspective we would like to develop the Bisgould lands in stage 3 as outlined in the conceptual staging plan.

In conclusion, we believe that utilizing the existing sewage infrastructure for the Bisgould site, as well as the Bluebird site and the site south of the Metrolinx rail corridor, is both practical and beneficial for all parties involved. Your

consideration of our request is greatly appreciated. I have also attached the approved draft plan showing the Bisgould lands.

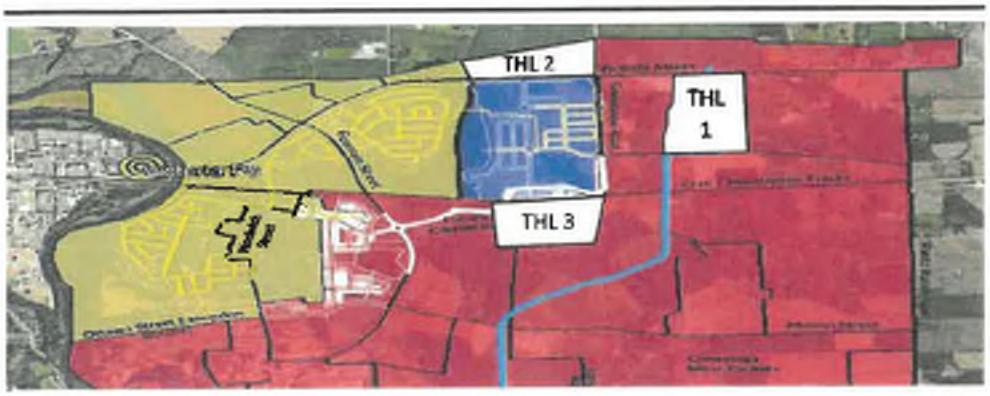


Figure 1.0 - Subject Areas

Best regards,

–

Tom McLaughlin BES, MUDS, MBA

Controller, VP Finance
P (519) 836-4332 **ext. 30** | **F** (519) 836-2119

tomm@thomasfield.com

Building Quality Homes For Over 40 Years
http://www.thomasfield.com

John Scarfone

From: [redacted]
Sent: Thursday, June 27, 2024 12:10 AM
To: Jeremy Vink
Cc: John Scarfone
Subject: [EXT] Breslau Secondary Display Board June 26th comments

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

Hello Jeremy,

We really commend the tenacity of work done to bring activities that support our Breslau community plans.

The designation of the Go Station in the Hopewell Crossing is the best plan for the following reasons:

1. The study by Metrolinx published for the public needs a park and ride location which is available on this Hopewell community
2. The location is central in your design for the 15 mins community covering a whole lot more homes
3. The Fountain Street traffic congestion will be worse and not designed for *daily 2500 vehicles
4. Nesting a boarding line along the conservation wet lands is not ideal and potentially subject to numerous environmental weaknesses
5. The East connector road will bring the balance desired to bring Breslau together
6. The density around the Hopewell community location is very perfect and nested properly
7. The mass conservation lands around the Fountain street location discourages a proper rider engagement as it tends to ONLY isolate the future development of Breslau and confines the station to a very constrained land
8. Hopewell Crossing Go location guarantees a better boarding access given the length of the Train Cars

We commend your work and kudos to the team

Leslie

Breslau Secondary Plan Update

2nd Public Consultation Session

June 26, 2024

Post Comments

ThomasfieldHomes Limited

Deanne Friess MPA, BES, MCIP, RPP
Director of Development Services
Township of Woolwich
24 Church Street West, Elmira, ON N3B 2Z6

June 18, 2024

Deanne,

re: **Redesignation of Breslau Go Station (Block 80) to Residential Uses in Draft Plan 30T-11701**

As a follow up to our meeting on June 12, 2024 regarding the GO Station in Breslau, please take this letter as a formal request to you on behalf of Thomasfield Homes Limited / Ariss Glen Developments Limited (Thomasfield) regarding our Draft Plan 30T-11701 Hopewell Crossing Community (Hopewell Crossing). We are seeking your consideration and approval to redesignate the lands currently designated as the Future Go Station Block (Block 80) to residential uses through the Secondary Plan Process. We have held this site for Go Transit / Metrolinx since the start of the EA process in 2008.

Since the OMB approval of Hopewell Crossing in 2016, Thomasfield Homes Limited has held Block 80 as a future GO Station out of goodwill and in the public interest. However, we have reached the end of our patience. Despite numerous attempts and meetings over the past six years, there has been no commitment from the province or Metrolinx to purchase or develop the station site, making it unrealistic to expect local developers to take on this responsibility. Given the lack of commitment from the province and Metrolinx to purchase the property, we are asking to redesignate Block 80 to residential uses in Hopewell Crossing.

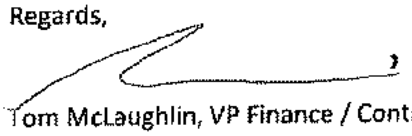
There is still opportunity for future station on our land south of the railway tracks or on the neighbouring church property.

Keeping our capital tied up land banking for a public use with no foreseeable provincial interest is not sustainable. The residential redesignation will address housing needs in Woolwich Township and optimize land use. It will also allow us to reinvest the funds back into what we do best, building homes for families.

295 Southgate Drive, P.O. Box 1112, Guelph, Ontario N1H 6N3
Phone: (519) 836-4332 Fax: (519) 836-2119 info@thomasfield.com

Thank you for your attention to this matter.

Regards,



Tom McLaughlin, VP Finance / Controller

Thomasfield Homes

cc.
Mayor Sandy Shantz, Woolwich Township
Jeremy Vink, Woolwich Township
David Brenneman, Woolwich Township
Rod Regier, Waterloo Region
Jonathan Ribeiro Marulanda, Metrolinx
Hugh Handy, GSP
Mike Harris, MPP

295 Southgate Drive, P.O. Box 1112, Guelph, Ontario N1H 6N3
Phone: (519) 836-4332 Fax: (519) 836-2119 info@thomasfield.com

ThomasfieldHomes
Limited

June 18, 2024

Jonathan Ribeiro Marulanda
Senior Manager
Community Engagement
jonathan.ribeiromarulanda@metrolinx.com

Subject: Redesignation of Breslau Go Station (Block 80)

Dear Johathan,

Please be informed that Thomasfield Homes Limited and Ariss Glen Developments Limited (Thomasfield) have formally requested the Township of Woolwich to redesignate Block 80, originally designated as a Future GO Station site, to residential uses in our Hopewell Crossing Development (Hopewell Crossing) Draft Plan 30T-11701 in the Breslau community in Woolwich Township. Please find the letter attached.

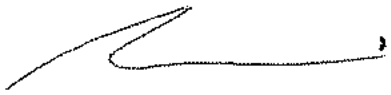
Given the lack of interest and commitment from Province and Metrolinx over the past six years, we believe this change is necessary. Thomasfield Homes Limited has held Block 80 as a future GO Station out of goodwill and in the public interest since the EA begin in 2008. We can no longer continue to hold the property for a public use that shows no signs of advancing.

Despite numerous attempts and meetings over the previous six years, there has been no commitment from the province to purchase or develop the station site, and it is unrealistic to expect Thomasfield to take on this responsibility. The construction of a GO Station requires significant capital investment, which Thomasfield cannot justify without a clear mechanism for cost recovery, unlike public agencies that benefit from fare revenues or other public funding sources. Furthermore, no developer-driven station sites have been successfully opened to date, whereas prior to 2018 all other GO Station sites have been developed and improved by Metrolinx and/or GO Transit, indicating that these projects are more effectively managed and executed by public transit authorities. It's clear that expecting local municipalities and developers to shoulder this burden is unfair and impractical.

We appreciate your understanding and support as we move forward with this redesignation. There is still an opportunity for a station site on land south of the railway corridor owned by Thomasfield, or on the neighbouring Church Site.

295 Southgate Drive, P.O. Box 1112, Guelph, Ontario N1H 6N3
Phone: (519) 836-4332 Fax: (519) 836-2119 info@thomasfield.com

Regards,



Tom McLaughlin, VP Finance / Controller
Thomasfield Homes Limited

cc.
Deanne Friess, Woolwich Township
Jeremy Vink, Woolwich Township
David Brenneman, Woolwich Township
Rod Regier, Waterloo Region
Hugh Handy, GSP
Mike Harris, MPP

Attach.

295 Southgate Drive, P.O. Box 1112, Guelph, Ontario N1H 6N3
Phone: (519) 836-4332 Fax: (519) 836-2119 info@thomasfield.com

F.T.C

Jeremy Vink

From: Jeremy Vink
Sent: Monday, March 18, 2024 10:36 AM
To: yye@smartdensity.com; nblonder@smartdensity.com; mbereznyak@smartdensity.com
Cc: John Scarfone
Subject: RE: [EXT] Breslau Secondary Plan Update Information Inquiry

Yvonne

The Township is in the process of setting up and preparing information for the next Public Open House with respect to the future of Breslau. A draft final concept plan and draft policy direction has been prepared based on the comments received from the initial open house/consultation, and this will form information to be provided at our next open house.

Please continue to monitor our Breslau Secondary Plan Engage Woolwich page for updates on the meeting, where we will also post any of the open house information for review and comment.

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

From: Yvonne Ye <yye@smartdensity.com>
Sent: Wednesday, March 13, 2024 2:23 PM
To: John Scarfone <jscarfone@woolwich.ca>
Cc: Naama Blonder <nblonder@smartdensity.com>; Misha Bereznyak <mbereznyak@smartdensity.com>
Subject: [EXT] Breslau Secondary Plan Update Information Inquiry

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

Hi Jason,

My name is Yvonne Ye and I'm an Urban Planner at Smart Density, an Architecture and Planning firm in Toronto.

A property owner within the proposed boundary expansion has reached out to our firm to gain a better understanding of what the land use 3 concepts might mean for their property. Is there any further information related to the Residential, Employment, and Institutional Land Use designations that you might be able to share?

From our understanding based on the Public Consultation Session #1 Display Board Information, the proposed land uses in the new urban area will not follow the existing Official Plan policies. Would the Official Plan Update Policy Directions Report be a better point of reference?

Kind Regards,

--

Yvonne Ye
Urban Planner
B.U.R.P.I
www.smartdensity.com
yye@smartdensity.com
647-708-9724

Jeremy Vink

From: Jeremy Vink
Sent: Friday, March 1, 2024 4:15 PM
To: [redacted]
Cc: Ryan Tucker; Jared Puppe
Subject: RE: [EXT] [redacted]Lonsdale Road

Rick

Your questions are best directed to Ryan Tucker who is overseeing the project. I have cc'd Ryan so he can respond when he is back in the office.

As for the mapping I am not sure what the darker lines represent as property lines are shown in light grey but there are a variety of darker lines in various areas of the map, but no legend to correspond.

As for your last question. Your property will remain in the Agricultural Zone (and subject to the regulations) until such time as you propose development and a new zoning is put in place, consistent to the Official Plan designation. As part of that redevelopment you would need access to full municipal services. But yes, an urban designation for employment would give additional flexibility for developing the site with industrial uses.

Jeremy

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

From: [redacted]
Sent: Friday, March 1, 2024 3:57 PM
To: Jeremy Vink <jvink@woolwich.ca>
Subject: [EXT] [redacted]Lonsdale Road
Importance: High

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

Hello Jeremy:

I hope this message finds you well.

I wonder if you could tell me when is the meeting to discuss the sanitary route north of our property on its way to service Conestoga Meats, that would tie into the red arrow that starts at the south end of our property, on its way to the Kossuth/Fountain roundabout as shown on the: Map 7 - Draft Servicing Plan.pdf (5.82 MB) (pdf) . In Ryan

Tucker's August 3, 2023 letter, regarding Municipal Class Environmental Assessment-Schedule 'B', he said there would be a meeting in the fall of 2023. We haven't received an update about when that meeting will take place.

We are concerned because of the potential impact it may have on our business due to reduced accessibility created by the road construction.

Also, can someone please help me to understand why our property at [redacted] Lonsdale Road, is included in the boundary of Conestoga Meat Packer's property, on the same Map 7 - Draft Servicing Plan.pdf (5.82 MB) (pdf) ?

Finally, with the impending change to our property's designation as "employment lands", will this mean that we will no longer be bound by the strict "accessory to farm business" limits? We will be able to further expand our business and/or erect a new building for a different business?

Thank you again for your assistance. As always, we look forward to your responses.

Thanks,

Rick

Jeremy Vink

From: Jeremy Vink
Sent: Monday, January 15, 2024 11:29 AM
To: Dave Aston; Deanne Friess
Cc: pgrespan@mgbwlaw.com
Subject: RE: Proposed Land Use Plan - Forwell Lands (14148C)

Dave

Thank you for the email and information. As you are aware, work on the Breslau plan is currently on hold pending a decision from the province on the ROPA 6 boundaries.

Staff will make note of the information provided. If you wish to provide any written information in support of the concept that would be appreciated.

Sincerely,

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

From: Dave Aston <daston@mhbcplan.com>
Sent: Monday, January 15, 2024 11:05 AM
To: Deanne Friess <dfriess@woolwich.ca>; Jeremy Vink <jvink@woolwich.ca>
Cc: pgrespan@mgbwlaw.com
Subject: Proposed Land Use Plan - Forwell Lands (14148C)

Good morning Jeremy and Deanne,

Further to our conversation in December, please find attached a proposed land use that we would appreciate consideration from Township staff in preparation of the Breslau Secondary Plan.
We would be pleased to meet to discuss the vision and design thinking that informs the proposed land use plan.

Thanks.

DAVID ASTON, MSc, MCIP, RPP
Vice President, Partner

MHBC Planning, Urban Design & Landscape Architecture
540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9
T 519 576 3650 X 709 | F 519 576 0121 | daston@mhbcplan.com



Figure

Breslau Secondary Plan Concept - Proposed

957858 Ontario Limited
Part of Lots 114, 115 and 116
German Company Tract
Township of Woolwich
Regional Municipality of Waterloo

Legend

Subject Lands (58.7 ha/219 ac)

DATE: Jan. 8, 2024
SCALE 15,000
FILE: 19146C
DRAWN: JB

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE



Figure
Breslau Secondary Plan Concept - Proposed
957859 Ontario Limited
Part of Lots 114, 115 and 116
German Company Tract
Township of Woolwich
Regional Municipality of Waterloo

Legend

Subject Lands (88.7 ha/219 ac)

Source:
"Township of Woolwich Breslau Secondary Plan "Concept 2 - Residential Focus"

DATE: Jan. 8, 2024
SCALE 1:8,000
FILE: 14145C
DRAWN: JS

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

John Scarfone

From: Jeremy Vink
Sent: Wednesday, November 29, 2023 8:54 AM
To: John Scarfone
Subject: FW: Response to Province's Announcement- Re: Winding Back Changes to Approved Official Plans

Print to Breslau OP file

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

From: Jeremy Vink
Sent: Wednesday, November 29, 2023 8:53 AM
To: [redacted]
Cc: Sandy Shantz <SShantz@woolwich.ca>; David Brenneman <dbrenneman@woolwich.ca>; Deanne Friess <dfriess@woolwich.ca>
Subject: RE: Response to Province's Announcement- Re: Winding Back Changes to Approved Official Plans

Ms MacNaughton

Thank you for your comments as stated in your email of November 21.

Staff will take your comments under advisement. At this time the work on the Breslau plan is on hold as we work with the Province on what the future approval of the Regional Official Plan may have for Woolwich.

We are aware that there are limitations with respect to properties in your area given the environmental features. If the lands are to become part of the settlement area, we would have the mapping and policies reflect the protection of those features.

Staff have taken your information so we can keep you informed of any developments related to the current development planning taking place in Breslau.

The information on the history of the property is also appreciated. If the property and / or buildings have significance, the Township would encourage the designation of the same. If you wish to move forward with such a process and provide documentation to support that work, staff and the Heritage Committee would review and work with you in that regard and move forward with any appropriate designation for Council consideration. Please feel free to reach out to the chair of our Heritage Committee, and Council member Bonnie Bryan in that regard as well as Sherwin Meloney in our planning section who assists the Heritage Committee (cc'd).

Sincerely,

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

From: [redacted]
Sent: Tuesday, November 21, 2023 11:02 AM
To: Jeremy Vink <jvink@woolwich.ca>; Sandy Shantz <SShantz@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>; David Brenneman <dbrenneman@woolwich.ca>
Subject: Response to Province's Announcement- Re: Winding Back Changes to Approved Official Plans

I am submitting this letter to Township Council in opposition to Planning Staff recommendations that would include my property in urban development designation.

There are physical constraints which affect this land. These include topography given the land slopes steeply to the Grand River. It would also include significant floodplain lands along the Grand which are undevelopable.

The house and property have significant cultural and historical significance. The stone house overlooking the Grand River was built in 1832 by Samuel Schoerg.

In 1800, as a boy of 8, Samual Bitzner rode in a covered wagon with his father Joseph Schoerg and Samual Bitzner, two Pennsylvania Mennonite farmers, to what is now, Waterloo County.

The Bitzner and Schoerg families are considered to be the founding families of Waterloo County.

For this reason, it is my intention in the near future to get a historical designation on the house and some of the property as they have significant cultural heritage to Waterloo Region and should be recognized and remembered as such in the future.

As a resident living on this property for 50 years, I thank you for taking my concerns into consideration.

Yours truly ,

Sandie MacNaughton

Sent from my iPhone

Nancy Thompson

From: Jared Puppe
Sent: November 16, 2023 10:40 AM
To: David Brenneman
Cc: Deanne Friess
Subject: RE: Fountain Street Widening

Sandy has a bunch of land along the Fountain Street corridor and on the Airport lands so he has a vested interest in seeing a sewer brought up Fountian Street – so too does Rod.

I was able to clarify for Sandy that both routes are required in the fullness of time so neither route is competing against the other, it is simply a matter of timing – the Kossuth to Cober and north to Menno route is taking priority because of the CMP investment/expansion but Woolwich would be absolutely fine with a sewer being installed on Fountain Street at the same time but it is the Region that holds the keys to that timing and that is where Sandy is looking to apply pressure.

Jared Puppe, C.E.T.
Director of Infrastructure Services
Township of Woolwich
Phone: 519.669.6029
Website: www.woolwich.ca

From: David Brenneman <dbrenneman@woolwich.ca>
Sent: Thursday, November 16, 2023 8:54 AM
To: Jared Puppe <JPuppe@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: RE: Fountain Street Widening

Interesting. Thanks for sharing. Were aligned I trust with what's being promoted?

David Brenneman
Chief Administrative Officer
Office: 519-669-6002
Toll Free: 1-877-969-0094
Pronouns: he/him



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From: Jared Puppe <JPuppe@woolwich.ca>
Sent: Wednesday, November 15, 2023 5:57 PM
To: David Brenneman <dbrenneman@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Fwd: Fountain Street Widening

FYI

Jared Puppe, C.E.T.
Director of Infrastructure Services
Township of Woolwich
519.669.6029

Begin forwarded message:

From: [redacted]
Date: November 15, 2023 at 17:51:48 EST
To: Rod Regier <RRegier@regionofwaterloo.ca>
Cc: Jared Puppe <JPuppe@woolwich.ca>, Deanne Friess <dfriess@woolwich.ca>
Subject: Fountain Street Widening

Rod, I had a very good discussion with Jared from Woolwich. I understand the secondary purpose of the yellow route. The Fountain Street route also has other benefits such as taking some significant companies off septic +redirecting Madison flows through the Creekside pump station.

Given Madison is building some 1600+ homes in Breslau which will generate significant DC's (about $100 million) I want to raise the need to rebuild Fountain and installing the Fountain St sani pipe sooner. With Madison's homes and increased traffic from the Airport, Fountain will need to be 4 lanes sooner than later. I understand Madison is starting this spring to service the Breslau lands.

Does the Region have capital funds in the 5-year plan for Fountain widening? Should these funds be bought forward in timing?

As I said to Jared I will continue to lobby for the fastest and cheapest route to bring the pipe to CM. Primary goal.

There are many secondary benefits for either route which would help Woolwich. Probably on the whole they balance out in benefits. Biggest benefit for Fountain is Madison flows and existing industry flows could be captured. I just want to make sure both options are fully assessed through the EA.

Thank you for your consideration.

With Best Regards,

Sandy Acchione CPA, CA - MBA
[redacted]

Nancy Thompson

From:	SANDY ACCHIONE [redacted]
Sent:	October 31, 2023 5:59 PM
To:	Deanne Friess; Rod Regier
Subject:	Sani Pipe Route in Woolwich
Attachments:	Sani Trunk Route Comparison - V3 - Oct 31 2023.pdf

Deanne and Rod, I am only sending this to you, and you can distribute as you see fit. The attached document shows 3 possible routes to service the Airport and CM.

Note the blue route goes down an existing street - Otter Court off Fountain. Seems like there is a small pump station at the end of the street. The interesting thing is the yellow route can only serve lands on the north side of Kossuth - in Woolwich. The corner property owned by the region at Kossuth and Fountain can be serviced off Fountain under the blue or red scenario. Also, about a third of the lands north of Kossuth seem to be PSW.

The EA that was done by AE and approved by Council -2014, page 3 attached shows Fountain having the main with feeder lines going east off the Main so you take advantage of the slope of the land. Topography slopes to the Grand River.

I think the attached analysis clearly shows the work done and approved by Council is the cheapest and fastest route. The blue line sets the pipe-up to be extended north, it is shorter run, will not be as deep as the yellow route, will not involve any boring and will reduce the runs private landowners like the Airport will have to run to connect.

The Airport can connect off Fountain with a 500-meter pipe on Airport Road. This will also pick-up a number of other buildings. OR it can run 1.2 km to connect to the yellow pipe while boring under support runways. Given the Airport is a Regional cost - directly or indirectly these incremental costs need to be considered.

The utilization of the pipe on the yellow route has very few benefiting adjacent owners whereas blue and red have many benefiting owners.

Fountain needs to be widened to accommodate the growth at the Airport and Madison's lands in Bresslau. Kossuth currently does not have to be rebuilt. The sewer on Kossuth will cause it to have to be rebuilt along with Fountain.

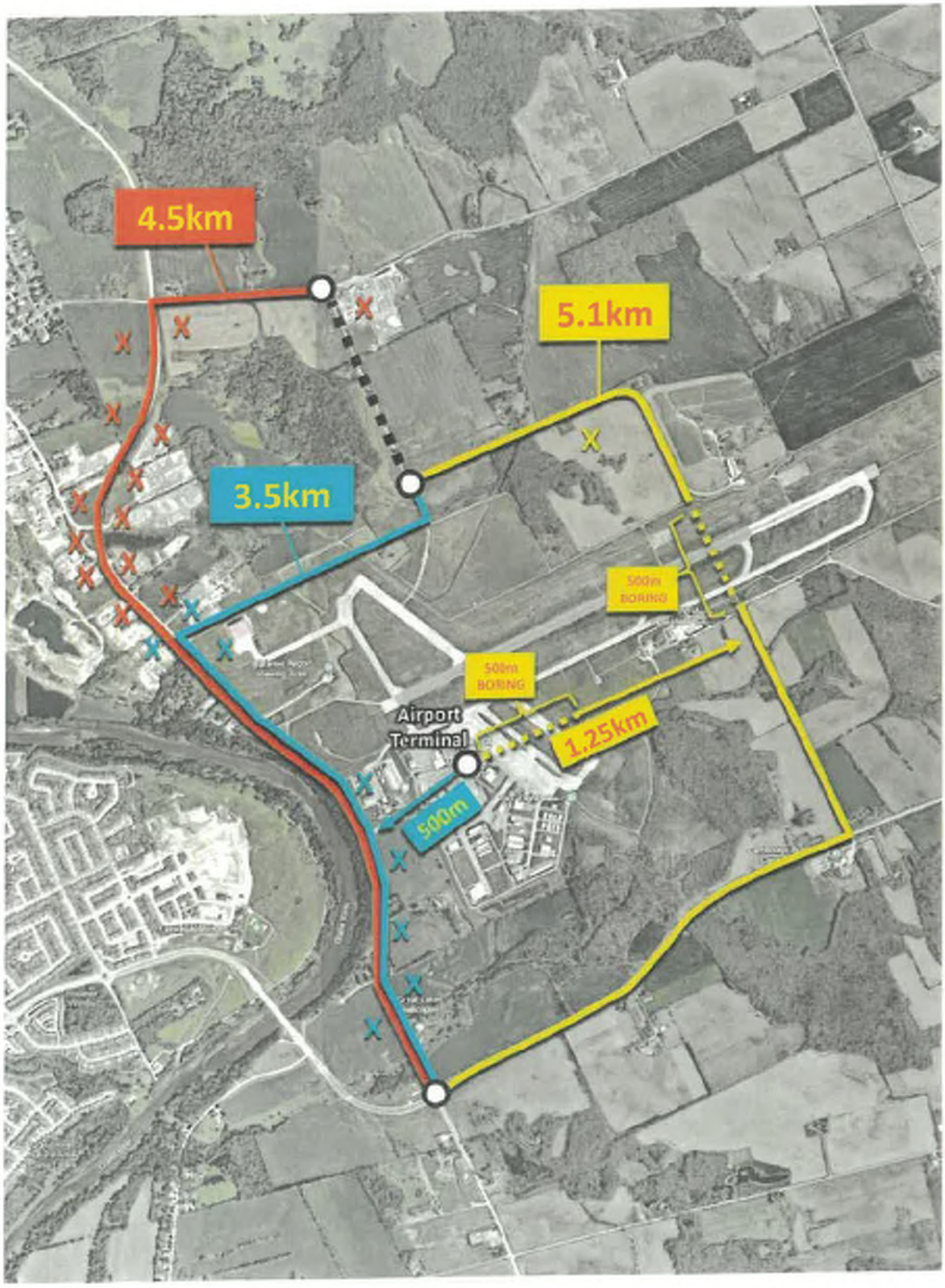
I would ballpark the cost of the yellow route will be double the Blue route which achieves the same outcome. MAybe more. I ask you have the consultants review this as this is a significant time and cost issue. Yellow will cost more and by default take longer to build.

With Best Regards,

Sandy Acchione CPA, CA - MBA
[redacted]

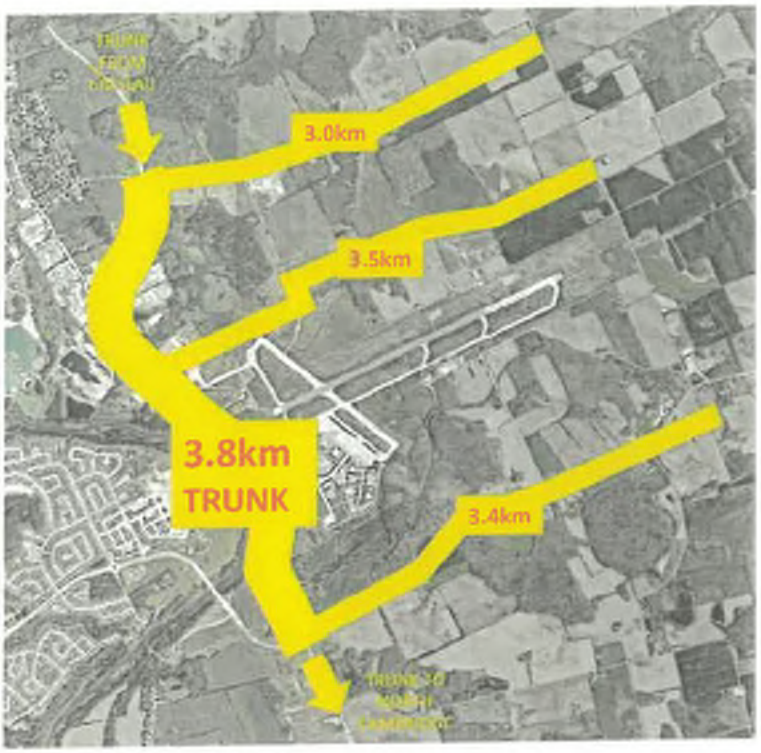
Sanitary Trunk Route Comparison

Oct 30, 2023



Sanitary Trunk Route Comparison

Oct 30, 2023



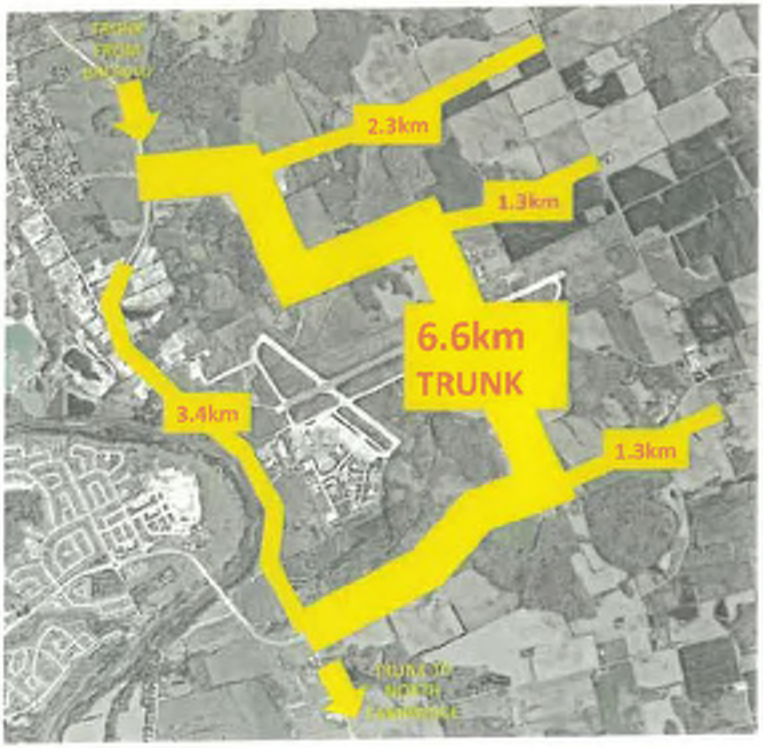
SUMMARY:

3.8km Trunk

9.9km Secondary

Total: 13.7km

(No Boring)



SUMMARY:

6.6km Trunk

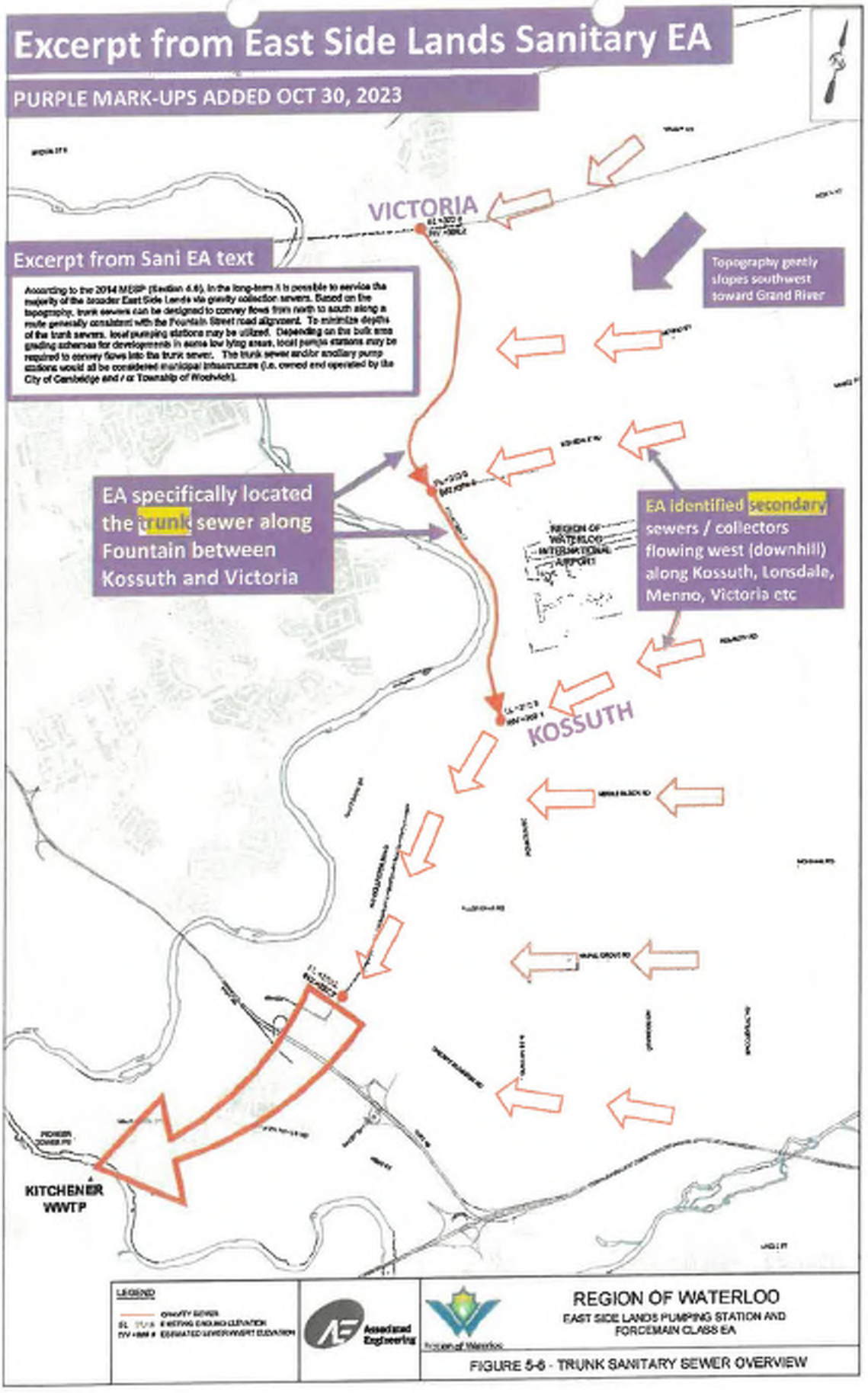
8.3km Secondary

Total: 14.7km

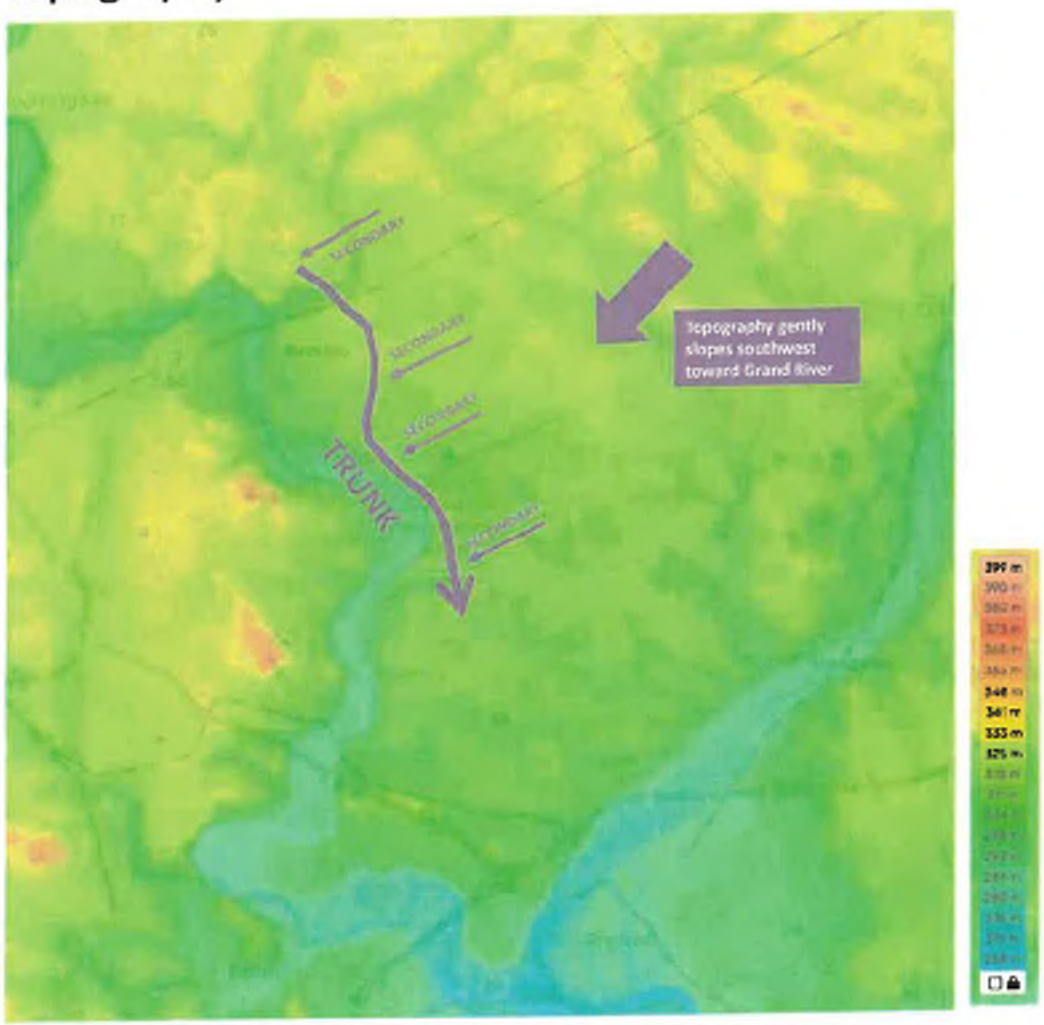
(500m Boring)

Excerpt from East Side Lands Sanitary EA

PURPLE MARK-UPS ADDED OCT 30, 2023



Topography


SECONDARY
SECONDARY
SECONDARY
SECONDARY
TRUNK
Topography gently slopes southwest toward Grand River

Nancy Thompson

From: John Scarfone
Sent: October 19, 2023 3:13 PM
To: [redacted]
Cc: Deanne Friess; Sandy Shantz; Jeremy Vink
Subject: RE: [EXT] Zoning & Hold [redacted] Fountain St N., Breslau

Hi Calvin

Further to your request and our phone discussion today, I offer the following response.

In light of the Region's approval of your noise study to facilitate the construction of a dwelling unit, which was condition of the agricultural zoned portion of your property at [redacted] Fountain Street, Staff is prepared to recommend lifting the holding provision as part the current comprehensive Zoning By-law review. The next draft of the new Zoning By-law, which will be presented at the November 7, 2023 public meeting (and posted on the website just prior to the meeting), will no longer include a holding provision in your site-specific zoning in Section 16.242.

I realize that the removal of the holding provision as part of the comprehensive Zoning By-law review will provide cost savings compared to you submitting a private zoning application accompanied with the appropriate fee. The current Township fee to release a holding provision that requires Council approval is $4,500 plus any applicable Regional fee. This fee is contrary to the $525.00 that you quoted in our phone discussion for clearance of a consent condition, which differs from the release of a holding provision related to the Zoning By-law.

The Township expects to present the new Zoning By-law to Council sometime in the 1st quarter of 2024. However, I wish to caution you that this timing is tentative and could be affected by the number/nature of outstanding issues that may need to be addressed or by potential appeals that may occur after its approval. If you were submit a private application to remove the holding provision, the Township will have to process it within 90 days to avoid refunds of your application fee.

I hope the above information accurately reflects our phone conversation and responds to your request. 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: [redacted]
Sent: Thursday, October 19, 2023 1:59 PM
To: John Scarfone <jscarfone@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>; Sandy Shantz <SShantz@woolwich.ca>
Subject: Re: [EXT] Zoning & Hold [redacted]Fountain St N., Breslau

Hi John,

Looking for an update.

Thanks

Calvin Jutzi,

[redacted]Fountain St N, Breslau

On 2023-10-04 14:17, John Scarfone wrote:

Hi Calvin

I will confer internally and get back to you.

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
519-669-4569 - fax
jscarfone@woolwich.ca

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From: [redacted]
Sent: Wednesday, October 4, 2023 9:55 AM
To: John Scarfone <jscarfone@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Re: [EXT] Zoning & Hold [redacted] Fountain St N., Breslau

Hi John,

Thank you for the information.

What is the time frame for the Hold "H" on [redacted] to be addressed.

I can not engage with any builder until it has been removed, or I may have to build in an area with no hold.

Let me know Via phone or email.

Thanks

Calvin Jutzi

On 2023-10-04 08:26, John Scarfone wrote:

Hi Calvin

Further to your request, I have provided you with the following attachments.

Attachment No. 1 – A copy of the M-1 Zone which references after Section 21.2.11 that the removal of a hotel/motel as a permitted use in the M-1 Zone does not apply to your property.

Attachment No. 2 – A copy of the current site-specific provision (Section 26.1.354) and associated mapping in Zoning By-law 55-86.

Attachment No. 3 – A copy of the proposed site-specific provision (Section 16.242) and associated mapping in the draft new Zoning By-law that was presented at last week's public open house. It does not include the removal of the holding provision at this time, since you made your request for its removal after the public open house. Your request is being considered when developing the next draft of the proposed Zoning By-law

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: [redacted]
Sent: Tuesday, October 3, 2023 5:41 PM
To: John Scarfone <jscarfone@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Re: [EXT] Zoning & Hold [redacted] Fountain St N., Breslau

Hi John,

Can you send both, pleases.

Thank You

Calvin Jutzi

On 2023-10-03 16:20, John Scarfone wrote:

Hi Calvin

I wish to acknowledge receipt of your request. Can you clarify if you want the site-specific from the current By-law or the draft new By-law.

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: [redacted]
Sent: Monday, October 2, 2023 9:56 AM
To: John Scarfone <jscarfone@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Re: [EXT] Zoning & Hold [redacted] Fountain St N., Breslau

Hi John,

Sorry to ask, but can you send me a copy of the site specific bylaw/zoning fo[redacted] Fountain St N. Breslau, as well as, any map that is part of the zoning and/or includes these addresses, as part of the TOP.

It would be greatly appreciated.

What is the estimated time frame for the Official Plan to be competed and enacted?

Thanks

Calvin Jutzi

On 2023-09-26 14:20, John Scarfone wrote:

> Hi Calvin

I wish to acknowledge receipt of your request for Township consideration in preparing the recommended draft of the proposed new Zoning By-law.

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: [redacted]
Sent: Tuesday, September 26, 2023 10:25 AM
To: John Scarfone <jscarfone@woolwich.ca>
Subject: [EXT] Zoning & Hold [redacted] Fountain St N., Breslau

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

Hi John,

I would like to confirm my request to have the Hold Provision that is attached to part of [redacted] Fountain St N., Breslau be removed as part of the Zoning update process.

The Township has had the completed noise survey since May of 2022, and confirmed by the Region.

Thanks you for your consideration of this issue.

You can call me at [redacted] you have any questions.

Thank You,

Calvin Jutzi

658347 Ontario Inc

o/a M. R. Jutzi & Co , Auctions

[redacted]

John Scarfone

From: Aziz Saf[redacted]
Sent: Tuesday, October 3, 2023 2:20 PM
To: John Scarfone
Cc: Jeremy Vink
Subject: Re: [EXT] Property on [redacted] KOSSUTH RD BRESLAU

John,

I'm a real estate builder, and we've recently entered into an agreement with the current landowners to acquire their property. Our primary interest lies in residential lands. After a review of all three available options from the township, it's clear that the proposed plans allocate a very limited portion of the land for residential purposes, with the majority earmarked for employment-related use. When the province originally designated these lands, their intention was to bolster the residential real estate market's supply. Regrettably, it appears that the current plans do not align with this objective.

Best regards,

Aziz Safi
Prestige Communities
[redacted]

On Tue, Oct 3, 2023, 9:47 a.m. John Scarfone <jscarfone@woolwich.ca> wrote:

Hi Aziz

Further to your email, I offer the following response.

Regional Official Plan Amendment #6 referenced in your email was accompanied by the following 3 maps.

Map 1 - Regional Structure – illustrates the expansion of the new Urban Area around Breslau, extending to Shantz Station Road to the east and Kossuth Road to the south, and includes the property at [redacted] Kossuth Road. The Urban area in the Region Official Plan is a broad designation permitting a range of residential and non-residential uses.

Map 2 – Urban System – identifies lands in the Region's Urban Area that are within the existing Built Boundary and lands that are withing the Designated Greenfield Area. Each of these two areas have different set of polices related to their built form and prescribed densities.

Map 3 – Employment – identifies existing and planned employment lands that are Provincially or Regional significant at this time.

Moving forward, it will be up to the local municipalities to determine the specific land use designations (i.e., residential, commercial, employment, open space, etc.) through a comprehensive planning process to amend the local Official Plan for those new lands designated as Urban Area in the Regional Official Plan. The Township is currently undertaking this comprehensive planning process to determine the specific land use designations for the new expanded Urban Area around Breslau, which will be included in the Township's Official Plan. As I noted, the Township developed three options that were presented at the June public open house, all proposing an employment designation for the lands at [redacted] Kossuth Road given its proximity to the airport. The proposed residential areas in Breslau are proposed to be directed north of Menno Street to minimize land use compatibility issues with the airport and the employment lands proposed around it. The preferred plan will be presented at a public open house sometime in November, which you can provide your feedback.

If you wish to discuss this matter further, please do not hesitate to give me a call.

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: Aziz Safi [redacted]
Sent: Monday, October 2, 2023 7:43 PM
To: John Scarfone <jscarfone@woolwich.ca>
Subject: Re: [EXT] Property on [redacted] KOSSUTH RD BRESLAU

Hi John,

Under Map 3 on the new maps from ROPA, it does not designate the lands as employment lands. We were under the impression since its not designated on Map 3, there would be a chance to designate the subject property as residential lands.

Looking forward to hearing your thoughts.

Aziz Safi

Prestige Communities

[redacted]

On Wed, Sep 27, 2023 at 5:15 AM John Scarfone <jscarfone@woolwich.ca> wrote:

Hi Aziz

All three options presented at the June public open house proposed an employment designation for the lands at [redacted] Kossuth Road given its proximity to the airport. The preferred plan, being presented sometime in November at another public open house, will likely continue to designate the lands as employment.

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: Aziz Saf[redacted]
Sent: Tuesday, September 26, 2023 9:30 PM
To: John Scarfone <jscarfone@woolwich.ca>
Subject: [EXT] Property on [redacted] KOSSUTH RD BRESLAU

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

Hello John,

This email is in regards to the following property:

Address: [redacted] KOSSUTH RD BRESLAU ON N0B1M0
[redacted]

Under the new official plan, would this property be designated Employment or Residential lands?

Looking forward to hearing from you.

Aziz Safi

[redacted]

John Scarfone

From: Michael DeBiasio [redacted]
Sent: Tuesday, September 12, 2023 3:22 PM
To: Jeremy Vink; John Scarfone; Jared Puppe; Ryan Tucker; Lori Fox; Bryan Bishop
Cc: psheridan@scsconsultinggroup.com; 'Matthew Cory'; Rohan Sovig
Subject: [EXT] Comments on the Breslau Secondary Plan - 2590 Victoria and 0 Kramp Rd
Attachments: Breslau-Secondary Plan Servicing-08sep2023.pdf; 2023 09 12 Comments on Breslau SP Update (Kramp Rd).pdf; 2023 09 12 Comments on Breslau SP Update (Victoria St).pdf

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

Good afternoon:

Thank you for the opportunity to provide comments on the Breslau Secondary Plan. We are encouraged by Township staff's progress to date in advancing this important next step for Breslau. We understand the time and effort required to do so and thank staff for their commitment to the process and timeline.

Attached please find our planning and servicing memos related to our two sites within the Breslau Secondary Plan: [redacted] Victoria St N and [redacted] ramp Rd.

We are excited and fortunate to be apart of this community and look forward to bringing on much needed new housing supply to Breslau for many years to come. We are appreciative of the opportunity to submit these comments and would welcome the opportunity to meet with staff to discuss any questions that may arise.

Thank you,

Michael DeBiasio

Malone Given Parsons.

Matthew Cory
905 513 0170 x116
mcory@mgp.ca

September 12, 2023

MGP File: 23-3305

Township of Woolwich
24 Church Street West
Elmira, ON N3B 2Z6

via email: jvink@woolwich.ca / jscarfone@woolwich.ca

Attention: Mr. Jeremy Vink
Manager of Planning

Dear Mr. Vink:

RE: Comments on Breslau Secondary Plan Update
0 Kramp Road, Breslau, Woolwich, ON

Malone Given Parsons Ltd. ("MGP") are the planning consultants for the owner of a parcel of land totaling approximately 11.9 hectares within the boundary of the Breslau Secondary Plan Update in the Township of Woolwich (the "Subject Lands"). The lands are located on the north side of Kramp Road, approximately halfway between Wurster Place and Shantz Station Road and are municipally known as 0 Kramp Road. It should be noted that the owner also has other landholdings within the Breslau Secondary Plan Update (2590 Victoria Street North). A comment letter has been prepared for those lands under separate cover.

We have been monitoring the Breslau Secondary Plan Update process, including attendance and participation at the Open House held on June 22, 2023 and a follow-up meeting with Township staff. The following reiterates our comments provided to Township staff for the Breslau Secondary Plan Update as it relates to the Subject Lands.

We have reviewed the three Concept Plans and we agree with the overall direction of Township staff and its consultant to provide a balance of residential and employment uses in the context of the airport. It is our opinion that Concept Plan 2 – Residential Focus, best achieves this overall vision as it recognizes that employment lands need to be provided surrounding the airport, however appropriately transitions to residential uses, to provide a balance of uses, and focusing growth along the Victoria Street North corridor.

As such, we recommend that the Township generally proceed with Concept Plan 2 – Residential Focus, with modifications to reflect the preliminary development as described further below, as it moves through this Secondary Plan Update process.

Subject Lands and Surrounding Context

The Subject Lands are located west of Shantz Station Road, on the north side of Kramp Road and are currently vacant, as shown in the figure below.

Figure 1: Subject Lands



Subject Lands - 0 Kramp Road, Breslau

Proposed Conceptual Development

Our Client currently envisions a residential community on the Subject Lands with medium density (rear-lane townhouses) focused along the Kramp Road corridor. The remaining area consists of a mix of single detached and street townhouse dwellings. Three access roads are proposed off of Kramp Road. A centrally located parkland block (0.76ha), provides open space and recreation opportunities for the existing and future residents.

The estimated unit yield for the proposed development is for approximately 90 single detached, 25 street townhouses, and 105 rear-lane townhouses. It is estimated that the proposed population of this development would be 620 people.

Figure 2: Conceptual Development Plan



The proposed conceptual development represents good planning and is in the public interest as it provides for an appropriate form of housing in the Township. The proposal will result in the timely development of a logical and efficient urban form that is compact and will contribute to a complete community in the settlement area. The proposed conceptual development can be serviced by extending the Kramp Road watermain and sanitary sewer that will be installed in the future to facilitate development of the Hopewell Crossing employment lands. The intent is to optimize the flow permitted to the Breslau Wet Well under the current Cross Border Servicing Agreement. This is further detailed in the Servicing Letter prepared by SCS Consulting dated September 8, 2023. The proposed conceptual development provides a range of residential density and built form within the Breslau settlement area where the dominant housing stock is single detached dwellings, and will provide growth, where growth is to be focused.

Furthermore, the Client's vision for the Subject Lands is in general alignment with the vision Concept Plan 2 of the Breslau Secondary Plan Update, which proposes to designate the lands as Residential Area, as shown in Figure 3. Given the grading constraints on the site, a stormwater management pond is required to be located at the northeast corner.

Figure 3: Breslau Secondary Plan Update Concept Plans Excerpts



Comments on Breslau Secondary Plan Update

Through our review of the Breslau Secondary Plan Update documents including the three Conceptual Land Use Plans, we agree with the overall direction of the Township staff and its consultant to provide a balance of residential and employment uses in the context of the airport. In this regard, it is our opinion that Concept Plan 2 – Residential Focus, best achieves this overall vision. It recognizes that employment lands need to be provided surrounding the airport, however appropriately transitions to residential uses generally using the railway as a logical physical barrier, to provide a balance of uses, and focusing growth along the Victoria Street North corridor. Furthermore, it recognizes the rapid population growth occurring in the Region, specifically in Woolwich.

As such, we recommend that the Township proceed with Concept Plan 2 – Residential Focus as it moves through this Secondary Plan Update process as it best achieves the overall vision of the Township for the Breslau Secondary Plan.

Furthermore, as the Township undertakes future revisions to the Breslau Secondary Plan, we request that two items be revised:

- The future road network linework be removed entirely from any future secondary plan schedules or labelled as conceptual so there is flexibility to propose an appropriate local road network through future site-specific development applications without requiring an amendment to the Plan. Flexibility should be built in to the Secondary Plan to allow this
- As noted earlier in the letter, it is our opinion that the proposed conceptual development represents good planning and is in the public interest as it provides for an appropriate form and mix of housing in the Township. The proposed conceptual development provides a range of residential density and built form within the Breslau settlement area where the dominant housing stock is single detached dwellings, and will provide growth, where growth is to be focused. The proposed development represents an orderly and logical progression of development within the Breslau Secondary Plan. As such, we request that when the Township releases more specific designations later in the process (Fall 2023), that the designations and policies reflect the proposed conceptual development plan
- To date, residential development and the delivery of housing supply in Breslau has been subject to the Township's growth management policy, as outlined in Policy 7.26.2.3 in the Township's Official Plan. The upper-tier Regional Official Plan (ROP), through the recently approved ROPA 6, contains Policy 2.J.13 that requires the Township to review its phasing and staging of development policies to ensure housing projects can be expedited. It is our opinion that through the ongoing conformity update to the ROP, as well as this Breslau Secondary Plan Update, that Policy 7.26.2.3 should be removed to be in conformity with Regional Policy 2.J.13 and to ensure an adequate supply of new housing can be built to support the infrastructure required to accommodate both the employment and residential growth expected for Breslau in the coming years.

Conclusion

We would like to commend staff on their efforts so far and look forward to working with you through the remainder of the Breslau Secondary Plan Update process. If you have any questions or would like to meet to discuss the content of this letter, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

cc: John Scarfone, Planner, Township of Woolwich
Client

SCS consulting group ltd

File #: 02590
Date: September 8, 2023

Jeremy Vink, MCIP, RPP, Manager of Planning
Woolwich Township, Development Services
24 Church Street West, P.O. Box 158
Elmira, Ontario, N3B 2Z6

Dear Mr. Vink:

Re: **Preliminary Sanitary and Water Servicing Review**
2590 Victoria Street North & 0 Kramp Road
Breslau Settlement Area, Woolwich Township

With the commencement of the Breslau Secondary Plan Update, the landowner of 2590 Victoria Street North and an unaddressed parcel of land located on the north side of Kramp Road east of Greenhouse Road has retained SCS Consulting Group to prepare a high-level review of potential sanitary and water servicing alternatives for the future developments (refer to enclosed Location Plan for reference).

Given that the landowner of the two parcels is prepared to proceed with development as soon as possible, the following information is provided for the Township to consider when preparing the preliminary Servicing Strategy for the expanded settlement area.

Sanitary Servicing

The following is a summary of the two preliminary sanitary servicing alternatives prepared by SCS for Township review and further discussion.

The alternatives are considered very preliminary and generally assume the following for future development in the expanded Breslau settlement area:

- The recommended land use concept will be Concept 2, as proposed on Map 4 from the June 22, 2023 Public Open House
- The Hopewell Crossing employment lands east of Greenhouse Road will be converted to mixed-use / residential, which is supported by the landowner of 2590 Victoria Street North and the Kramp Road parcel
- The alternatives are dependant on proposed adjustments to the sanitary design criteria that will reduce the calculated theoretical peak flows to more accurately reflect actual flows (as currently being measured by the Township at the Breslau Wet Well and Hopewell Crossing Sanitary Pumping Station). The criteria adjustments are intended to apply to major infrastructure only (pump stations, wet well volume and trunk sewers). Any new local sanitary sewers are proposed to be designed in accordance with the criteria specified in the Region Design Guidelines and Supplemental Specifications for Municipal Services and Township Engineering Development and Infrastructure manual.

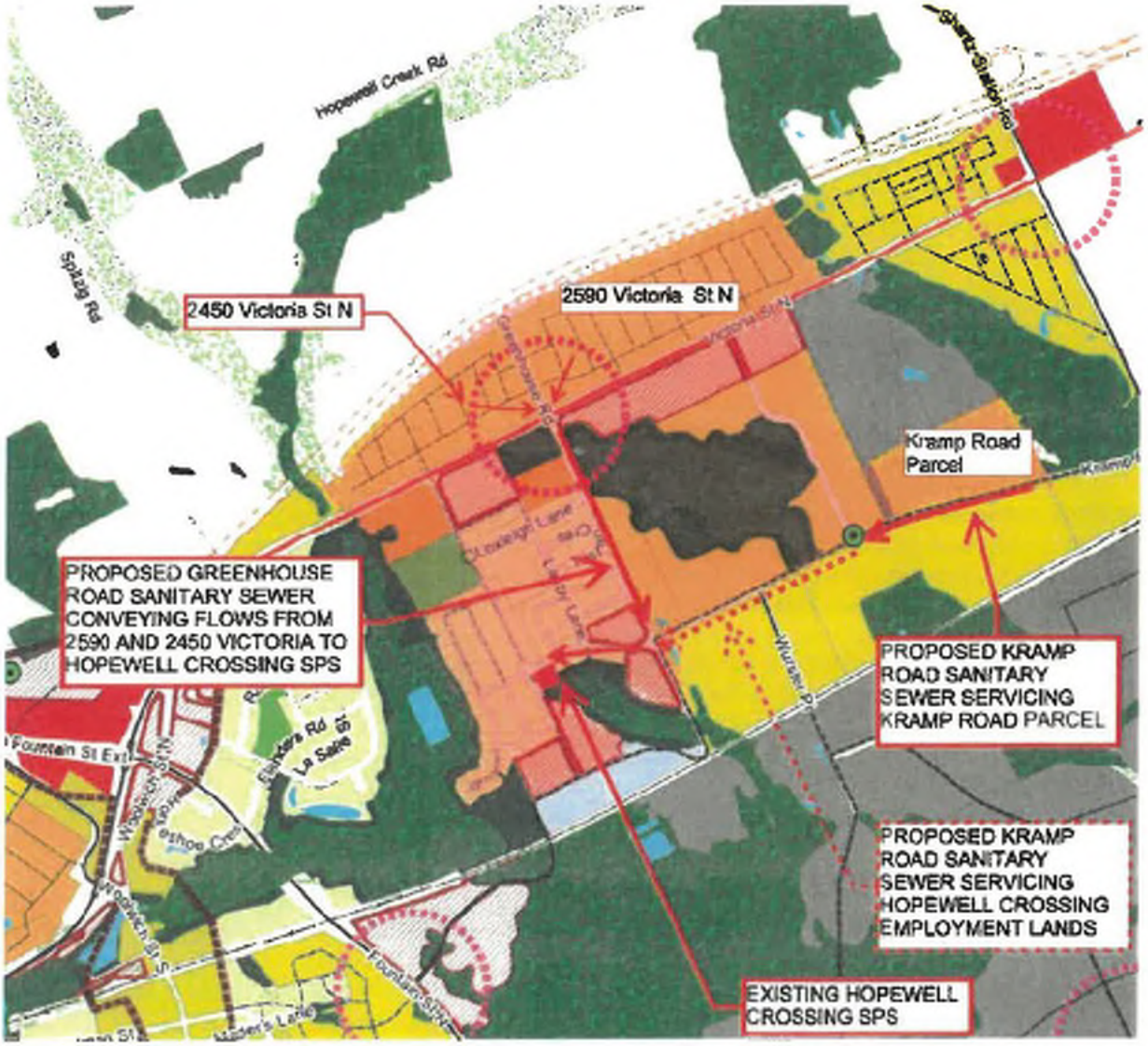


Figure 1: Proposed Sanitary Servicing Alternative 1

Sanitary Servicing - Alternative 1

Alternative 1 proposes servicing both 2590 Victoria and the Kramp parcel through the existing Hopewell Crossing SPS. Refer to the following details, **Figure 1** above, and enclosed sanitary flow calculations:

1. 2590 Victoria Street North – Proposed to be serviced by the existing Hopewell Crossing Sanitary Pumping Station (SPS) by extending a sanitary south along Greenhouse Road, connecting to the existing sanitary sewer stub at the east limit of Hopewell Crossing Drive.

- Proposed Greenhouse Road sanitary sewer also proposed to service 2450 Victoria Street North (owned by others) and properties fronting east side of Greenhouse Road.
- A review will have to be undertaken to confirm if the proposed flows from 2450 and 2590 Victoria Street can be accommodated in the current configuration for the Hopewell Crossing SPS, or if improvements/modifications may be required. Given that actual (measured) flows are generally less than theoretical flows in modern sanitary sewers, SCS suggests Township staff consider revisions to the sanitary design criteria as listed in the Breslau Wet Well (BWW) section below.

2. Kramp Road Parcel – Proposed to be serviced by extending the future Kramp Road sanitary sewer, which will be constructed to service the Hopewell Crossing employment lands east of Greenhouse Road, further east:
   - A review will have to be undertaken to confirm if the proposed flows from 2450 & 2590 Victoria Street, as well as the Kramp Road parcel can be accommodated in the current configuration for the Hopewell Crossing SPS, or if improvements / modifications may be required.

This alternative is most preferred for the following reasons:

- Minimizes external infrastructure required to develop 2590 and 2450 Victoria Street North and Kramp Road parcel.
- Utilizes surplus capacity at the Hopewell Crossing SPS, assuming measured / actual flows at the SPS are significantly lower than theoretical flows.
- Rationalizes the expanded Breslau Wet Well (BWW) service area. The currently service area boundary of the Breslau Wet Well are reflective of the 2015 Settlement Plan. If lands north of Victoria Street and/or the Kramp Road parcel are serviced by the future East Side Lands Trunk Sewer, separate sanitary sewers may have to be twinned, or cross, to maintain the existing service boundary for the Hopewell Crossing SPS (i.e. the Hopewell Crossing employment lands east of Greenhouse Road). Refer to Figure 2 for details.
- Consistent with some of the figures included among the East Side Lands Trunk Sewer reports and memorandums, which show the lands north of Victoria Street North are anticipated to drain to the existing BWW (Refer to Figure 2, which is an excerpt of a figure included in the Request for Proposal issued for the East Side Lands Woolwich Sanitary Servicing Environmental Assessment). It is acknowledged that the service boundary between the BWW and proposed East Side Lands Sanitary Trunk will be finalized as part of the recently initiated Environmental Assessment.
- Allows for contiguous residential growth in northwest Breslau

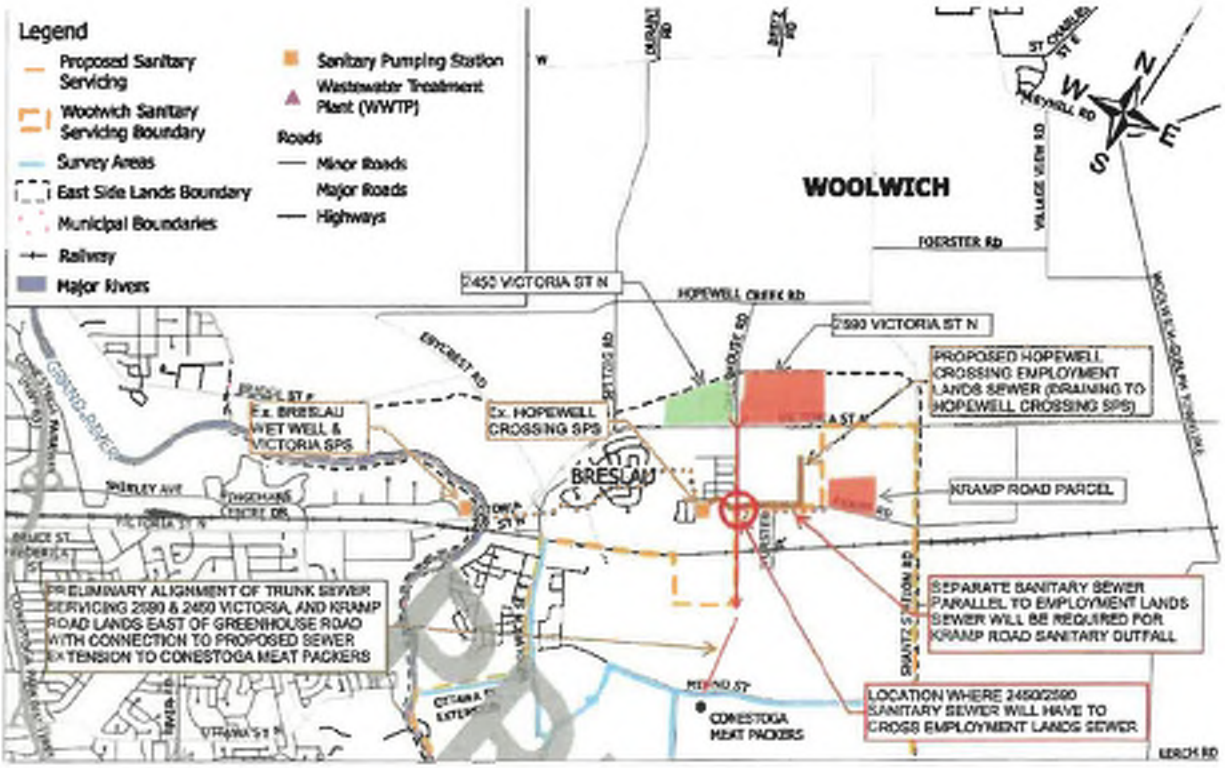


Figure 2: Potential Layout of Sewers if 2590 Victoria & Kramp Parcel drain to future East Side Lands Trunk Sewer

Sanitary Servicing - Alternative 2

Alternative 2 proposes servicing 2590 through the existing Hopewell Crossing (SPS) and draining the Kramp parcel to the future East Side Lands trunk sewer. Refer to the following details, **Figure 3** below, and enclosed sanitary flow calculations:

1. 2590 Victoria Street North – Proposed to be serviced by the existing Hopewell Crossing SPS by extending a sanitary south along Greenhouse Road, connecting to the existing sanitary sewer stub at the east limit of Hopewell Crossing Drive

    - Proposed Greenhouse Road sanitary sewer also proposed to service 2450 Victoria Street North (owned by others) and properties fronting east side of Greenhouse Road

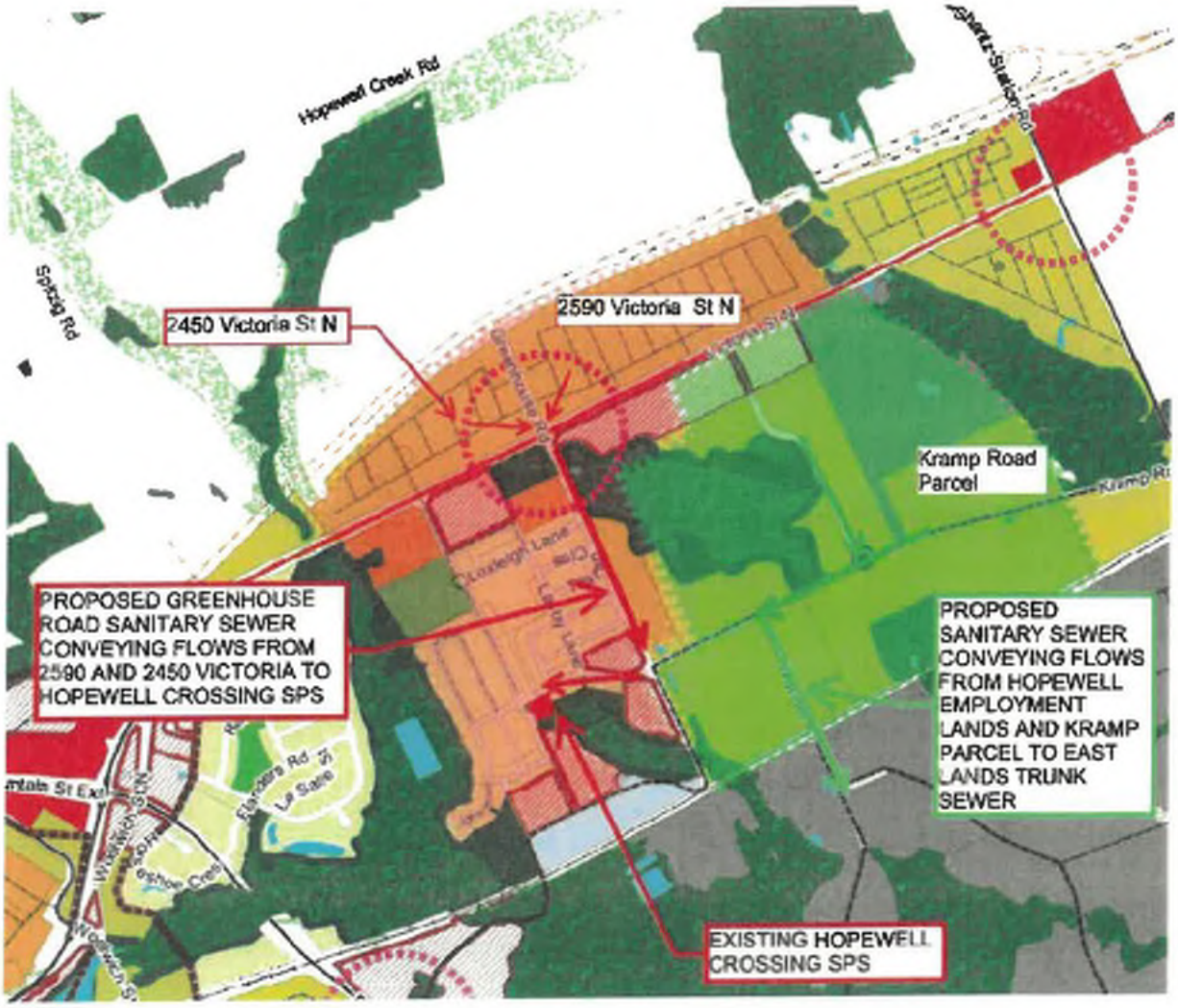


Figure 3: Proposed Sanitary Servicing Alternative 2

- Future flows from Hopewell Crossing employment lands fronting Kramp Road, originally proposed to drain to the Hopewell Crossing SPS, are proposed to be redirected to a future sewer extending south on Wurster Place (as included on Municipal Servicing Infrastructure Map 7 displayed during the June 22 Open House). The sewer alignment south of Wurster Place is anticipated to be extended south to Menno Street through either a servicing easement, or future right-of-way, should a suitable road alignment be proposed through the Secondary Plan process. From Menno St, the sewer will convey flows to the East Side Lands trunk sewer by connecting to either the proposed the Lonsdale Road sewer (Conestoga Meat Packers) or extend further west to the future Fountain Street North sewer that will service the Madwest development. It is acknowledged that the proposed Wurster Place sewer will require a crossing of the Metrolinx / GO Transit railway (Guelph Subdivision), however this location is

a more direct alignment to the proposed East Side Lands sewer extensions to Lonsdale Road or Fountain / Menno Street. Further, it is anticipated design and approval of the Wurster Plan sanitary sewer, including the Metrolinx approvals, will be undertaken by private developer(s).

- With the redirection of the Hopewell Crossing employment lands flows, the combined theoretical peak flow for the existing Hopewell Crossing subdivision west of Greenhouse Road, 2590 Victoria, and 2450 Victoria is slightly less than the maximum flow of 115 L/s specified on the approved Hopewell Crossing SPS Environmental Compliance Approval (refer to enclosed sanitary sewer design sheet, utilizing modified design criteria).

2. Kramp Road Parcel – Serviced by future sewer extending south on Wurster Place (as identified on Map 7), connecting to the future East Side Lands trunk sewer at either Londsdale Road or Fountain Street North. Refer to proposed revised Hopewell Crossing employment lands sanitary outfall as detailed above.

This alternative is marginally preferred for the following reasons:

- Provides a definitive boundary for the expanded Breslau Wet Well service area, which include 2590 and 2450 Victoria, with developments lands located southeast of the corner of Victoria Street North and Greenhouse Roads draining to the future East Side Lands trunk sewer (since a sewer has not yet been extended east to the Hopewell Crossing employment lands). This avoids a crossing of sanitary trunk sewers at the intersection of Greenhouse Road and Hopewell Crossing Drive which will occur if lands north of Victoria Street North are serviced by the future East Side Lands Trunk Sewer, while the Hopewell employment lands drain west to the Hopewell Crossing SPS (refer to Figure 2 for details).
- This alternative is consistent with some of the figures included among the East Side Lands Trunk Sewer reports and memorandums, which show the lands north of Victoria Street North are proposed to drain to the existing Breslau Wet Well.
- Minimizes external infrastructure required to develop both 2590 and 2450 Victoria Street, and utilizes surplus capacity in the Hopewell Crossing SPS currently available due to an anticipated deferral of the Hopewell Crossing employment lands being developed (it is understood the landowner may be proceeding with a new Draft Plan application to switch the proposed land use to residential).
- Proposed modifications to the current sanitary design criteria are not as significant since Hopewell Crossing employment lands proposed to be redirected to future East Side Lands trunk sewer.
- Allows for contiguous residential growth in northwest Breslau.

Watermain Servicing

As noted on the Municipal Servicing Infrastructure figure (Map 7), which was displayed at the June 22 Open House, the anticipated alignments of watermains are anticipated to generally follow the same alignment of the sanitary sewers along existing and proposed roads. The following information is further noted as it relates to development of the two parcels:

1. 2590 Victoria Street North – Water servicing anticipated to be provided by connecting to a new 300 mm diameter watermain extending east on Victoria Street North from Greenhouse Road.
   - Should development of either 2590 or the Hopewell Crossing employment lands proceed in advance of the Ministry of Transportation (MTO) timing for the watermain project, it is anticipated the developer will proceed with design and obtaining the required MTO approvals.
   - The Victoria Street North watermain is required to service the Hopewell Crossing employment lanes on the south side of Victoria Street North. Should development of 2590 Victoria proceed in advance of the Hopewell Crossing employment lands, a proposed water connection will be coordinated with Township staff.
   - The highest existing ground elevation for 2590 Victoria is marginally higher than the existing elevations within the existing Hopewell Heights subdivision (+/- 332 vs. 330.5 m) and therefore it is anticipated the existing north Breslau water zone pressures are sufficient to service 2590.

2. 0 Kramp Road – Water servicing anticipated to be provided by extending the 300 mm diameter watermain proposed as part of the upcoming Kramp Road improvements easterly to the proposed development.

Items Requested to Assist with Further Review of Sanitary Servicing Alternatives

To assist with reviewing the above-listed sanitary servicing alternatives, SCS kindly requests the Township provide copies of the following documents prepared by Associated Engineering:

- East Side Lands - Sanitary Servicing Assessment technical memorandum, dated July 2018
- East Side Lands – Sanitary Servicing Advisory Review technical memorandum, dated April 9, 2021
- Sanitary Servicing – East Side Lands report, dated August 2022
- Any other background information utilized to prepare the Municipal Servicing Infrastructure figure (Map 7) from the June 22nd Open House.

In addition to the above, it is kindly requested staff confirm the following:

1. Status of the Township assumption of the existing Hopewell Crossing SPS.
2. There are a series of numbers (1 through 7) included on Map 7 from the June 22nd Open House – kindly confirm what these numbers represent.

Breslau Wet Well Capacity

To ensure the Township is maximizing the allowable peak flow to the Breslau Wet Well permitted under the current Cross Border Servicing Agreement, SCS provides the following suggestion revised design criteria for the Breslau settlement area:

1. Reduce the average daily domestic flow to 250 L/cap/day
   - Currently 305 L/cap/day, consistent with City of Kitchener standards, however Kitchener's housing stock is considerably older than Breslau. The Breslau Wet Well service area is almost exclusively recent home construction that likely implemented modern plumbing such as low flow fixtures, as mandated by the Building Code.
   - The 305 L/cap/day is not anticipated to be reflective of actual flows measured at the Breslau Wet Well. Since actual flow measurements have not been provided by the Township, 250 L/cap/day is proposed since it is considered conservative when compared to actual flows in other municipalities.
2. Reduce extraneous flow rate to 0.10 L//ha/s (8640 L/ha/day)
   - Currently 0.25 L/s/ha, which is consistent with Region of Waterloo design guidelines, however this rate is assumed to be more representative of older sewer systems within Kitchener, City of Waterloo and Cambridge, that are more likely to have extraneous flow issues.
   - The Breslau sanitary sewer system is relatively new, with the oldest sewers installed approximately 20 years ago, meaning the sewers are likely more watertight with minimal extraneous flow contribution. It is understood that some infiltration has been identified in the Victoria Street North trunk sewer, however, the Township will be proceeding with lining the sewer later this year.
3. Consideration for offset of peak flows for residential and Industrial/Commercial/Institutional flows.
   - Peaking all land uses at the same time may be overly conservative when compared to actual peak flows measurements.

In addition to the above-listed suggested design criteria changes, it is also noted that peak flow to the Breslau Wet Well can be managed by deferring pumping at the Hopewell Crossing SPS until after peak flows east of Hopewell Creek have been conveyed to the Victoria Street SPS (assuming sufficient storage capacity available at the Hopewell SPS for the duration of the peak flow event). It is understood the Township is currently reviewing emergency storage requirements for the Breslau Wet Well with the City of Kitchener staff.

It is also understood the actual flows to the Breslau Wet Well have been measured for several years, however the Township does not typically release this information. As noted above, to ensure further development of Breslau is not unreasonably restricted, if there is a noticeable difference between actual and theoretical flows to the Breslau Wet Well, it is suggested Township staff review implementing some, or all, of the above-listed criteria changes to optimize downstream capacity, including maximizing the flow at the Victoria Street North SPS as set out in the Cross Border Servicing Agreement.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.

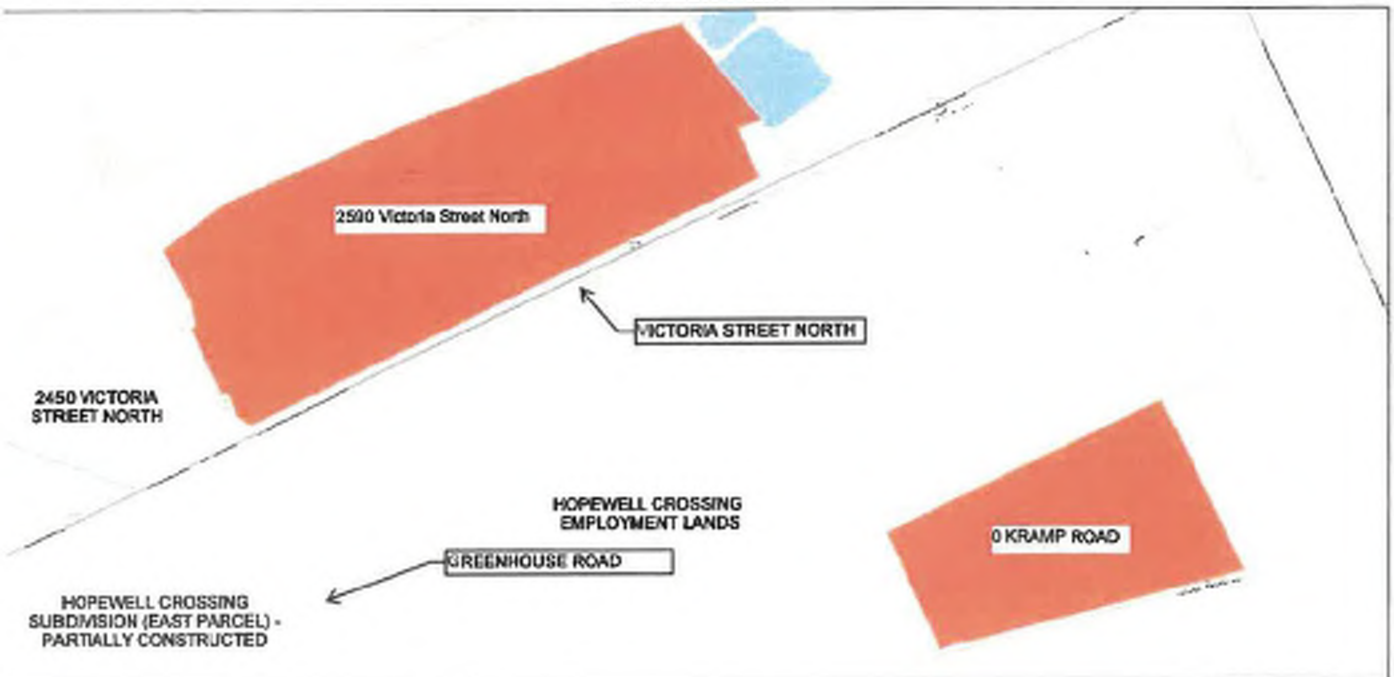
Phil Sheridan, P.Eng.
psheridan@scsconsultinggroup.com

Attachments: Location Plan for Two Development Parcels
Proposed Santiary Flow Calculations for Hopewell Crossing SPS (Alternatives 1 & 2)

c. Jared Puppe, Director of Infrastructure Services, Woolwich Township
John Scarfone, Planner, Woolwich Township

Document1

Location Plan



7/19/2023, 9:30:31 AM

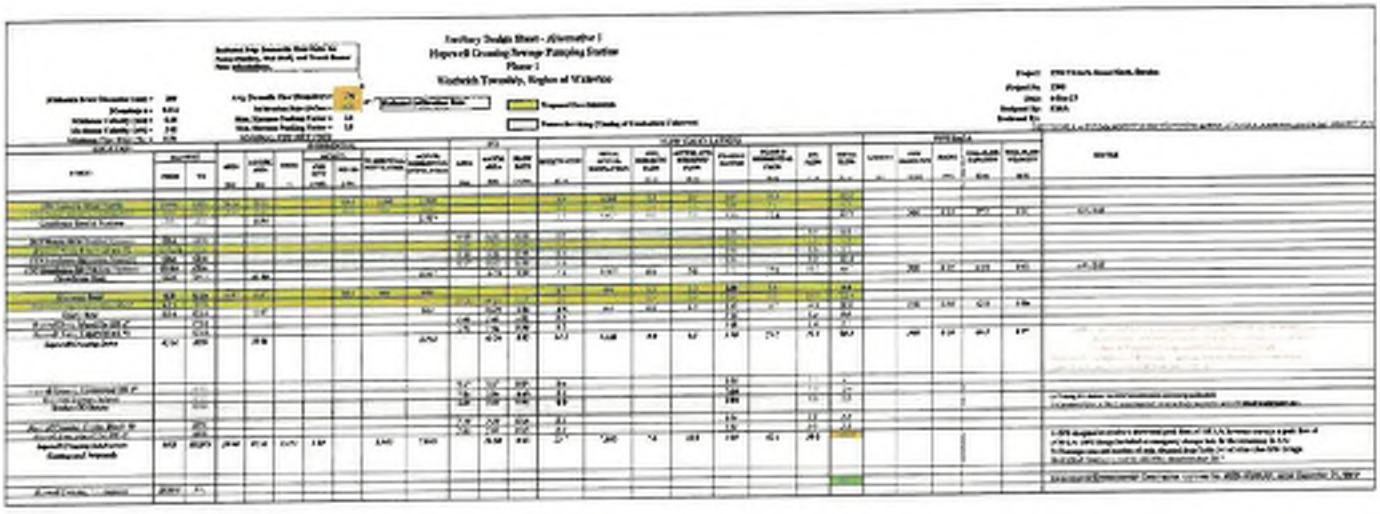
Addresses — Arterial   Assessment Parcels (MPAC)
Roads   Local Street   Municipal Boundaries
Highway   City, Town or Village

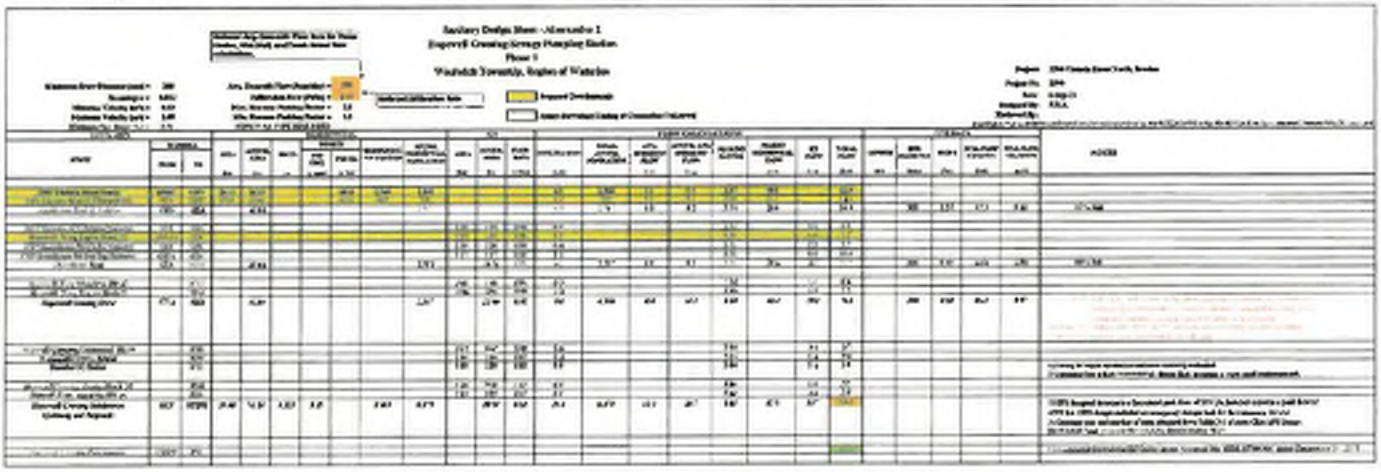
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Region of Waterloo





Sanitary Design Sheet - Alexandra 1
Engervill Crossing Sewage Pumping Station
Phase 1
Woolwich Township, Region of Waterloo

John Scarfone

From: Pete Collison[redacted]
Sent: Tuesday, September 5, 2023 2:15 PM
To: John Scarfone; Jeremy Vink
Subject: [EXT] Breslau Secondary Plan Option

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

Good afternoon Mr. Scarfone and Mr. Vink,

My wife Cynthia and I have reviewed the Breslau Settlement Plan proposed concepts. We support concept 2 for the proposed residential plan. We have resided in Breslau (Thomasfield section) for 13 years. Option 2 satisfies the need for residential housing and creating a family friendly area as well as allowing some commercial opportunities as well.

Thank you for your time.

Peter Collison
Flanders Road, Breslau

John Scarfone

From: SHERI-LYN ROY [redacted]
Sent: Monday, August 28, 2023 6:01 PM
To: Jeremy Vink; John Scarfone
Subject: [EXT] Subject: More Housing Options in Breslau

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

Hello Jeremy and John,

We write to you as a couple with mature children, eager to secure a home in Breslau and truly establish our roots. As a husband working directly within the homebuilding sector, I've seen the tangible demand for housing, especially from families like ours. The shared aspiration for many is to provide their children with a stable and comfortable environment.

Having spent significant time in the homebuilding sector, I've seen firsthand the rapidly increasing demand for housing in our region. More than just statistical numbers or industry jargon, each one of these demands represents a family's hope, much like ours, to secure a piece of the Canadian dream.

Option 2, with its pronounced emphasis on residential growth, strikes a chord with us. This isn't merely about construction or land development; it's about expanding the opportunities for families to establish roots. An increased supply would not only help stabilize the escalating housing prices but also expand the range of choices available for potential homeowners. Conversations with friends, colleagues, and neighbours indicate a shared sentiment. There's a palpable eagerness to see Breslau grow and evolve in a way that caters to its diverse residents' needs. The ripple effect of prioritizing residential growth would benefit not just young families but also support local businesses, schools, and the community fabric as a whole.

We're confident that many others share similar dreams and aspirations. With the utmost respect, we urge the Township to consider the broader picture and the lasting impact of **Option 2**. By championing this direction, we're not just building homes; we're building futures.

Warm regards,
Sheri and Bob Roy
[redacted]

POLOCORP

379 Queen Street South
Kitchener, ON
N2G 1W8
Tel. 519.745.3249

August 25, 2023

Township of Woolwich
24 Church Street West
Elmira, ON
N3B 2Z6

Via email to jvink@woolwich.ca

Attention: Jeremy Vink, MCIP RPP – Manager of Planning
John Scarfone, MCIP RPP – Planner

Reference: Breslau Secondary Plan
1770/1772 Shantz Station Road
1292 Shantz Station Road

Polocorp Inc are planning consultants for Greenhorizons Sod Farms, owners of the lands municipally known as 1770 Shantz Station Road (the "Subject Lands"). Polocorp Inc submitted a letter on July 26, 2023 in response to the request for comments on the Breslau Secondary Plan following the Community Building Open House held on June 22, 2023. Further to that letter, we have reviewed the available materials and discussed the proposed plans with Township staff. We understand that the Township will bring forth a revised Land Use Concept in early Fall 2023 with refined land use designations.

Following these discussions, Polocorp has explored high level development concepts for the Subject Lands and have determined that the most appropriate use of Subject Lands would be a mix of residential typologies includes single detached, street townhomes, stacked townhomes and/or small apartment buildings. The Subject Lands could be serviced through a public street network, private condominium roads or combination thereof.

Within the context of the greater community, the mix of unit typologies would be appropriate. Shantz Station Road will function as an arterial road, flanking the east edge of the Settlement Boundary and the Subject Lands. A second arterial road could be constructed that aligns with the existing Rider Road. The west end of this arterial road could connect to another north/south arterial that connects Victoria St North and Menno Street via Kramp Road and a new elevated rail crossing.

South of the Subject Lands would be appropriately designated as a mix of Residential and Mixed Use. These lands will function as a transitional area between residential and employment uses to the south,

including a mix of commercial and residential uses. The area would function as a Node that serves the residential lands to the north and the employment lands to the south.

Given the above, the **Green Horizons Sod support the redesignation of the Subject Lands as Medium/High Density Residential and Low/Medium Density Residential.** Medium/Heigh Density Residential designation would be most appropriately located adjacent the arterial roads along the east and south boundaries of the Subject Lands. Low/Medium Density Residential would be inset to the Subject Lands, adjacent the natural features. This composition will also provide an appropriate transition between lower density residential to higher-density mixed use lands to the south within a Node. A Concept Plan has been attached for your consideration.

Further to the above, Greenhorizons Sod Farms are also owners of the land municipally known as 1292 Shantz Station Road. A Draft Servicing Plan was presented as part of the Breslau Secondary Plan Open House. It is noted that a gravity sanitary service is contemplated from the Conestoga Meats lands, south to Kossuth Road. This service connection would be a gravity sewer and would not require a pumping station. Further to our previous letter, Green Horizons reiterates their support for gravity sanitary sewer in this approximate location and notes that staff have confirmed that adequate capacity would be provided within this infrastructure to accommodate future development of 1292 Shantz Station Road as Employment/Industrial.

In conclusion, Polocorp and Green Horizons recommend that the Township consider:

- Designating the Subject Lands as a mix of Medium/High Residential and Low/Medium Density Residential;
- Providing an arterial road connection along the south boundary of the Subject Lands;
- Designating the lands south of the Subject Lands as a mix of residential and mixed-use to create a community node that functions as a transition between residential and employment uses; and,
- Utilizing a gravity sewer to serve Conestoga Meats to accommodate the development of 1292 Shantz Station Road.

Polocorp and Green Horizons will continue to monitor the progress of the Breslau Secondary Plan process and look forward to the opportunity to provide additional input. Should you wish to discuss the above further, please feel free to contact the undersigned.

Sincerely,
Polocorp Inc.

Matthew Warzecha MCIP RPP
Director of Development and Planning

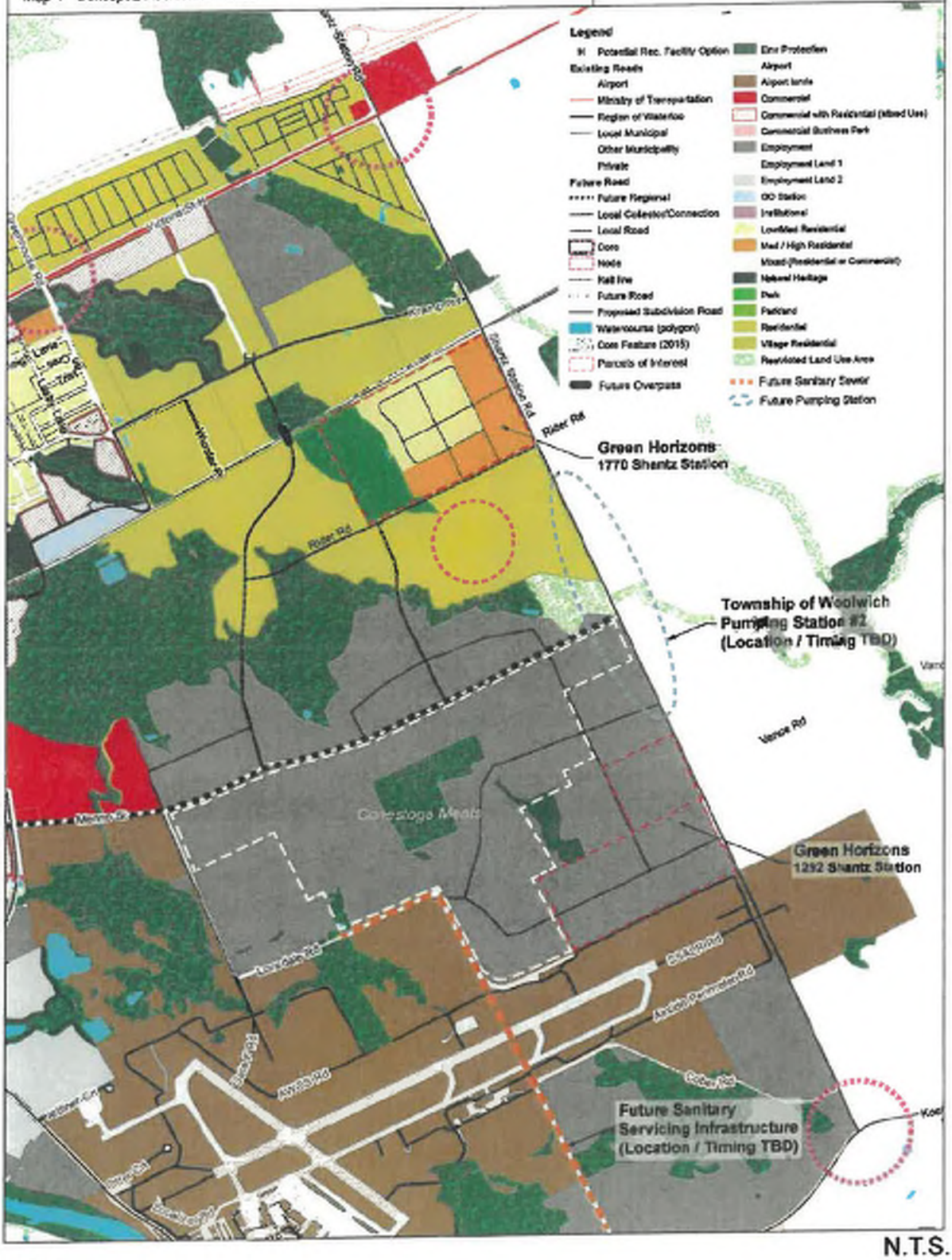
CC: Mike Schiedel, Green Horizons Sod
Paul Puopolo, Polocorp Inc

Modified Concept 2 - Residential Focus

Excerpt from Township of Woolwich Review of the Breslau Settlement Plan Policies, Map 4 - Concept 2 Residential Focus

379 Queen Street South
Kitchener, ON N2T 1W6
polocorpinc.com
519-745-3249

POLOCORP



N.T.S.


METROLINX RAIL CORRIDOR
Low/Medium Density Residential
4.00 ha
±60-222 units
Low/Medium Density Residential
2.33 ha
±35-130units
Low/Medium Density Residential
2.50 ha
±35-140
Medium/High Density Residential
4.01 ha
±56-577 units
Environmental Feature & Buffer
Low/Medium Density Residential
1.12 ha
±13-62
Low/Medium Density Residential
1.11 ha
±13-62 units
Medium/High Density Residential
3.51 ha
±79-471 units
Medium/High Density Residential
2.03 ha
±55-340 units
Medium/High Density Residential
4.32 ha
±55-642 units
RIDER ROAD EXTENSION (PROPOSED)
RIDER ROAD
ROAD & BLOCK PLAN
GREEN HORIZONS
POLOCORP

John Scarfone

From: McKenzie Embree <[redacted]
Sent: Wednesday, August 23, 2023 4:14 PM
To: John Scarfone; Jeremy Vink
Subject: [EXT] Embracing Growth for a Shared Housing Experience

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

As homeowners in Breslau, we've cherished our housing journey and wish for our friends to share in this experience. It's evident that more supply is pivotal to making housing more accessible and affordable.

Option 2, emphasizing residential growth, can be the solution. By increasing supply, we can ease the upward pressure on prices, enabling more of our friends and community members to realize their homeownership dreams.

Let's together champion growth, making Breslau an inclusive community where the joy of homeownership is a shared experience.

Regards,

McKenzie Embree
[redacted]ristan Crescent, Breslau

John Scarfone

From: Jeremy Vink
Sent: Wednesday, August 23, 2023 6:08 PM
To: John Scarfone; Nancy Thompson
Subject: Fwd: Breslau Secondary Plan

Jeremy Vink
Manager of Planning
Township of Woolwich

Sent from my iPhone

Begin forwarded message:

From: Pierre Chauvin <pchauvin@mhbcplan.com>
Date: August 23, 2023 at 6:06:32 PM EDT
To: Jeremy Vink <jvink@woolwich.ca>
Cc: Ian MacNaughton <imacnaught@mhbcplan.com>, [redacted]
Subject: Breslau Secondary Plan

Hi Jeremy,
I am writing on behalf of the MacNaughton's and their neighbour's the Briski's as it relates to their lands at [redacted]Fountain Street N and [redacted]Fountain St. N, respectively. They are copied on this email. Can you kindly ensure that all those on this email are include on your circulation list as it relates to the Secondary Plan process? Please note, the second email address belongs to Helen Bilicic and she is part owner of [redacted]ountain St. N. She resides in a different house and her address is: [redacted], Cambridge, ON [redacted].
Thanks,

PIERRE CHAUVIN, MA, MCIP, RPP | Partner
MHBC Planning, Urban Design & Landscape Architecture
540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 X 701 | C 519 580 4912 | F 519 576 0121 | pchauvin@mhbcplan.com
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POLOCORP

379 Queen Street South
Kitchener, ON
N2G 1W8
Tel. 519.745.3249

August 23, 2023

Township of Woolwich
24 Church Street West
Elmira, ON
N3B 2Z6

Via email to jvink@woolwich.ca

Attention: Jeremy Vink, MCIP RPP – Manager of Planning
John Scarfone, MCIP RPP – Planner

Reference: **Breslau Secondary Plan**
Breslau Properties Ltd

Polocorp Inc are planning consultants for Breslau Properties Ltd (BPL), owners of the lands identified in red on Figure 1 below (the "Subject Lands"). Polocorp submitted a letter on July 21, 2023 in response to the request for comments on the Breslau Secondary Plan following the Community Building Open House held on June 22, 2023. Further to that letter, we have reviewed the available materials and discussed the proposed plans with Township staff. We understand that the Township will bring forth a revised Land Use Concept in early Fall 2023 with refined land use designations.

Following these discussions, Polocorp has explored high-level development concepts for the Subject Lands and have determined that the most efficient utilization would be realized through the use of private condominium streets on 2-3 development blocks. As such, we are submitting this letter to express **BPL's support to designate the Subject Lands as Medium/High Density Residential and Natural Heritage within the proposed Breslau Secondary Plan**. Given the Site's proximity to the future GO station, central location, and the demand for residential uses within the Breslau community, the Medium/High Density Residential designation would be appropriate. The use allows for a variety of medium- to high-density residential uses including townhomes, stacked townhomes and small apartment buildings.

Further to the above, we are reiterating that the Natural Heritage features reflected within the current Concept Plans do not reflect the extent of the existing features. Dougan and Associates have reviewed the wetland features on the property have delineated their current extents. Based on this delineation, it is anticipated that between 8.5 and 11.5 ha (21.0 - 29.0 ac) of the Subject

Lands are developable. Additionally, Dougan has also confirmed no significant habitats are located on the lands. The review has been attached for your review.

Lastly, we are resubmitting the JPE Engineering review of the proposed servicing strategy presented at the Open House, for your convenience. The letter concludes that the Subject Lands can be serviced via a future connection on Fountain Street, or via Dolman Street subject to coordination with the adjacent landowners and the Township. Given the proximity of the Subject Lands to the future GO station to the northeast, servicing of these lands will be of high importance.

Polocorp and BPL will continue to monitor the progress of the Breslau Secondary Plan process and look forward to reviewing the next iteration of the Breslau Secondary Plan. Should you have any questions, or wish to discuss further, please feel free to contact the undersigned.



Figure 1: Subject Lands

Sincerely,
Polocorp Inc.

Matthew Warzecha MCIP RPP
Director of Development and Planning

CC: John Rose, Breslau Properties Ltd
John Perks, JPE Engineering
Paul Puopolo, Polocorp Inc

ATTACHMENT 1

JPE Engineering
41 Kestrel Street
Kitchener ON N2K 4K2 Canada
tel 519 577 2238
email: info@jpe-engineering.ca
web: www.jpe-engineering.ca

July 18, 2023

Mr. Paul Puopolo MA MCIP RPP OALA
Polocorp Inc.
379 Queen Street South
Kitchener, ON
N2G 1W6

BRESLAU PROPERTIES EAST
REVIEW OF MUNICIPAL SERVICING

As requested, we have undertaken a preliminary municipal engineering review of the proposed Breslau Properties East (BPE) development located east of Fountain Street and south of the CNR corridor in Breslau, Ontario. Refer to Plate 1 for the location and development concept.

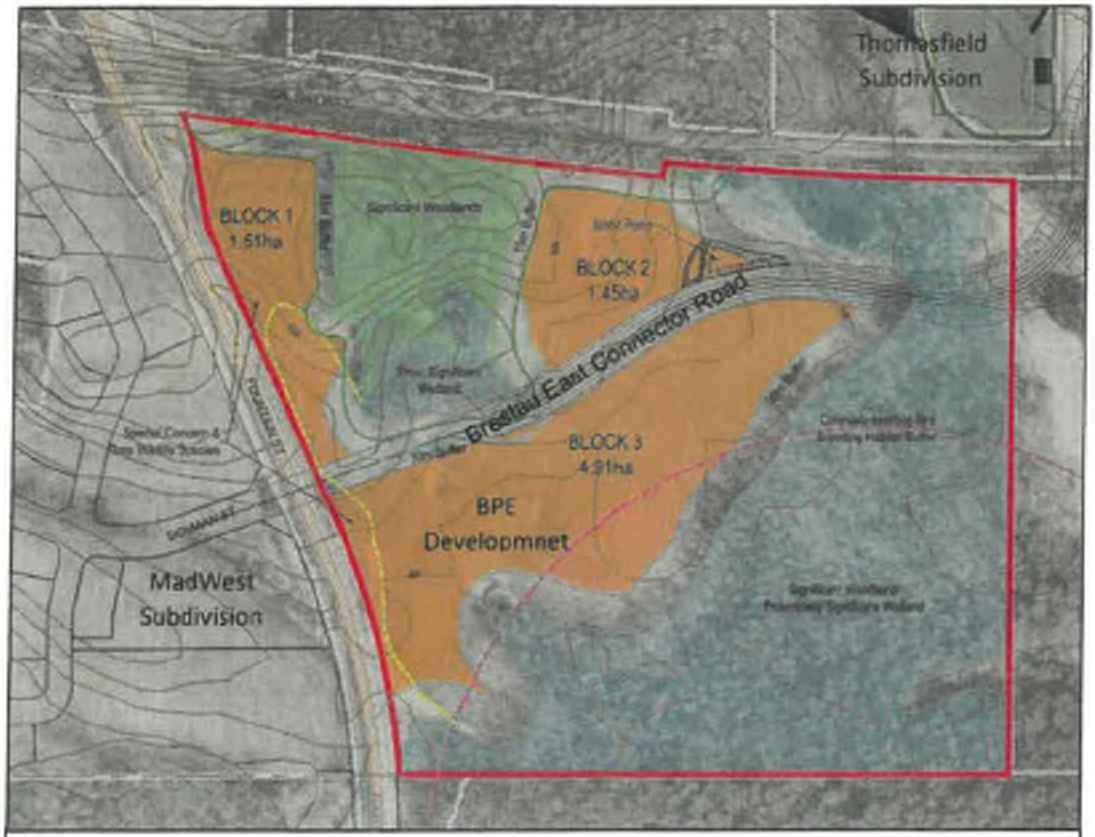


PLATE 1: BPE DEVELOPMENT - CONCEPT PLAN

Background

In 2018, the Region of Waterloo completed a Class EA study for the municipal sanitary servicing of the east side lands (i.e., the lands on the east side of the Grand River from Cambridge to Breslau). This study recommended the ultimate servicing for the subject lands. Refer to Attachment 'C' – "Trunk Sanitary Sewer Overview" for a plan of the recommended servicing route. This figure is from the report entitled:

> Region of Waterloo
> East Side Lands Sanitary Servicing
> Class Environmental Assessment
> Environmental Study Report
> Final Version – November 2018
> Prepared by Associated Engineering

In 2022, the Township of Woolwich completed a Class EA for the planned Breslau East Connector Road that traverses the subject property. This proposed 26m right-of-way road connects to Fountain Street at the proposed intersection of Dolman Street in the MadWest subdivision, crosses through the BPE development, and exits the development on its eastern side near the northern limit (refer to Plate 1). The road is proposed to cross the Metrolinx rail line with an overpass (i.e., road above the rail). Refer to Attachment 'A' – Preliminary Design Figure 8-15 for a preliminary design plan of the road. This drawing is from the report entitled:

> Woolwich Township
> Breslau East Connector Road
> Class Environmental Assessment
> Schedule 'C'
> August 2022
> Prepared by Associated Engineering

In 2022, the Township of Woolwich commenced an update to the Breslau Secondary Plan. In June 2023 a Public Open House was hosted by the Township. A part of the materials presented at the Open House overviewed the servicing strategy for Breslau, including the BPE development lands. In summary, the proposed servicing strategy is:

- Sanitary: a trunk sanitary is proposed to be installed along Fountain Street from Cambridge terminating in the vicinity of the Metrolinx rail line. This sewer would service the subject lands.
- Water: a trunk watermain are proposed to be extended along Fountain Street. These watermains would presumably service the BPE development.

Finally, the MadWest subdivision located on the west side of Fountain Street adjacent to the BPE development is currently in the planning and design stages. In April 2023 a preliminary design was completed and submitted for municipal review/approval. This subdivision will construct municipal servicing (sanitary and water) within the proposed Dolman Street. Refer to Attachment 'B' – MadWest General Servicing Plan (MTE).

Topography and Grading

The BPE Development is generally high in elevation (325m) in the northwestern quadrant and falls in elevation to the south and east to an elevation of approx. 320m.

A functional vertical profile of the Breslau East Connector Road was prepared as part of the Class EA – refer to Attachment 'A'. This proposed road connects to existing Fountain Street at approx. elevation 322.4m and then slopes down easterly at 0.8% to a low point of approx. 319.8m. The road then climbs at 4.75% to cross over the Metrolinx rail line with an overpass (road elevation of approx. 332.4m.

The area grading of the subject lands adjacent to the proposed Breslau East Connector Road would be made to match into the proposed road. It is noted the lands to the north of the road are high in elevation, while the lands to the south are low. It is assumed there will be flexibility with the road's vertical alignment (i.e., grading) provided that the elevation constraints of Fountain Street, the Metrolinx crossing, and the existing protected natural areas are respected.

Sanitary

The BPE development is located at the northern limit of the proposed East Land trunk sewer as described in the Region's East Side Study (by WSP). The trunk sewer is proposed to be located within the Fountain Street right-of-way and would terminate at the Metrolinx rail line. Refer to Attachment 'C' – Trunk Sanitary Sewer Overview for a plan of the proposed trunk sewer alignment. At its northern limit, the trunk sewer has a proposed invert of 309.2m which would readily service the BPE Development (refer to Drawing SP-1).

While the proposed trunk sewer will ultimately service the BPE development, it is noted that the development is at the upper (northern) limit of the trunk sewer's service area. As such, the trunk sewer's construction is likely many years away. In order to advance the subject Development, an interim/temporary servicing solution could be to outlet the BPE development via the proposed Dolman Street sanitary sewer in the MadWest subdivision. To utilize this outlet, one of the following options is required. Refer to Drawing SP-1 for a plan of the options.

Option #1: Utilize currently proposed MadWest sewer

- Currently the Dolman Street sewer is proposed to terminate approximately 200m west of Fountain Street. This sewer would need to be extended along Dolman Street to Fountain Street, and into the BPE development.

- Given the currently proposed invert of the Dolman Street sewer, and assuming a minimum grade for the extension of the sewer into the BPE development, the invert of the sewer at the eastern limit of the BPE development would be 1m above existing ground elevation. As such, the proposed ground elevation on the road alignment would need to be raised approx. 4m at the eastern limit of the developable land (this is the worst case location). It is estimated approx. 80,000cm of fill would be required to raise the road and the lands to the south of the road which are low. The lands to the north of the road are high in elevation and would not need raising.

Option #2: Utilize a lowered MadWest sewer

- This option is similar to Option #1, but would modify the currently proposed MadWest sewer by lowering its current eastern invert by 2m. This could readily be accomplished by flattening approx. 400m of the sewer to the west of its current terminus.

- In order to gain sufficient cover on the sewer within the BPE development, the proposed ground elevation on the road alignment would need to be raised approx. 2m at the eastern limit of the developable land (this is the worst case location). It is estimated approx. 30,000cm of fill would be required to raise the road and the lands to the south of the road which are low. The lands to the north of the road are high in elevation and would not need raising.

Note, while the connection to the MadWest subdivision's sanitary system is physically achievable, the capacity and timing of the various developments' connection to the receiving Victoria Street outlet sanitary system would need to be explored. In reference to the Breslau Secondary Plan update materials from the June 2023 open house, the Township has reserved capacity up to 189 L/s at the Victoria Street SPS but only 94.5 L/s at the adjoining wet-well as per the current Cross Border Servicing Agreement (CBSA) with Kitchener. Upgrades to the adjoining wet-well are needed to realize the 189 L/s maximum flows at the pumping station. These upgrades are scheduled for 2025. The allocation of the sanitary capacity to the various Breslau developments, and the timing of these developments would need to be understood to determine if indeed a temporary connection of the BPE development to the Victoria Street SPS is possible.

Water

Watermains currently exist within the Hopewell Heights subdivision to the northeast of the BPE development. Municipal watermains are also proposed within the MadWest subdivision. Finally, trunk wateramins are proposed to be extended on Fountain Street.

To service the BPE development, watermain connections to these various proposed watermains

While, the water pressure zones would need to be considered to determine the preferred water supply route, it is apparent that municipal water will be available in proximity to the BPE development.

Stormwater

Stormwater management (SWM) would be achieved within the BPE development via an onsite SWM pond. This pond would control peak stormwater flows as well as treat the stormwater quality before discharge to the natural environment. A proposed SWM facility is shown on Attachment 'A' for the Breslau East Collector Road. This pond would be enlarged to accommodate the development lands. Note, the location of the pond would need to be reviewed to select the preferred location to service both the road and the development.

Summary

As a result of this brief review of the municipal servicing options for the BPE development, it is concluded that there are municipal servicing options available.

It is recommended that a functional servicing study be completed to further explore the area grading and municipal servicing to select the preferred solutions. This would be especially important for the sanitary system to determine if an interim outlet via the Victoria Street SPS is possible.

We trust this brief review is sufficient to continuing the planning work needed for the development.

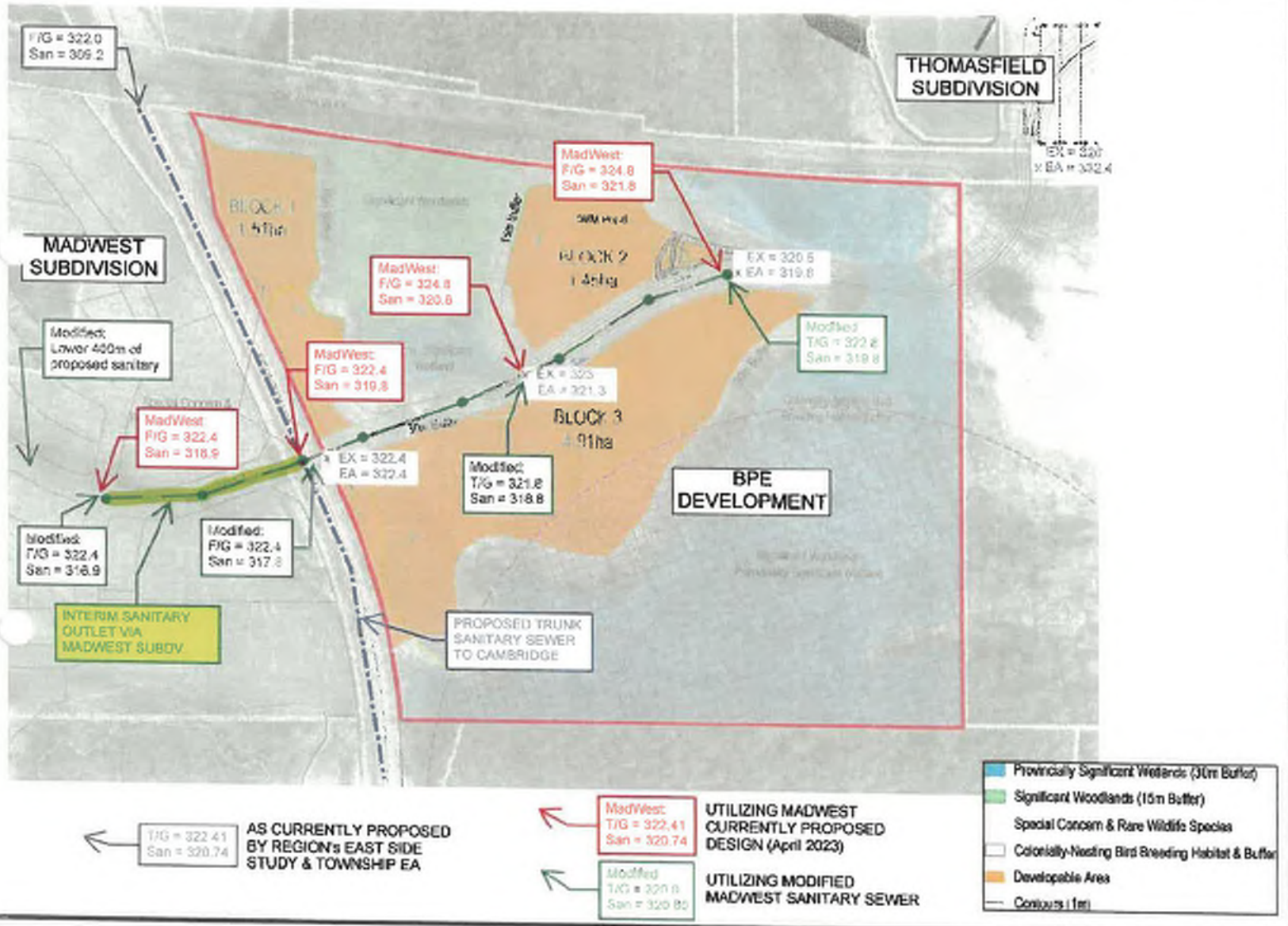
Please do not hesitate to contact the undersigned with any questions or concerns.

Yours truly,
JPE ENGINEERING

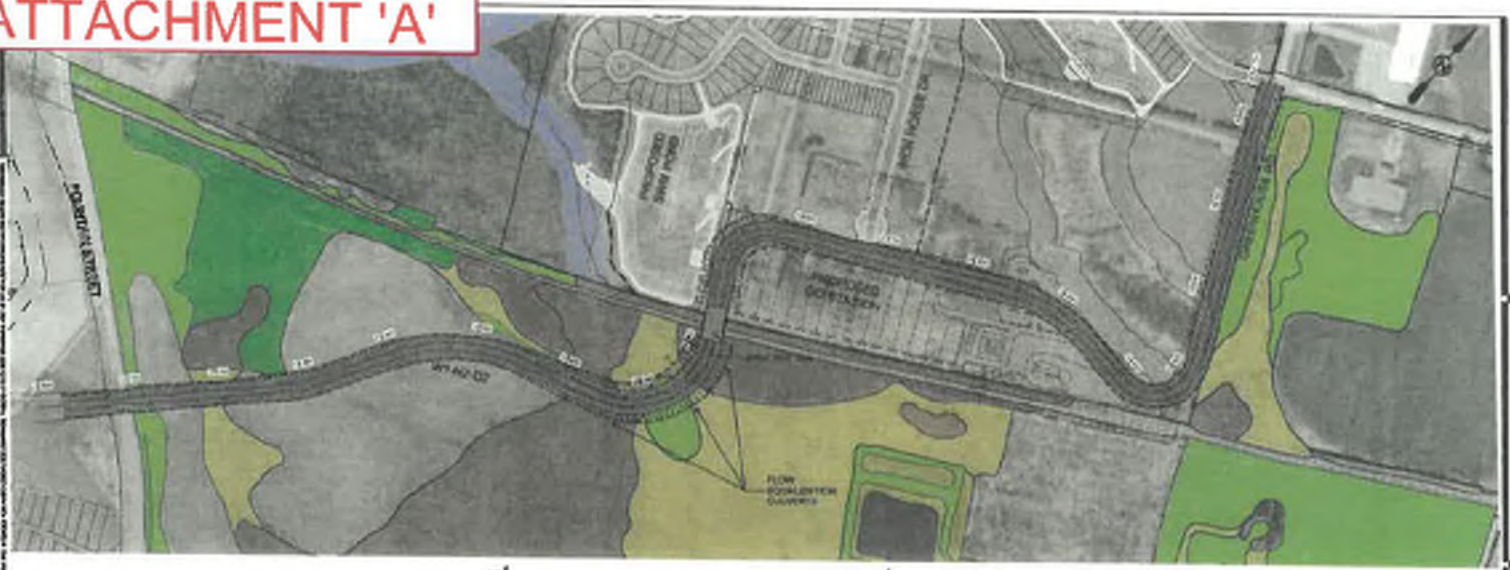
John Perks, MBA, P.Eng.
Senior Engineer, President

Enclosures:

- Drawing SP-1
- Attachment 'A' – Breslau East Collector Road Preliminary Design
- Attachment 'B' – MadWest General Servicing Plan
- Attachment 'C' – East Side Trunk Sanitary Sewer Overview
- Attachment 'D' – Breslau Secondary Plan Update Map '7'


F/G = 322.0
San = 309.2
THOMASFIELD SUBDIVISION
MADWEST SUBDIVISION
MadWest:
F/G = 324.8
San = 321.8
BLOCK 1
1.45ha
BLOCK 2
1.45ha
MadWest:
F/G = 324.8
San = 320.6
EX = 320.5
EA = 319.8
Modified:
Lower 400m of
proposed sanitary
MadWest:
F/G = 322.4
San = 319.8
Modified
T/G = 322.8
San = 319.8
MadWest
F/G = 322.4
San = 318.9
EX = 323
EA = 321.3
BLOCK 3
4.91ha
EX = 322.4
EA = 322.4
Modified:
T/G = 321.8
San = 318.8
BPE
DEVELOPMENT
Modified:
T/G = 322.4
San = 318.9
Modified:
F/G = 322.4
San = 317.8
INTERIM SANITARY
OUTLET VIA
MADWEST SUBDV
PROPOSED TRUNK
SANITARY SEWER
TO CAMBRIDGE
T/G = 322.41
San = 320.74
AS CURRENTLY PROPOSED
BY REGION's EAST SIDE
STUDY & TOWNSHIP EA
MadWest:
T/G = 322.41
San = 320.74
UTILIZING MADWEST
CURRENTLY PROPOSED
DESIGN (April 2023)
Modified
T/G = 320.0
San = 320.80
UTILIZING MODIFIED
MADWEST SANITARY SEWER
Provincially Significant Wetlands (30m Buffer)
Significant Woodlands (15m Buffer)
Special Concern & Rare Wildlife Species
Colonially-Nesting Bird Breeding Habitat & Buffer
Developable Area
Contours (1m)
SCALE:
1:3000
KEY PLAN:
BPE
DEVELOPMENT
SANITARY
SERVICING REVIEW
SHEET
1 of 1
DWG.
SP-1

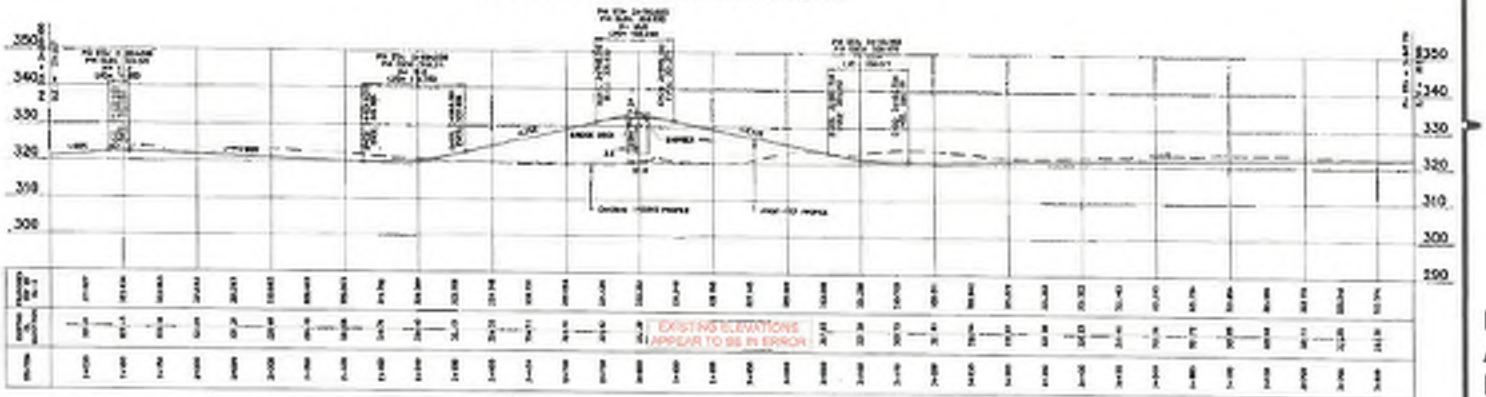
ATTACHMENT 'A'







26.0m ROW - TWO VEHICLE LANES WITH 4.0m MULTI-USE TRAIL

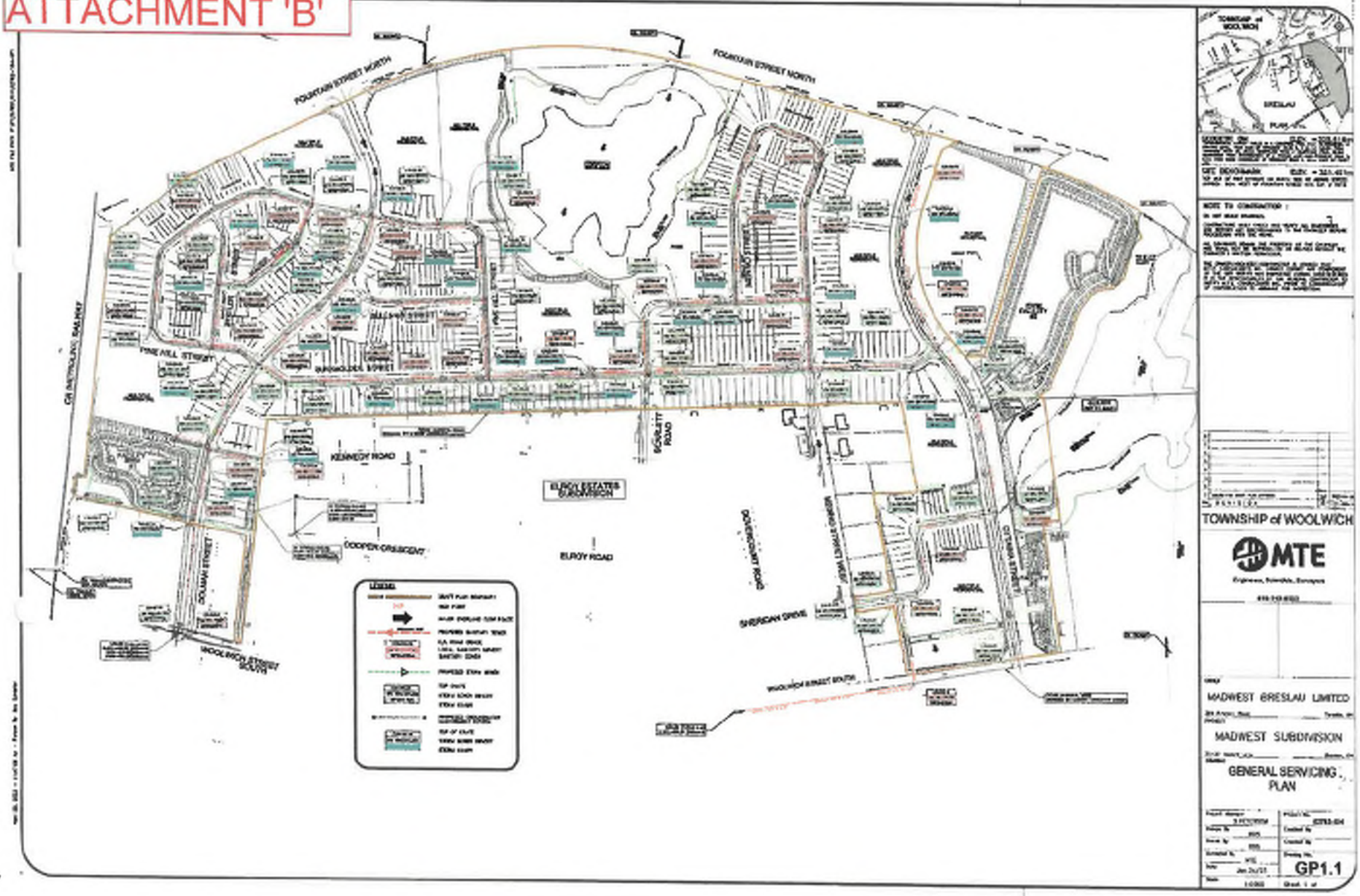


Associated Engineering

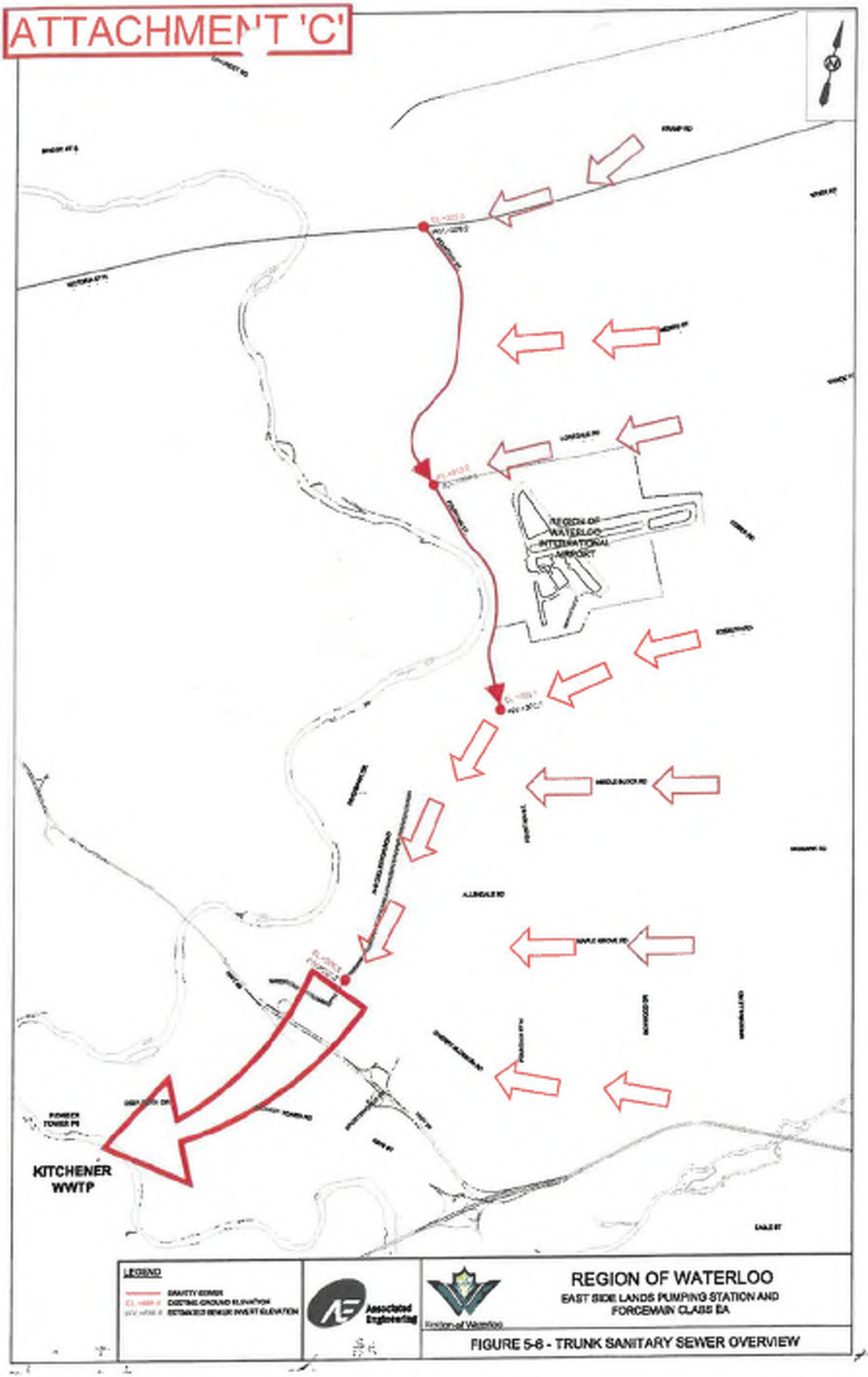
WOOLWICH TOWNSHIP

FIGURE 8-15
ADJUSTED PRELIMINARY ROAD DESIGN

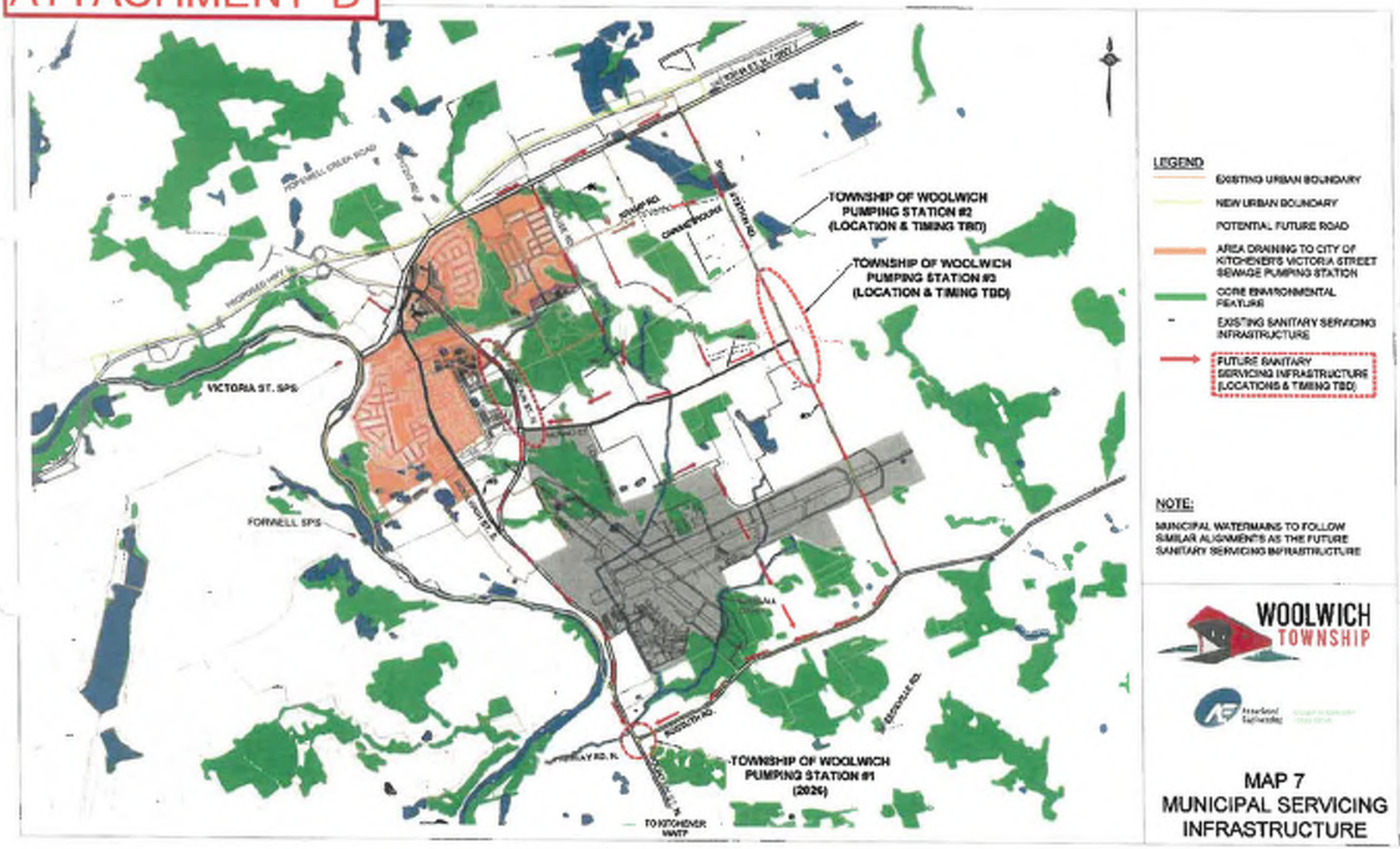
ATTACHMENT 'B'



ATTACHMENT 'C'



ATTACHMENT 'D'



ATTACHMENT 2



KEY MAP - N.T.S.

DEVELOPABLE AREA

Breslau East Connector Road

TOTAL DEVELOPABLE AREA	Ha	Acres
With 10m environmental buffer and without Dalman & bridge	11.86	29.30
With 10m environmental buffer and with Dalman & bridge	10.23	25.29
With 30m environmental buffer and without Dalman & bridge	8.69	21.48
With 30m environmental buffer and with Dalman & bridge	7.43	18.35

Note
The area of the SWM pond that is being proposed with Dalman Road is 0.1311 ha/0.3709 acres.

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an "order of magnitude" development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

POLICORP

Scale: 1:5000
Project #5063
Date: June 17, 2020
Drawn by: ES

519 Queen Street South
Kitchener, ON N2G 1W6
policorp.com
519-571-1111

Note to File

August 23, 2023

Phone discussion with Fred Wagner

Fred advise me that he is in favour of Concept 2 being the residential focus.

John Scarfone

John Scarfone

From: Brent Himmelman [redacted]
Sent: Wednesday, August 16, 2023 8:12 PM
To: John Scarfone; Jeremy Vink
Subject: [EXT] Option 2 Breslau plan

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

Dear Mr. Vink and Mr. Scarfone,

I'm in favor of Option 2 in the plan for new housing. There is a clear need for more housing and Option 2 can address that. I am a single father with 2 boys and I support Option 2 because it has a community focus. We want a place to live that is growing and family friendly with services for families like us. Thank you for your consideration.

n Scarfone

rom: Ciro Gucciardi [redacted]
Sent: Wednesday, August 16, 2023 12:05 PM
To: John Scarfone; Jeremy Vink
Subject: [EXT] Breslau Secondary Plan
Attachments: Concept_2.pdf

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

Dear Sirs,

I hope all is well with you and your families! I'm writing to express my support for Concept/Option 2 in the Breslau Settlement Plan. As a realtor working in Waterloo Region and a local resident of 12 years [redacted] Maplecrest Drive, Breslau), I'm keenly aware of the tremendous demand for residential housing in our area.

The current and projected markets underscore the urgent need to plan and develop more residential areas and Option 2 offers some relief to the current and forecasted housing shortage . Expanding Breslau's residential base will provide a more vibrant and self-sustaining community where current residents and potential homebuyers can use amenities, and other essential services within easy reach.

I genuinely hope the Township will approve Option 2 benefiting both Breslau and the wider Region of Waterloo. Thank you for your work and your commitment to growth and prosperity of our community.

SINCERELY,

Ciro Gucciardi, B.E.S.
PEAK REALTY LTD.
[redacted]

GSP group

SHAPING GREAT COMMUNITIES

August 15, 2023

File No. 21215

John Scarfone
Township of Woolwich
24 Church St W
Elmira, ON, N3B 1M5
[sent via email]

Re: Breslau Secondary Plan Update
Response to Policies and Mapping (June 2023)
Thomasfield Land Holdings – Bisgould, Bluebird, Hopewell Crossing
Township of Woolwich

Dear Mr. Scarfone:

GSP Group and our Client, Thomasfield Homes recently attended the Community Building Open House on June 22, 2023 and have now had an opportunity to review the proposed policy framework and mapping related to the update to the Breslau Secondary Plan.

In terms of preferences with the options shown we believe option 2 shows the best qualities of what the market needs and good planning practices.

Accordingly, we are pleased to provide input on the concepts prepared by the Township for the Breslau Secondary Plan Area update on behalf of our client Thomasfield Homes (the "Client") as it relates to three of their properties.

1. Bisgould Lands, bounded by Highway 7 to the North, Greenhouse Road to the West, and Kramp Road Township Road 32 to the South ("Bisgould")
2. Bluebird Lands, located at the north-west intersection of Greenhouse Road, and Highway 7 ("Bluebird")
3. Hopewell Crossing draft plan of subdivision ("Hopewell Crossing")

The Bisgould and Bluebird properties are at the conceptual planning stage, however, our client has ideas for the potential land uses on the site which we would like to provide as input on the desirable land use plans for the sites for the Breslau Secondary Plan.

In contrast, Hopewell Crossing is at a later planning stage than the other two sites as it is currently draft plan approved. As the subdivision has been partially built out, the client has identified some opportunities to make more efficient use of the land of Blocks 47, 48, 50, and 51 based on market knowledge of uptake. As such, this is an opportunity to make changes to the land use of these blocks through the implementation of the Secondary Plan.

Bisgould

The current preliminary concept for the Bisgould lands includes Low/ Medium density through the majority of the Site, with Mixed Use blocks and medium density residential uses along Highway 7, and high-density housing behind the mixed use/medium density blocks. We believe this concept provides for a wide range of housing while addressing the area's commercial needs in the mixed use blocks.

Upon review of the 3 concept plans for the land use of Breslau Secondary Plan Area, it appears that Concept 2 aligns well with the plans of this site. We are encouraged to see a large portion of the Site be low density residential as this tends to be a desirable built form for the area, and Mixed Use along Highway 7.

Bluebird

On the Bluebird property, there is an opportunity to provide a wide range of residential and mixed uses as the Site is oriented along Highway 7. We propose a mixed use block at the corner of Highway 7 and Greenhouse Road which aligns with land use concept #2 that contemplates a Node at this intersection. Medium and High density blocks line the remainder of the site along Highway 7. Low and medium density residential fill the balance of the Site.

Hopewell Crossing

Hopewell Crossing is a draft approved subdivision. It is currently developing in phases, with the 1st phase partially built out, and the second phase in the sales a registration process. As part of the draft plan approval, Blocks 47, 48, 50, 5, 87 were designated as employment lands. Attempts have been made to occupy these blocks but future occupants have not been secured to date. Difficulty in filling these blocks with an end user indicates that the amount of land being dedicated to employment is not supported by the market. As such, through the Secondary Plan, it may be pertinent to change the land use designation to a more desirable use so that the lands will be developed in a timely manner.

The proposed changes consist of replacing the employment lands designation in blocks 47, 48, 50, 51 and 87 to Low/med density residential, high density residential, or mixed use.

In summary, our Client is looking forward to working with the Township and Region to achieve a high standard of development on the sites that will represent a desirable and functional mix of land uses in the Breslau Secondary Plan Area. The sites will contribute to the achievement of the goals of the

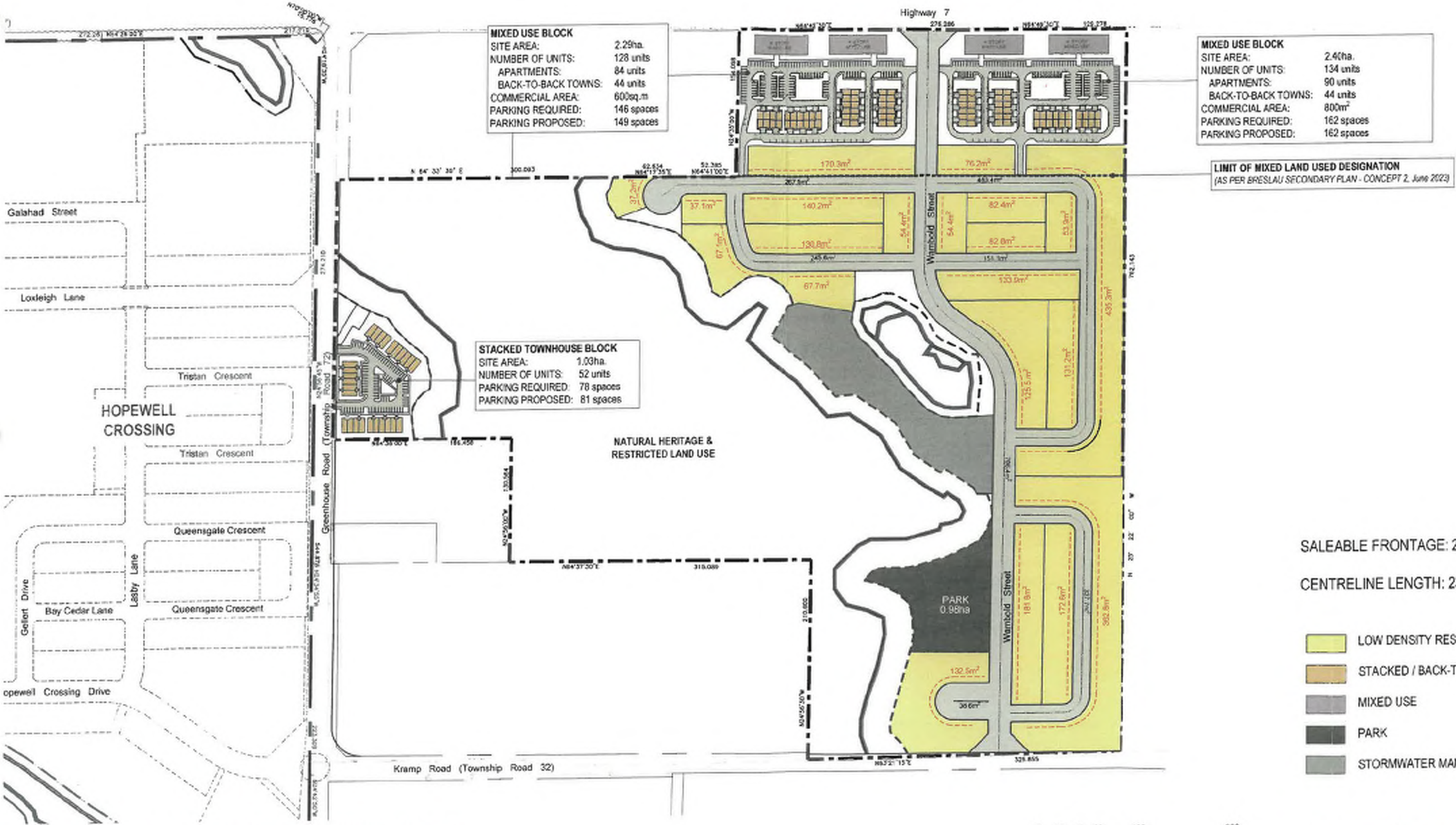
Official Plan and Secondary Plan and aims to meet the needs of current and future residents and visitors of Breslau.

We appreciate you considering our comments and if you have any questions regarding the information provided, please feel free to reach out to myself at 226-243-7296 or hhandy@gspgroup.ca or Charlotte Balluch at 226-243-7657 or cballuch@gspgroup.ca. We would also be happy to meet to discuss our comments.

Yours truly,
GSP Group Inc.

Hugh Handy, MCIP, RPP
Vice President

CC: Tom McLaughlin



DEVELOPMENT CONCEPT

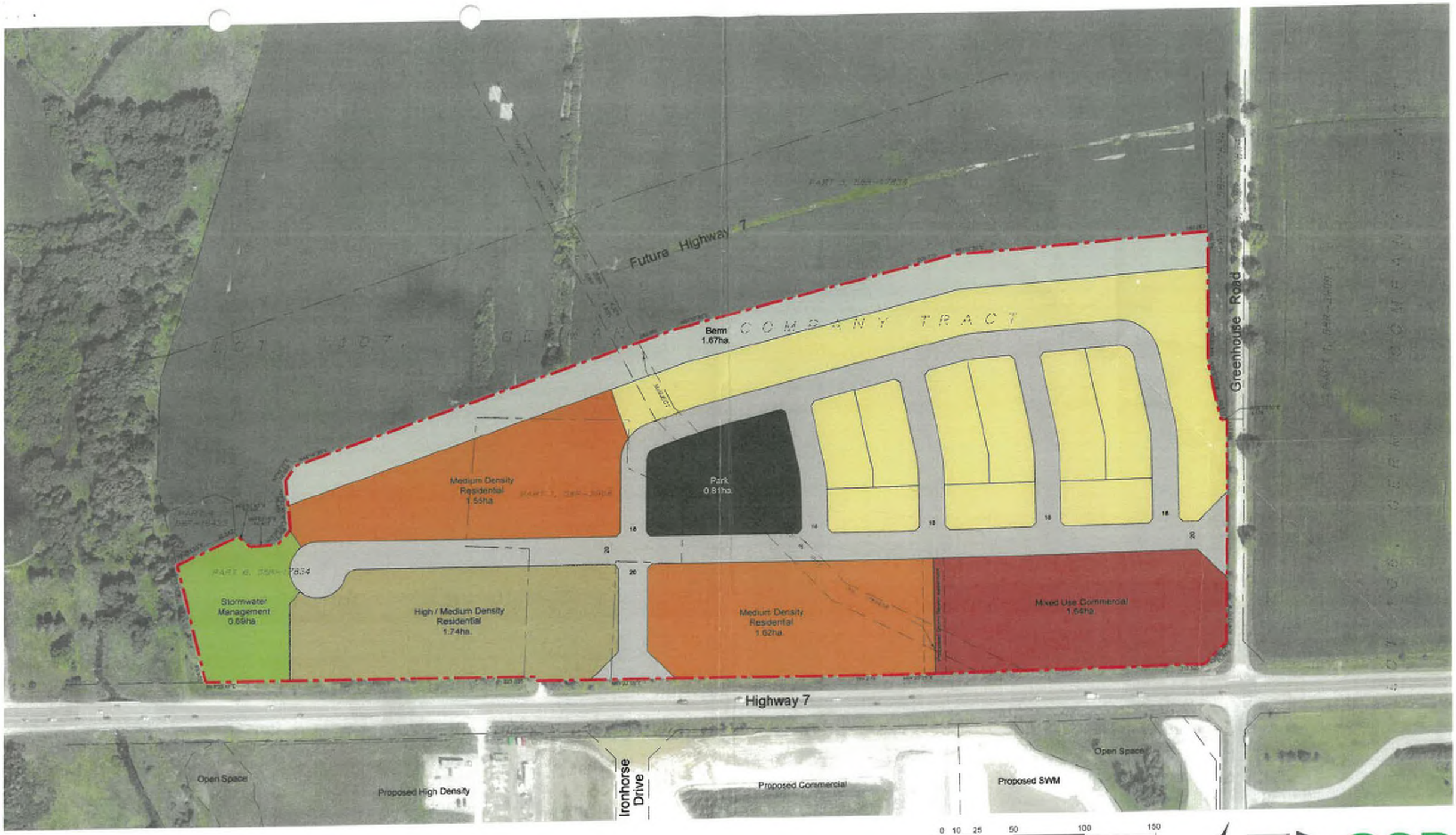
Thomasfield Homes

Bisgould Land, Breslau, Township of Woolwich

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:4,000 | July 14, 2023 | Project No. 23158 | Drawn By: MN

GSP group



0 10 25 50 100 150

Metres

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

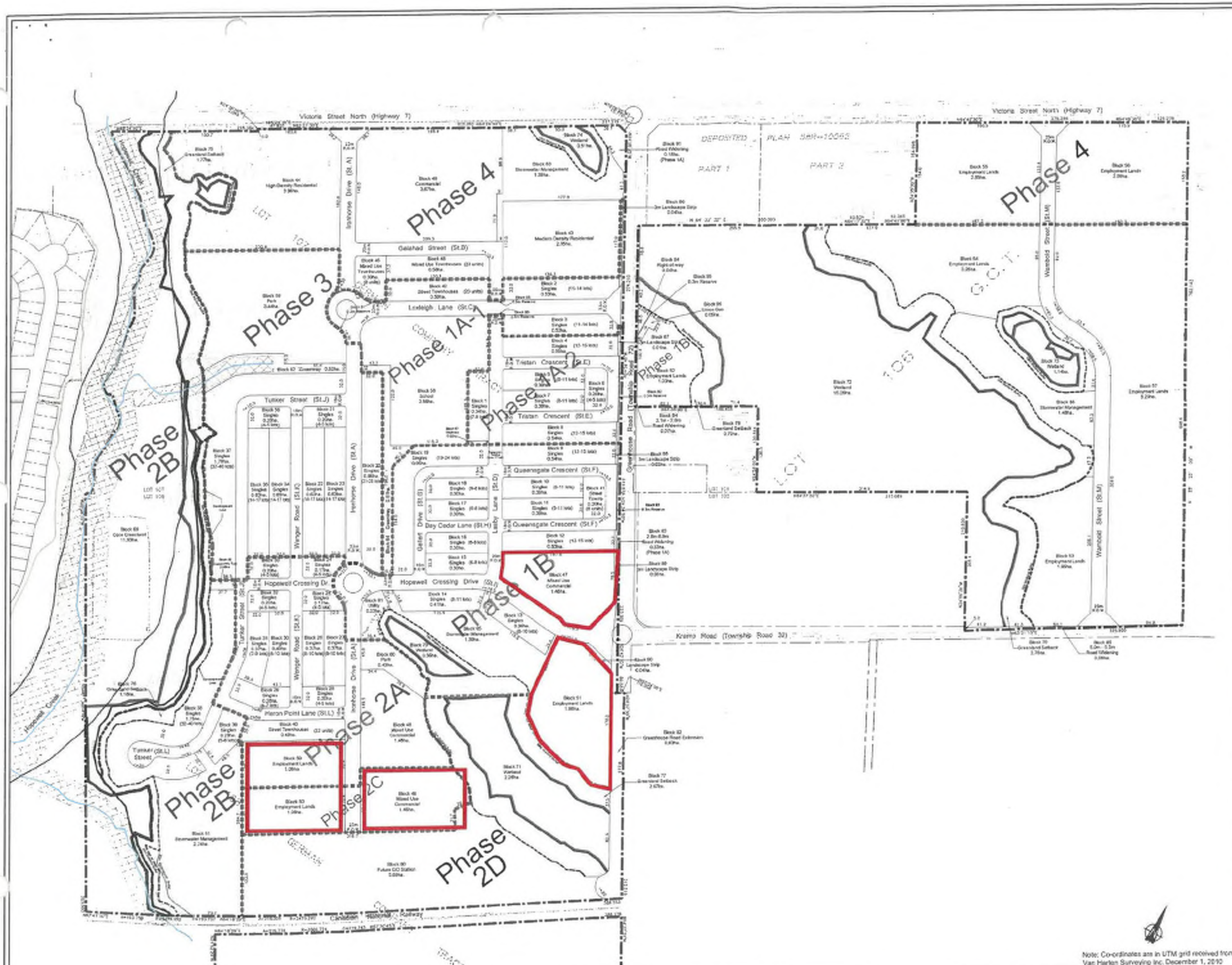
Scale 1:2,500 | April 12, 2021 | Project No.: 16004 | Drawn By: SL

GSP group

Thomasfield Homes

DEVELOPMENT CONCEPT

Bluebird Property, Breslau





DRAFT PLAN OF SUBDIVISION

Part of Lots 106, 107 & 108
German Company Tract
Township of Woolwich
Regional Municipality of Waterloo

Thomasfield, Breslau

30T-11701

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Residential	1-39	383-484	18.67
Street Townhouses	40-42	53	1.19
Medium Density	43	40-80	2.05
High Density	44	158-238	3.98
Mixed Use Townhouses	45,46	31	0.88
Mixed Use Commercial	47,48	286	4.58
Commercial	49		3.67
Employment Lands	50-57		24.45
School	58		2.86
Park	59,60		3.87
Greenways / SWM	61-66		8.03
Walkway	67		0.02
Community Trail	68		0.06
Core Greenlands / Wetlands	69-74		31.49
Greenland Setback	75-79		9.12
Future Go Transit Station	80		5.89
Utility	81		0.23
Road Widening / Greenhouse Rd. Extension	82-85, 91		1.29
3m Landscape Strip	86-90		0.14
0.3m Reserve	92-93, 95, 97-99		0.00
Right-of-way	94		0.04
Union Gas	96		0.05
Roads			13.16
Total		931-1152	135.90

LEGEND

- Core Environmental Feature
- Natural Heritage Buffer
- Top of Bank
- Dripline
- Wetland Boundary
- Perennial Watercourse
- Ephemeral Watercourse
- Property Boundary
- Floodplain
- Final Meander Belt Width

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.
h) Municipal water supply
i) Sand, sand and gravel; silty clay to silty sand
k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
I AUTHORIZE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWNSHIP OF WOOLWICH

Tom Krizsan, President
THOMASFIELD HOMES LTD.

April 21 2016
DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

SURVEYOR
VAN HARTEN SURVEYING

APRIL 21, 2016
DATE

GSP group
www.gspgroup.ca

REVISIONS
January 19, 2018
January 31, 2018
October 24, 2018
November 19, 2018
July 24, 2019
November 11, 2020
November 25, 2020
January 7, 2021
February 18, 2021

Date: March 23, 2011 | Drawn By: S.L.
Scale: 1:2,500 | Project No.: 18081

Jeremy Vink

From:	Bryan Bishop
Sent:	Friday, August 11, 2023 3:54 PM
To:	Sheridan, Phil
Cc:	Jared Puppe; Lori Fox; Ryan Tucker; Jeremy Vink
Subject:	RE: [EXT] RE: [redacted] Victoria & 0 Kramp - Servicing Alternatives
Attachments:	Woolwich-[redacted]-Serv Alts-25jul2023 bb edits.pdf

Hi Phil

I wanted to provide you some comments before our meeting on Monday for the discussion. Please see below and attached for your letter.

Thanks for sending the letter through Phil as discussed last week. As mentioned the township is foreseeing through previous studies, capacity / CBSA at the BWW, continued discussions with the C.o.K, proposed development closer to the BWW along Eby Cresent (topographic terrain), infill / intensification, expansion of the ex sanitary sewer in old South Breslau to industrial and residential which are currently on private services and previous commitments to proposed developments already in the draft plan process; that the lands you're presenting [redacted] Victoria St. as well a[redacted] Kramp Rd will need to be drained to the East Side Sanitary Trunk Sewer. The public EA being completed by AE for the Kossuth / Fountain P.S. will finalize the san. Drainage boundaries.

Also as the letter is based on a number of assumptions these need to be solidified before an official submission is provided. A few points are noted below.

- Mid 2024 will verify if the Hopewell Crossing employment lands east of Greenhouse Rd will be converted into mixed-use / residential through the OP / Breslau Secondary Plan process
- Your suggestion for the Twp and Region of Waterloo to change various design criteria for the extraneous flow rate and average daily domestic flow so additional capacity can be theoretically available for this specific development will not apply for this application. The Twp, Region and various other municipalities have determined through a Region study that 0.25l/s is the determined I&I rate. For the average daily domestic flow this has been reduced from 350l/s to 305l/s a number of years and after consideration from flow data / studies that has been available. Please proceed with your development to the design standards which are within the DGSSMS and EDIM
- It seems that SCS is assuming the Hopewell Crossing P.S. and downstream san. sewers can accommodate this additional flow. As mentioned above the Twp is foreseeing these lands being directed to the East Side Lands Trunk Sewer.

Miscellaneous

- SCS 2015 report speaks to other development lands that would have access to the Breslau Wet Well (BWW) which are on Eby crescent. These lands need to be considered in the sanitary allocation as well as the additional info. Noted above.
- Future infills, higher density development and ex. South Breslau industrial and residential home on private services are currently allocated to the BWW.

Municipal Drain

- FYI - The lands by Kramp Rd. are within the watershed of the Randal and Wagener Drains

If you have any questions feel free to reach out

hd Regards
bryan

From: Sheridan, Phil [redacted]
Sent: Friday, August [redacted]
To: Bryan Bishop <BBishop@woolwich.ca>
Cc: Lori Fox <lfox@woolwich.ca>; Jared Puppe <JPuppe@woolwich.ca>
Subject: [EXT] RE: [redacted]ictoria & [redacted]ramp - Servicing Alternatives

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

Hi Bryan,

Please find attached a PDF copy of a draft letter reviewing two proposed sanitary servicing alternatives for the two above-mentioned parcels which are located within the revised Breslau settlement boundaries.

Kindly review the attached and provide any preliminary feedback you may have at your earliest convenience. As discussed earlier this afternoon, our client is aiming to provide formal comments on the Breslau Secondary Plan Update in the next two weeks.

In addition to the attached:

1. Our client has asked SCS to prepare a summary of the existing and proposed flows to the Breslau Wet Well. It appears the sanitary flow calculations within Appendix D of the April 28, 2023 Madwest Functional Servicing Report (FSR) does not include flows from the Hopewell Crossing SPS (refer to attached redline). Please confirm if there is a reason that the Hopewell Crossing sanitary flows appear to be omitted from the Madwest FSR.
2. If possible, please confirm who at the Region is best to contact to obtain a copy of the MTE Report prepared to provide recommendations for municipal servicing of the Waterloo airport.

SCS trusts the attached is satisfactory. Please contact the undersigned with any questions you may have.

Phil Sheridan, P.Eng.
SCS Consulting Group Ltd.
30 Centurian Drive, Suite 100
Markham, ON, L3R 8B8
(T) 905.475.1900 Ext. 2270
(F) 905.475.8335
(M) 647.888.5590
psheridan@scsconsultinggroup.com
www.scsconsultinggroup.com

From: Sheridan, Phil <psheridan@scsconsultinggroup.com>
Sent: July 25, 2023 8:58 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Jared Puppe <JPuppe@woolwich.ca>; Michael DeBlasio <michael@themilogroup.ca>; 'Matthew Cory'

[redacted]

Hi Jeremy,

Please find attached a PDF copy of a draft Sanitary and Water Servicing Review letter for discussion during tomorrow's meeting to review the two development parcels within Breslau.

SCS trusts the attached is satisfactory. Please contact the undersigned with any questions you may have.

Phil Sheridan, P.Eng.
SCS Consulting Group Ltd.
30 Centurian Drive, Suite 100
Markham, ON, L3R 8B8
(T) 905.475.1900 Ext. 2270
(F) 905.475.8335
(M) 647.888.5590
psheridan@scsconsultinggroup.com
www.scsconsultinggroup.com

From: Michael DeBiasio <michael@themilogroup.ca>
Sent: July 4, 2023 9:31 AM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: Sheridan, Phil <psheridan@scsconsultinggroup.com>; 'Matthew Cory' <mcory@mgp.ca>; Rohan Sovig <rsovig@mgp.ca>
Subject: RE: Meeting to Discuss Breslau Lands

CAUTION: This email originated from an **EXTERNAL SOURCE**. Please use caution when opening attachments, clicking on links or responding. When in doubt, contact our IT Department.

Thank you for confirming. Have a good day.

Thanks

Michael DeBiasio

From: Jeremy Vink <jvink@woolwich.ca>
Sent: Tuesday, July 4, 2023 9:30 AM
To: Michael DeBiasio <michael@themilogroup.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: psheridan@scsconsultinggroup.com; 'Matthew Cory' <mcory@mgp.ca>; Rohan Sovig <rsovig@mgp.ca>
Subject: RE: Meeting to Discuss Breslau Lands

Michael

The meeting has been set and will be at the Township offices, 24 Church St. Please check in at the Planning reception counter on the main floor. The meeting will be in a second floor meeting room.

Jeremy Vink MCIP RPP
Manager of Planning
Development Services

Township of Woolwich

From: Michael DeBiasio <michael@themilogroup.ca>
Sent: Tuesday, July 4, 2023 9:04 AM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: psheridan@scsconsultinggroup.com; 'Matthew Cory' <mcory@mgp.ca>; Rohan Sovig <rsovig@mgp.ca>
Subject: RE: Meeting to Discuss Breslau Lands

Morning Jeremy

I hope you enjoyed the long weekend. July 26th at 2pm would work well for our group. Kindly confirm if we will be meeting at the Township's office at 24 Church St W in Elmira.

Looking forward to the meeting.

Thanks

Michael DeBiasio

From: Jeremy Vink <jvink@woolwich.ca>
Sent: Thursday, June 29, 2023 1:52 PM
To: Michael DeBiasio <michael@themilogroup.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: psheridan@scsconsultinggroup.com; 'Matthew Cory' <mcory@mgp.ca>; Rohan Sovig <rsovig@mgp.ca>
Subject: RE: Meeting to Discuss Breslau Lands

Michael

The afternoons of the 25, 26 or 27 are opportunities from our end.

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

From: Michael DeBiasio <michael@themilogroup.ca>
Sent: Thursday, June 29, 2023 1:19 PM
To: Jeremy Vink <jvink@woolwich.ca>; John Scarfone <jscarfone@woolwich.ca>
Cc: psheridan@scsconsultinggroup.com; 'Matthew Cory' <mcory@mgp.ca>; Rohan Sovig <rsovig@mgp.ca>
Subject: Meeting to Discuss Breslau Lands

Good afternoon Jeremy and John

I hope you're both well and looking forward to the upcoming long weekend. I'm glad we had an opportunity to meet at last week's PIC for the Breslau Secondary Plan. We're encouraged by the progress the Township is making with the secondary plan and look forward to participating throughout the process.

As mentioned, we have two land parcels within the secondary plan: [redacted] Victoria St and [redacted] Kramp Rd., both parcels are shown below. Myself along with a few members of our consulting team would like to request the opportunity to meet in person and introduce ourselves, our sites and some of the work we've done on them to date.

Kindly advise if you have some availability the week or July 17th or July 24th to meet and if so, a few dates and times that may work and we will coordinate what works best on our end.

Looking forward to the discussion and working with you both.

Thanks

Michael DeBiasio

Initial comments by —?

SCS consulting group ltd

File #: 02590
Date: July 25, 2023

Jeremy Vink, MCIP, RPP, Manager of Planning
Woolwich Township, Development Services
24 Church Street West, P.O. Box 158
Elmira, Ontario, N3B 2Z6

Dear Mr. Vink:

Re: **Preliminary Sanitary and Water Servicing Review**
2590 Victoria Street North & 0 Kramp Road
Breslau Settlement Area, Woolwich Township

With the commencement of the Breslau Secondary Plan Update, the landowner of 2590 Victoria Street North and an unaddressed parcel of land located on the north side of Kramp Road east of Greenhouse Road has retained SCS Consulting Group to prepare a high-level review of potential sanitary and water servicing alternatives for the future developments (refer to enclosed Location Plan for reference).

It should be noted that the following information is not an official submission of feedback / comments on the Breslau Settlement Plan Update Review Open House held on June 22, 2023, however the materials presented during this meeting have been utilized to prepare the potential servicing alternatives described below.

A formal submission of feedback / comments will be circulated to the Township shortly, including support of the proposed Secondary Plan Concept 2 (residential focus).

Sanitary Servicing

The following is a summary of the two preliminary sanitary servicing alternatives prepared by SCS for Township review and further discussion. The alternatives are considered very preliminary and generally assume the following for future development in the expanded Breslau settlement area:

- The recommended land use concept will be Concept 2, as proposed on Map 4 from the June 22, 2023 Public Open House
- The Hopewell Crossing employment lands east of Greenhouse Road will be converted to mixed-use / residential, which is supported by the landowner of 2590 Victoria Street North and the Kramp Road parcel
- Some of the alternatives are dependant on proposed adjustments to the sanitary design criteria that will reduce the calculated theoretical peak flows to more accurately reflect actual flows (as currently being measured by the Township at the Breslau Wet Well and Hopewell Crossing Sanitary Pumping Station).

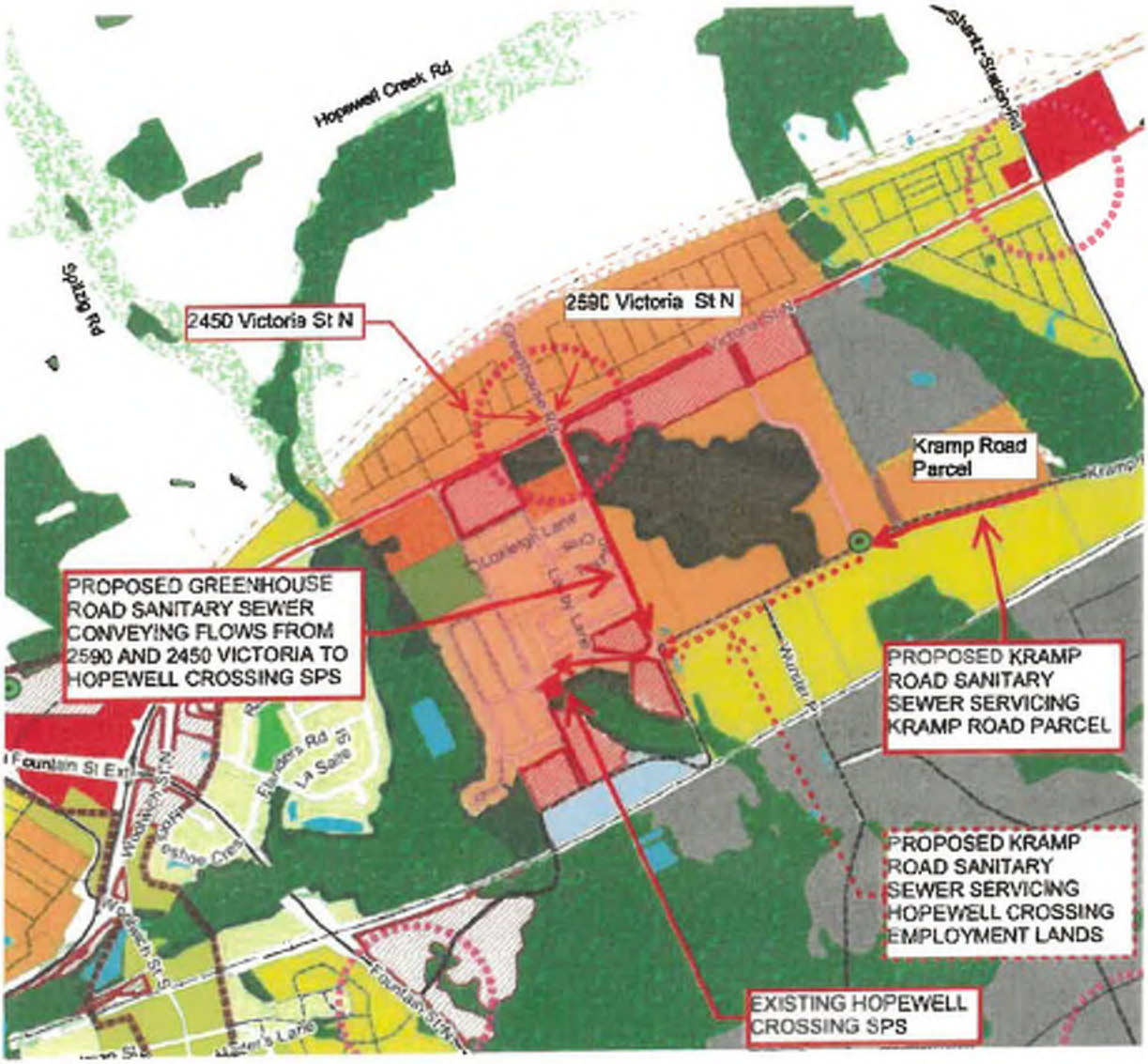


Figure 1: Proposed Sanitary Servicing Alternative 1

Sanitary Servicing - Alternative 1

Alternative 1 proposes servicing both 2590 Victoria and the Kramp parcel through the existing Hopewell Crossing SPS. Refer to the following details and **Figure 1** above:

1. 2590 Victoria Street North – Proposed to be serviced by the existing Hopewell Crossing Sanitary Pumping Station (SPS) by extending a sanitary south along Greenhouse Road, connecting to the existing sanitary sewer stub at the east limit of Hopewell Crossing Drive.

- Proposed Greenhouse Road sanitary sewer also proposed to service 2450 Victoria Street North (owned by others) and properties fronting east side of Greenhouse Road.
- A review will have to be undertaken to confirm if the proposed flows from 2450 and 2590 Victoria Street can be accommodated in the current configuration for the Hopewell Crossing SPS, or if improvements/modifications may be required. Given that actual (measured) flows are generally less than theoretical flows in modern sanitary sewers, SCS suggests Township staff consider revisions to the sanitary design criteria as listed in the Breslau Wet Well section below.

2. Kramp Road Parcel – Proposed to be serviced by extending the future Kramp Road sanitary sewer, which will be constructed to service the Hopewell Crossing employment lands east of Greenhouse Road, further east,
   - A review will have to be undertaken to confirm if the proposed flows from 2450 & 2590 Victoria Street, as well as the Kramp Road parcel can be accommodated in the current configuration for the Hopewell Crossing SPS, or if improvements / modifications may be required.

Wet Well service are is already rationalized in the SCS 2015 servicing report, AE reports / memos, and Hopewell Crossing FSR / san design sheets catchment dwgs

This alternative is most preferred for the following reasons:

- Minimizes external infrastructure required to develop 2590 and 2450 Victoria Street North and Kramp Road parcel.
- Utilizes surplus capacity at the Hopewell Crossing SPS, assuming measured actual flows at the SPS are significantly lower than theoretical flows.
- Rationalizes the expanded Breslau Wet Well service area. If lands north of Victoria Street and/or the Kramp Road parcel are serviced by the future East Side Lands Trunk Sewer, separate sanitary sewers may have to be twinned, or cross, to maintain the existing service boundary for the Hopewell Crossing SPS (i.e. the Hopewell Crossing employment lands east of Greenhouse Road).

rovide details hy this would e an issue

- Consistent with some of the figures included among the East Side Lands Trunk Sewer reports and memorandums, which show the lands north of Victoria Street North are anticipated to drain to the existing Breslau Wet Well.
- Allows for contiguous residential growth in northwest Breslau

There's lots of different figures in the AE Environmental Assessments and memos. All figures show W4 area which includes 2590 Victoria St. and 0 Kramp Rd are to go to the East Side lands Trunk San Sewer

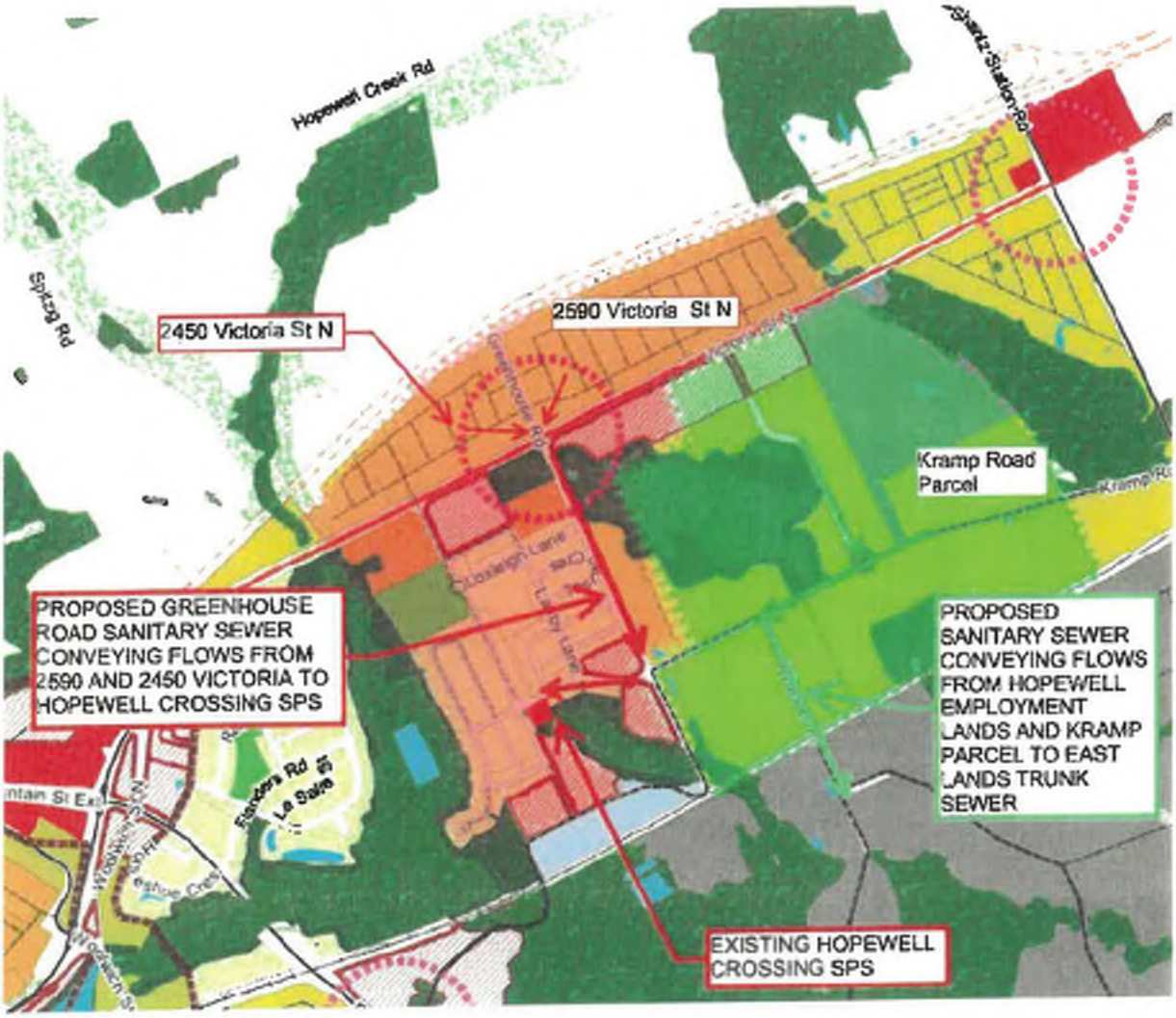


Figure 2: Proposed Sanitary Servicing Alternative 2

Sanitary Servicing - Alternative 2

Alternative 2 proposes servicing 2590 through the existing Hopewell Crossing (SPS) and draining the Kramp parcel to the future East Side Lands trunk sewer. Refer to the following details as well as **Figure 2:**

1. 2590 Victoria Street North – Proposed to be serviced by the existing Hopewell Crossing SPS by extending a sanitary south along Greenhouse Road, connecting to the existing sanitary sewer stub at the east limit of Hopewell Crossing Drive
   - Proposed Greenhouse Road sanitary sewer also proposed to service 2450 Victoria Street North (owned by others) and properties fronting east side of Greenhouse Road

Is this through easements or Municipal R.o.W?

- Future flows from Hopewell Crossing employment lands fronting Kramp Road, originally proposed to drain to the Hopewell Crossing SPS, are proposed to be redirected to the future sewer extending south on Wurster Place (as included on Municipal Servicing Infrastructure Map 7 displayed during the June 22 Open House).
- With the redirection of the Hopewell Crossing employment lands flows, the combined theoretical peak flow for the existing Hopewell Crossing subdivision west of Greenhouse Road, 2590 Victoria, and 2450 Victoria is slightly less than the flow specified on the approved Hopewell Crossing SPS Environmental Compliance Approval.

2. Kramp Road Parcel – Serviced by future sewer extending south on Wurster Place (as identified on Map 7), connecting to the future East Side Lands trunk sewer at either Londsdale Road or Fountain Street North.

Already defined as per previous comment

This alternative is marginally preferred for the following reasons:

- Provides a definitive boundary for the expanded Breslau Wet Well service area, which include 2590 and 2450 Victoria, with developments lands located southeast of the corner of Victoria Street North and Greenhouse Roads draining to the future East Side Lands trunk sewer. This avoids a crossing of sanitary trunk sewers at the intersection of Greenhouse Road and Hopewell Crossing Drive which will occur if lands north of Victoria Street North are serviced by the future East Side Lands Trunk Sewer, while the Hopewell employment lands drain west to the Hopewell Crossing SPS.

As san pipe in not nstalled on Greenhouse Rd for he Hopewell Crossing Sub. are evised design changes possible to avoid san. sewer crossings?

- This alternative is consistent with some of the figures included among the East Side Lands Trunk Sewer reports and memorandums, which show the lands north of Victoria Street North are proposed to drain to the existing Breslau Wet Well.
- Minimizes external infrastructure required to develop both 2590 and 2450 Victoria Street, and utilizes surplus capacity in the Hopewell Crossing SPS currently available due to the deferral of the Hopewell Crossing employment lands development.
- No modifications required to current sanitary design criteria since Hopewell Crossing employment lands proposed to be redirected to future East Side Lands trunk sewer.
- Allows for contiguous residential growth in northwest Breslau.

Dont believed the Twp has deferred anything to delay the employment lands from moving ahead. Timing to bring lands on line would be in the developer hands.

Watermain Servicing

As noted on the Municipal Servicing Infrastructure figure (Map 7), which was displayed at the June 22 Open House, the anticipated alignments of watermains are anticipated to generally follow the same alignment of the sanitary sewers along existing and proposed roads. The following information is further noted as it relates to development of the two parcels:

1. 2590 Victoria Street North - Water servicing anticipated to be provided by connecting to a new 300 mm diameter watermain extending east on Victoria Street North from Greenhouse Road.
   - The Victoria Street North watermain is required to service the Hopewell Crossing employment lanes on the south side of Victoria Street North. Should development of 2590 Victoria proceed

Timing for this is unknown as MTO is the lead

in advance of the Hopewell Crossing employment lands, a proposed water connection will be coordinated with Township staff.

- The highest existing ground elevation for 2590 Victoria is marginally higher than the existing elevations within the existing Hopewell Heights subdivision (+/- 332 vs. 330.5 m) and therefore it is anticipated the existing north Breslau water zone pressures are sufficient to service 2590.

2. 0 Kramp Road – Water servicing anticipated to be provided by extending the 300 mm diameter watermain proposed as part of the upcoming Kramp Road improvements easterly to the proposed development.

Items Requested to Assist with Review of Sanitary Servicing Alternatives

To assist with reviewing the above-listed sanitary servicing alternatives, SCS kindly requests the Township provide copies of the following documents prepared by Associated Engineering:

- East Side Lands - Sanitary Servicing Assessment technical memorandum, dated July 2018
- East Side Lands – Sanitary Servicing Advisory Review technical memorandum, dated April 9, 2021
- Sanitary Servicing – East Side Lands report, dated August 2022
- Any other background information utilized to prepare the Municipal Servicing Infrastructure figure (Map 7) from the June 22nd Open House.

In addition to the above, it is kindly requested staff confirm the following:

1. Status of the Township assumption of the existing Hopewell Crossing SPS.
2. There are a series of numbers (1 through 7) included on Map 7 from the June 22nd Open House – kindly confirm what these numbers represent.

Breslau Wet Well Capacity

To ensure the Township is maximizing the allowable peak flow to the Breslau Wet Well permitted under the current Cross Border Servicing Agreement, SCS provides the following suggestion revised design criteria for the Breslau settlement area:

Significant assumptions here

1. Reduce the average daily domestic flow to 250 L/cap/day
   - Currently 305 L/cap/day, consistent with City of Kitchener standards, however Kitchener's housing stock is considerably older than Breslau. The Breslau Wet Well service area is almost exclusively recent home construction that likely implemented modern plumbing such as low flow fixtures.
   - The 305 L/cap/day is not anticipated to be reflective of actual flows measured at the Breslau Wet Well. Since actual flow measurements have not been provided by the Township, 250 L/cap/day is proposed since it is considered conservative when compared to actual flows in other municipalities.
2. Reduce extraneous flow rate to 0.10 L//ha/s (8640 L/ha/day)
   - Currently 0.25 L/s/ha, which is consistent with Region of Waterloo design guidelines, however this rate is assumed to be more representative of older sewer systems within Kitchener, City of Waterloo and Cambridge, that are more likely to have extraneous flow issues.

We have leaks in the new sewer and are being located and reviewed

- The Breslau sanitary sewer system is relatively new, with the oldest sewers installed approximately 20 years ago, meaning the sewers are likely more watertight with minimal extraneous flow contribution.

3. Consideration for offset of peak flows for residential and Industrial/Commercial/Institutional flows.
   - Peaking all land uses at the same time may be overly conservative when compared to actual peak flows measurements.

In addition to the above-listed potential design criteria changes, it is also noted that peak flow to the Breslau Wet Well can be managed by deferring pumping at the Hopewell Crossing SPS until after peak flows east of Hopewell Creek have been conveyed to the Victoria Street SPS (assuming sufficient storage capacity available at the Hopewell SPS for the duration of the peak flow event).

It is understood the actual flows to the Breslau Wet Well have been measured for several years, however the Township does not typically release this information. As noted above, to ensure further development of Breslau is not unreasonably restricted, if there is a noticeable difference between actual and theoretical flows to the Breslau Wet Well, it is suggested Township staff review implementing some, or all, of the above-listed criteria changes to efficiently utilize downstream capacity, including maximizing the flow at the Victoria Street North SPS as set out in the Cross Border Servicing Agreement.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.

Discussions are taking place with the C.o.K as they set the criteria on emergency storage in the system.

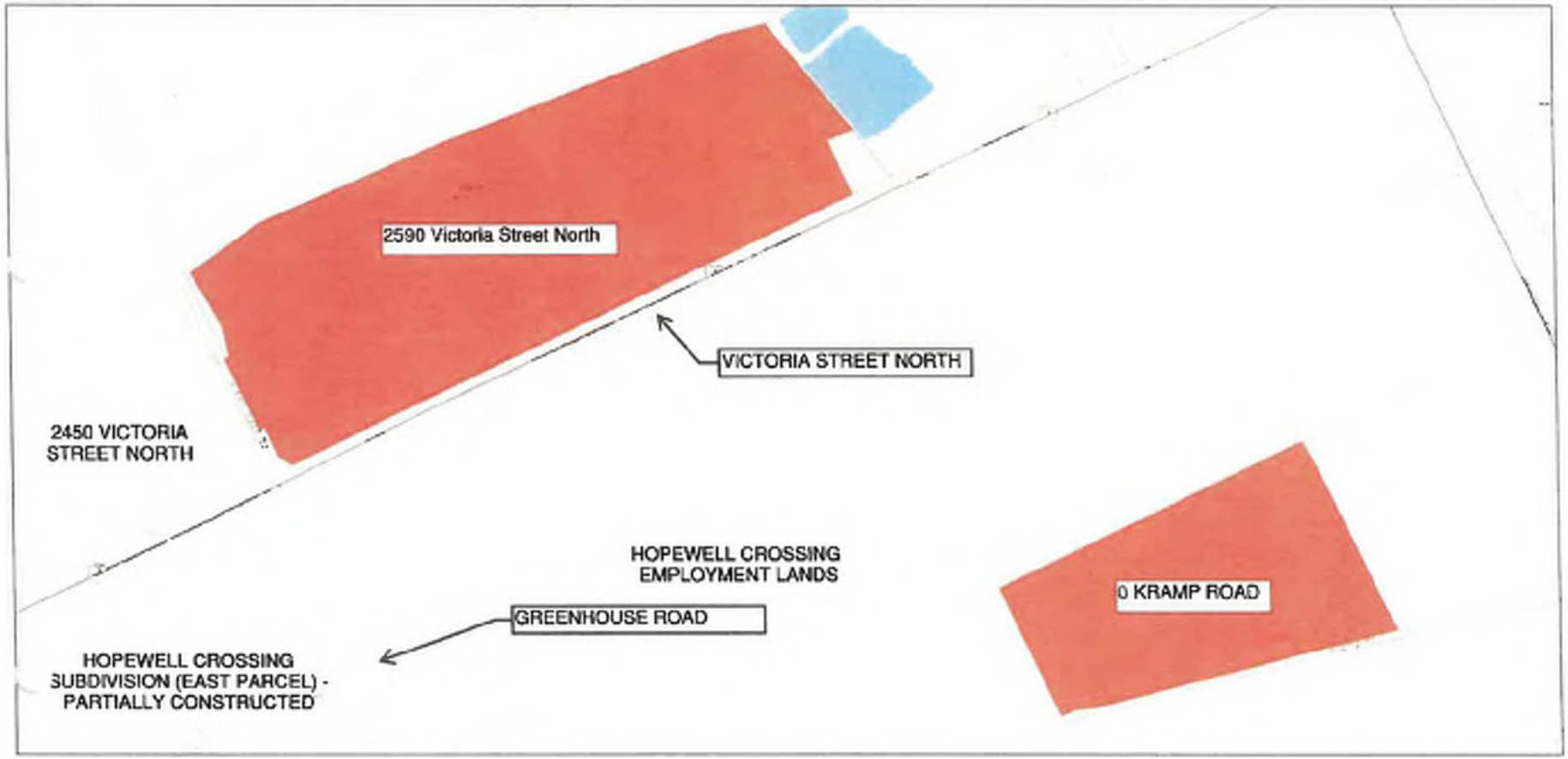
Phil Sheridan, P.Eng.
psheridan@scsconsultinggroup.com

Attachments: Location Plan for Two Development Parcels

c. Jared Puppe, Director of Infrastructure Services, Woolwich Township
John Scarfone, Planner, Woolwich Township

Document

Location Plan



7/19/2023, 9:38:31 AM

Addresses
Roads
Highway
Arterial
Local Street
City, Town or Village
Assessment Parcels (MPAC)
Municipal Boundaries

1:7,500

0 335 670 1,340 m
0 100 200 400 m

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Region of Waterloo

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Jeremy Vink

From: Lori Fox
Sent: Thursday, August 10, 2023 8:33 AM
To: Jeremy Vink
Cc: Bryan Bishop
Subject: FW: [EXT] RE: Breslau - [redacted]Victoria St N 8[redacted]ramp Road - Meeting Request
Attachments: Woolwich-250Victoria&0Kramp--Serv Alts-25jul2023.pdf

Hi Jeremy
Just a heads up that a meeting has been requested to discuss servicing on these 2 properties

Should you have any questions, do not hesitate to contact me.

Lori Fox
Manager of Development Engineering
Development Services
Office: 519-514-6062
Cell: 519-465-8362

Pronouns: she/her

WOOLWICH TOWNSHIP

Woolwich.ca | EngageWR | Facebook | Instagram | Twitter

This message may contain confidential information. If you have received this email in error, please notify the sender and delete the email. Please consider the environment before printing.

From: Sheridan, Phil <psheridan@scsconsultinggroup.com>
Sent: Wednesday, August 9, 2023 7:41 PM
To: Jared Puppe <JPuppe@woolwich.ca>; Lori Fox <lfox@woolwich.ca>; Ryan Tucker <rtucker@woolwich.ca>
Cc: Bryan Bishop <BBishop@woolwich.ca>
Subject: [EXT] RE: Breslau - [redacted]Victoria St N [redacted]ramp Road - Meeting Request

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

Hi Jared / Lori / Ryan,

As previously mentioned, or discussed, the owner of two properties within the expanded Breslau Settlement Area is aiming to submit planning and servicing comments on the Breslau Secondary Plan Update by the end of next week.

Thank you again for the individual feedback received from each of you over the past few weeks. Given that each of you have a role in how the various upcoming development parcels will be serviced, and also that there is a number of on-

going servicing Environmental Assessments (Breslau Wet Well Upgrades, East Side Lands Sanitary Servicing, Greenhouse Road Reconstruction and Extension, etc.), kindly confirm there if there is a possibility that the three of you together have some time in the next few days to meet (virtually or in-person) to assist SCS with finalizing the servicing comments on the Secondary Plan Update.

The goal is to submit a comment letter that is as consistent with the currently proposed Township servicing scenario(s) as possible, as well as finalize whether the Township can release some or all of the previously requested reports and/or flow data.

The following is my availability for reference:

1. Friday (11th) – All day
2. Monday – All day
3. Tuesday – All day
4. Wednesday – All day
5. Thursday – after 10 am
6. Friday (18th) – afternoon only

Please call if you have any questions.

Phil Sheridan, P.Eng.

SCS Consulting Group Ltd.
30 Centurian Drive, Suite 100
Markham, ON, L3R 8B8
(T) 905.475.1900 Ext. 2270
(F) 905.475.8335
(M) 647.888.5590
psheridan@scsconsultinggroup.com
www.scsconsultinggroup.com

John Scarfone

From: Arnold Drung [redacted]
Sent: Wednesday, August 9, 2023 11:54 AM
To: Jeremy Vink; John Scarfone
Subject: [EXT] Breslau Secondary Plan - Feedback

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

Gentlemen – the following comments are based on the Breslau secondary plan concepts presented on June 22nd, 2023 at the Breslau Community Centre.

The comments are made on behalf of Conestoga Meats.

- The Conestoga business has been established in the Breslau area since 1989
- Our business has grown significantly over that time period and has further expansion plans
- For many years, it has been indicated that the area in which Conestoga resides (the East Side Lands) would be developed as the future industrial growth area for Waterloo Region
- This was partially driven by proximity to the airport and the general idea to keep residential development somewhat removed from the airport area
- It is our view that **Concept 1 – Employment Focus** best reflects the original plans for the area and also best meets the future needs for employment land
- As a member of the Waterloo Region Economic Development Corporation board, I am aware that lack of serviced industrial land is a key impediment to regional economic growth so it is important that the employment land shown in Concept 1 be maintained
- We would further suggest that the commercial / residential mixed use property at the corner of Menno and Fountain Streets in Concept 1 be maintained as employment lands both due to airport proximity and the opportunity to delineate Fountain Street as the border for employment lands in this area
- We are also aware of the need for residential lands in the region and would also suggest that there is the opportunity to change the land north of the rail line abutting Kramp Road to residential as the rail line provides a good delineation to the employment lands south of the railway

Thank you for the opportunity to comment on the concepts. We look forward to next steps and are available to further explain comments if required.

Best regards,

Arnold Drung

[redacted]

POLOCORP

379 Queen Street South
Kitchener, ON
N2G 1W8
Tel. 519.745.3249

July 26, 2023

Township of Woolwich
24 Church Street West
Elmira, ON
N3B 2Z6

Via email to jvink@woolwich.ca

Attention: Jeremy Vink, MCIP RPP – Manager of Planning
John Scarfone, MCIP RPP – Planner

Reference: Breslau Secondary Plan
1770/1772 Shantz Station Road
1292 Shantz Station Road

Polocorp Inc are planning consultants for Green Horizons Sod, owners of the lands municipally known as 1770 Shantz Station Road and 1292 Shantz Station Road (the "Subject Lands"). The Subject Lands are also identified on the attached figure. This letter is being submitted in response to the request for comments on the Breslau Secondary Plan following the Community Building Open House held on June 22, 2023.

The property located at 1770 Shantz Station Road is situated at the southwest corner of the intersection of Shantz Station Road and the Metrolinx Rail line. It is approximately 47 hectares (117 acres) in area. It is occupied by an agricultural operation and associated residence. The property is largely flat with a small wetland in the southwest corner of the site.

The property located at 1292 Shantz Station Road is located on the west side of Shantz Station Road, at the west terminus of Vance Road. It is comprised of two parcels. The north parcel is generally square in shape and is approximately 11.4 hectares (28.1 acres) in area. The south parcel is generally rectangular in shape and is approximately 30.8 hectares (76.2 acres) in area. Both parcels are used for agricultural operations and do not contain residential dwellings. The parcels abut the northeast end of the Region of Waterloo International AirPort.

Three Conceptual Land Use Plans were presented to the public for comment at the Breslau Secondary Plan Open House. Each of the three plans focused on different land uses, including: Residential, Employment, and a mix of Residential/Employment. Green Horizons and Polocorp have considered the proposed land use plans and generally agree that residential uses within north

---

Breslau, and Employment uses around the airport would be an appropriate growth strategy, however; an increased allocation of residential uses and improved transition to the Employment Lands would be appropriate. As such, **Green Horizons support a modified Concept 2: Residential Focus plan, as per the attached figure.**

Modified Concept 2 Plan

Green Horizons support a modified Concept 2 Plan wherein additional residential lands are allocated in north Breslau and a gradual transition to Employment uses to the south is provided. The approach would utilize the natural heritage feature between the airport and the Metrolinx rail line as a natural buffer between land uses. The modified concept could also introduce a connector road that extends Rider Road west from Fountain Street, ultimately connecting to Menno Street to the south. The lands north the connector road would be identified as Residential. Lands south of the connector road and north of the natural feature would function as transitional lands and could be slated for mixed-use, commercial or office employment. South of the natural feature would be more intensive Employment uses, including the Airport and Conestoga Meats.

We note that Concept 2 includes Residential lands at the northwest corner of Fountain St North and Menno Street. These lands are particularly close to Conestoga Meats and the Airport. We suggest that the Township consider designating the lands commercial or another, more compatible, use. The Residential lands should be reallocated to north Breslau, further from potentially Employment lands.

A modified Concept 2 plan would more closely align with the Province's intent for Regional Official Plan Amendment 6 (ROPA 6) to provide more housing opportunities within the Region. Per the Province's Notice of Decision, modifications to ROPA 6 were made to "*address provincial policy direction related to accommodating residential growth and housing options, settlement areas, employment areas, and Additional Residential Units, among other matters*". Given this, additional allocation to residential uses within north Breslau, within proximity to the future Metrolinx GO station.

Servicing

A Draft Servicing Plan was presented as part of the Breslau Secondary Plan Open House. It is noted that a gravity sanitary service is contemplated from the Conestoga Meats lands, south to Kossuth Road. This service connection would be a gravity sewer and would not require a pumping station. Green Horizons is in support of a gravity sanitary sewer in this approximate location. Green Horizon's requests that adequate capacity be provided within this infrastructure to accommodate future development of 1292 Shantz Station Road as Employment/Industrial.

In conclusion, Polocorp and Green Horizons recommend that the Township consider:

- Allocating additional residential lands to north Breslau, with transitional land uses north of the Airport and Conestoga Meats;

- Reallocating proposed Residential lands in proximity to the Airport and Conestoga Meats to north Breslau; and,
- Allocating sufficient capacity to the gravity sewer servicing Conestoga Meats to accommodate the development of 1292 Shantz Station Road.

Polocorp and Green Horizons will continue to monitor the progress of the Breslau Secondary Plan process and look forward to the opportunity to provide additional input. Should you wish to discuss the above further, please feel free to contact the undersigned.

Sincerely,
Polocorp Inc.

Matthew Warzecha MCIP RPP
Director of Development and Planning

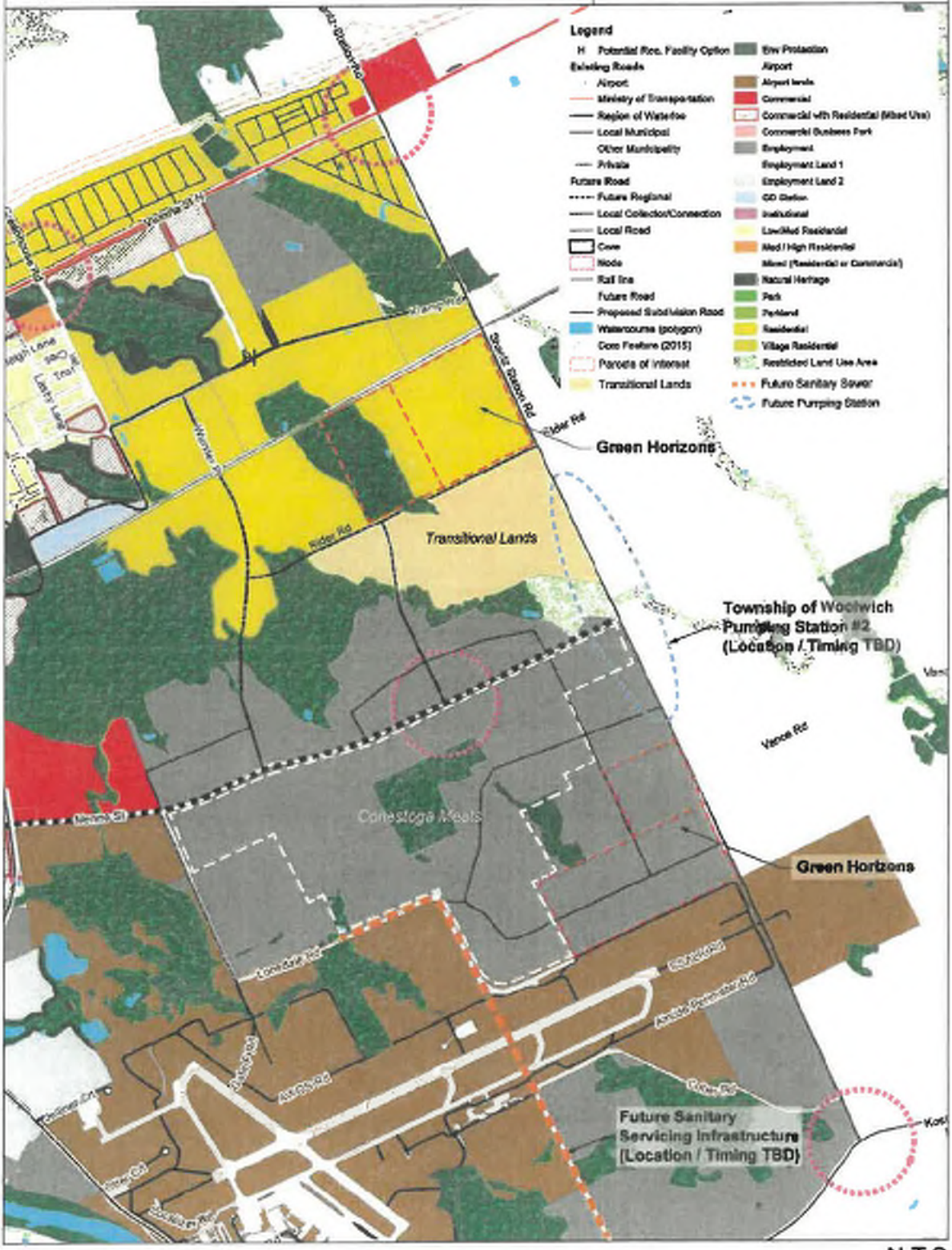
CC: Mike Schiedel, Green Horizons Sod
Paul Puopolo, Polocorp Inc

Modified Concept 2 - Residential Focus

Excerpt from Township of Woolwich Review of the Breslau Settlement Plan Policies, Map 4 - Concept 2 Residential Focus

379 Queen Street South
Kitchener, ON N2T 1W6
polocorpinc.com
519-745-3249

POLOCORP



N.T.S.

SCS consulting group ltd

File #: 02590
Date: July 25, 2023

Jeremy Vink, MCIP, RPP, Manager of Planning
Woolwich Township, Development Services
24 Church Street West, P.O. Box 158
Elmira, Ontario, N3B 2Z6

Dear Mr. Vink:

Re: Preliminary Sanitary and Water Servicing Review
2590 Victoria Street North & 0 Kramp Road
Breslau Settlement Area, Woolwich Township

With the commencement of the Breslau Secondary Plan Update, the landowner of 2590 Victoria Street North and an unaddressed parcel of land located on the north side of Kramp Road east of Greenhouse Road has retained SCS Consulting Group to prepare a high-level review of potential sanitary and water servicing alternatives for the future developments (refer to enclosed Location Plan for reference).

It should be noted that the following information is not an official submission of feedback / comments on the Breslau Settlement Plan Update Review Open House held on June 22, 2023, however the materials presented during this meeting have been utilized to prepare the potential servicing alternatives described below.

A formal submission of feedback / comments will be circulated to the Township shortly, including support of the proposed Secondary Plan Concept 2 (residential focus).

Sanitary Servicing

The following is a summary of the two preliminary sanitary servicing alternatives prepared by SCS for Township review and further discussion. The alternatives are considered very preliminary and generally assume the following for future development in the expanded Breslau settlement area:

- The recommended land use concept will be Concept 2, as proposed on Map 4 from the June 22, 2023 Public Open House
- The Hopewell Crossing employment lands east of Greenhouse Road will be converted to mixed-use / residential, which is supported by the landowner of 2590 Victoria Street North and the Kramp Road parcel
- Some of the alternatives are dependant on proposed adjustments to the sanitary design criteria that will reduce the calculated theoretical peak flows to more accurately reflect actual flows (as currently being measured by the Township at the Breslau Wet Well and Hopewell Crossing Sanitary Pumping Station).

30 Centurian Drive, Suite 100 Markham, Ontario L3R 8B8 Phone 905 475 1900 Fax 905 475 8335
www.scsconsultinggroup.com

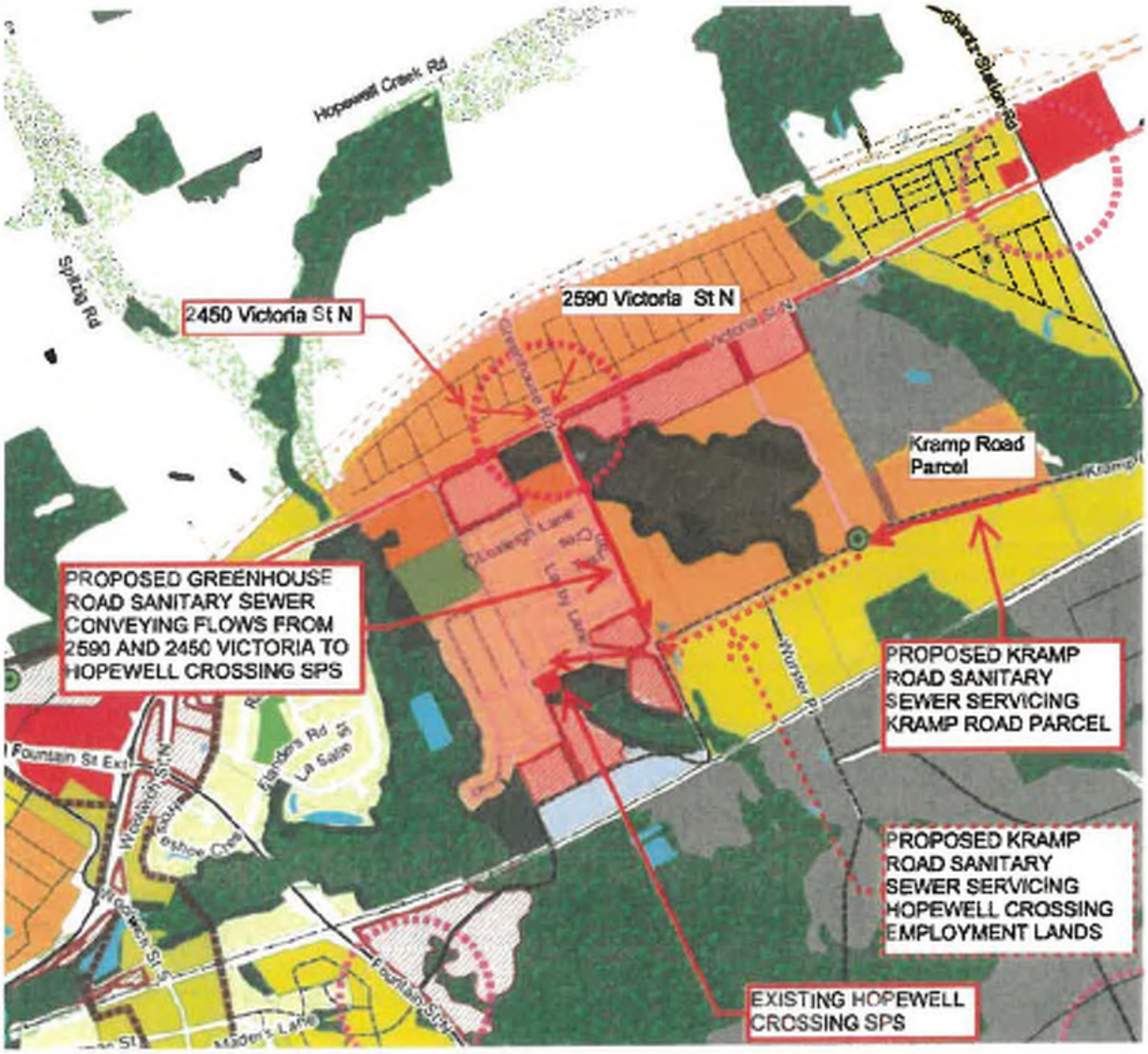


Figure 1: Proposed Sanitary Servicing Alternative 1

Sanitary Servicing - Alternative 1

Alternative 1 proposes servicing both 2590 Victoria and the Kramp parcel through the existing Hopewell Crossing SPS. Refer to the following details and **Figure 1** above:

1. 2590 Victoria Street North – Proposed to be serviced by the existing Hopewell Crossing Sanitary Pumping Station (SPS) by extending a sanitary south along Greenhouse Road, connecting to the existing sanitary sewer stub at the east limit of Hopewell Crossing Drive.

- Proposed Greenhouse Road sanitary sewer also proposed to service 2450 Victoria Street North (owned by others) and properties fronting east side of Greenhouse Road.
- A review will have to be undertaken to confirm if the proposed flows from 2450 and 2590 Victoria Street can be accommodated in the current configuration for the Hopewell Crossing SPS, or if improvements/modifications may be required. Given that actual (measured) flows are generally less than theoretical flows in modern sanitary sewers, SCS suggests Township staff consider revisions to the sanitary design criteria as listed in the Breslau Wet Well section below.

2. Kramp Road Parcel – Proposed to be serviced by extending the future Kramp Road sanitary sewer, which will be constructed to service the Hopewell Crossing employment lands east of Greenhouse Road, further east,
   - A review will have to be undertaken to confirm if the proposed flows from 2450 & 2590 Victoria Street, as well as the Kramp Road parcel can be accommodated in the current configuration for the Hopewell Crossing SPS, or if improvements / modifications may be required.

This alternative is most preferred for the following reasons:

- Minimizes external infrastructure required to develop 2590 and 2450 Victoria Street North and Kramp Road parcel.
- Utilizes surplus capacity at the Hopewell Crossing SPS, assuming measured actual flows at the SPS are significantly lower than theoretical flows.
- Rationalizes the expanded Breslau Wet Well service area. If lands north of Victoria Street and/or the Kramp Road parcel are serviced by the future East Side Lands Trunk Sewer, separate sanitary sewers may have to be twinned, or cross, to maintain the existing service boundary for the Hopewell Crossing SPS (i.e. the Hopewell Crossing employment lands east of Greenhouse Road).
- Consistent with some of the figures included among the East Side Lands Trunk Sewer reports and memorandums, which show the lands north of Victoria Street North are anticipated to drain to the existing Breslau Wet Well.
- Allows for contiguous residential growth in northwest Breslau

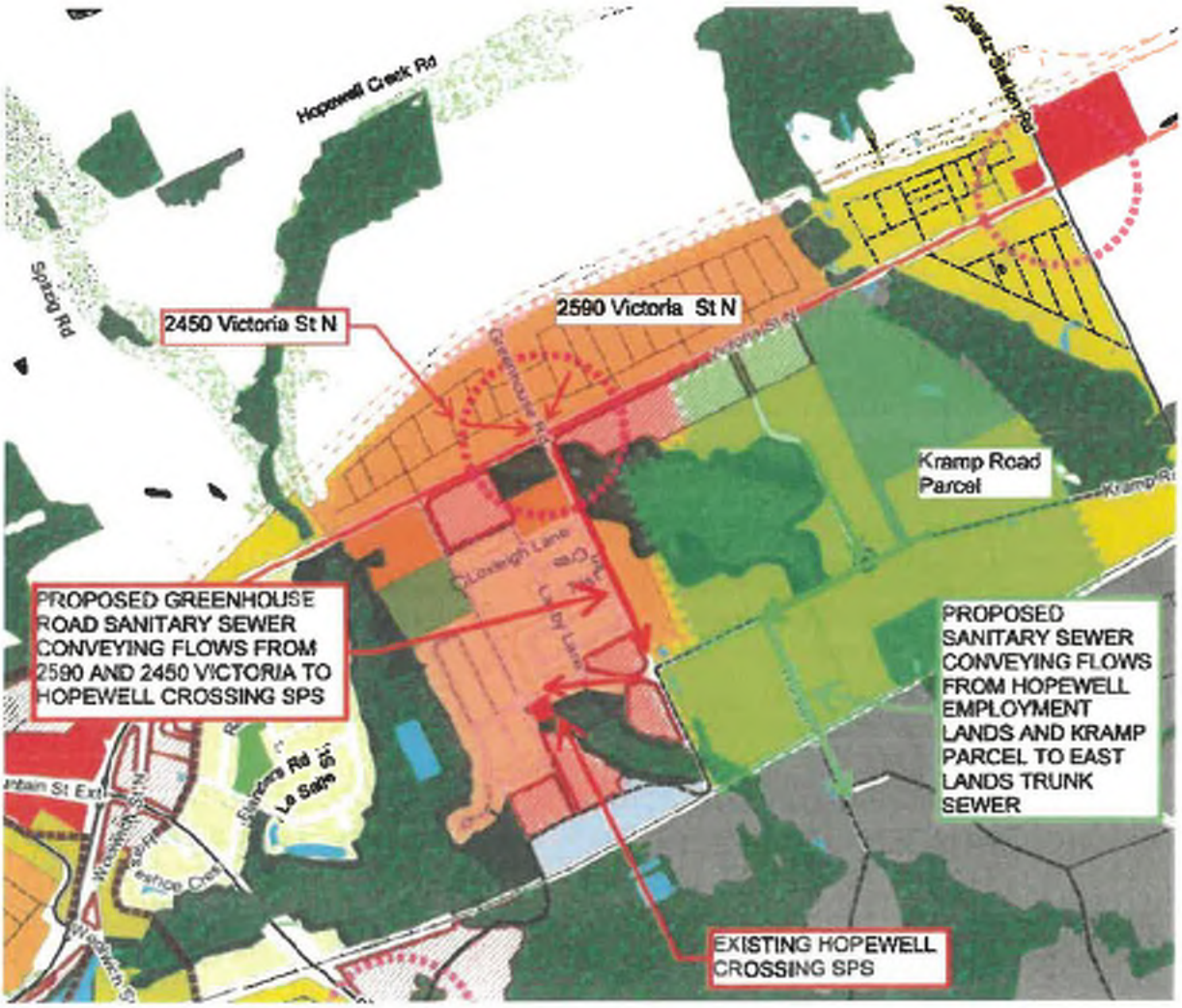


Figure 2: Proposed Sanitary Servicing Alternative 2

Sanitary Servicing - Alternative 2

Alternative 2 proposes servicing 2590 through the existing Hopewell Crossing (SPS) and draining the Kramp parcel to the future East Side Lands trunk sewer. Refer to the following details as well as **Figure 2**:

1. 2590 Victoria Street North – Proposed to be serviced by the existing Hopewell Crossing SPS by extending a sanitary south along Greenhouse Road, connecting to the existing sanitary sewer stub at the east limit of Hopewell Crossing Drive
   - Proposed Greenhouse Road sanitary sewer also proposed to service 2450 Victoria Street North (owned by others) and properties fronting east side of Greenhouse Road

- Future flows from Hopewell Crossing employment lands fronting Kramp Road, originally proposed to drain to the Hopewell Crossing SPS, are proposed to be redirected to the future sewer extending south on Wurster Place (as included on Municipal Servicing Infrastructure Map 7 displayed during the June 22 Open House).
- With the redirection of the Hopewell Crossing employment lands flows, the combined theoretical peak flow for the existing Hopewell Crossing subdivision west of Greenhouse Road, 2590 Victoria, and 2450 Victoria is slightly less than the flow specified on the approved Hopewell Crossing SPS Environmental Compliance Approval.

2. Kramp Road Parcel – Serviced by future sewer extending south on Wurster Place (as identified on Map 7), connecting to the future East Side Lands trunk sewer at either Londsdale Road or Fountain Street North.

This alternative is marginally preferred for the following reasons:

- Provides a definitive boundary for the expanded Breslau Wet Well service area, which include 2590 and 2450 Victoria, with developments lands located southeast of the corner of Victoria Street North and Greenhouse Roads draining to the future East Side Lands trunk sewer. This avoids a crossing of sanitary trunk sewers at the intersection of Greenhouse Road and Hopewell Crossing Drive which will occur if lands north of Victoria Street North are serviced by the future East Side Lands Trunk Sewer, while the Hopewell employment lands drain west to the Hopewell Crossing SPS.
- This alternative is consistent with some of the figures included among the East Side Lands Trunk Sewer reports and memorandums, which show the lands north of Victoria Street North are proposed to drain to the existing Breslau Wet Well.
- Minimizes external infrastructure required to develop both 2590 and 2450 Victoria Street, and utilizes surplus capacity in the Hopewell Crossing SPS currently available due to the deferral of the Hopewell Crossing employment lands development.
- No modifications required to current sanitary design criteria since Hopewell Crossing employment lands proposed to be redirected to future East Side Lands trunk sewer.
- Allows for contiguous residential growth in northwest Breslau.

Watermain Servicing

As noted on the Municipal Servicing Infrastructure figure (Map 7), which was displayed at the June 22 Open House, the anticipated alignments of watermains are anticipated to generally follow the same alignment of the sanitary sewers along existing and proposed roads. The following information is further noted as it relates to development of the two parcels:

1. 2590 Victoria Street North – Water servicing anticipated to be provided by connecting to a new 300 mm diameter watermain extending east on Victoria Street North from Greenhouse Road.
   - The Victoria Street North watermain is required to service the Hopewell Crossing employment lanes on the south side of Victoria Street North. Should development of 2590 Victoria proceed

in advance of the Hopewell Crossing employment lands, a proposed water connection will be coordinated with Township staff.

- The highest existing ground elevation for 2590 Victoria is marginally higher than the existing elevations within the existing Hopewell Heights subdivision (+/- 332 vs. 330.5 m) and therefore it is anticipated the existing north Breslau water zone pressures are sufficient to service 2590.

2. 0 Kramp Road – Water servicing anticipated to be provided by extending the 300 mm diameter watermain proposed as part of the upcoming Kramp Road improvements easterly to the proposed development.

Items Requested to Assist with Review of Sanitary Servicing Alternatives

To assist with reviewing the above-listed sanitary servicing alternatives, SCS kindly requests the Township provide copies of the following documents prepared by Associated Engineering:

- East Side Lands - Sanitary Servicing Assessment technical memorandum, dated July 2018
- East Side Lands – Sanitary Servicing Advisory Review technical memorandum, dated April 9, 2021
- Sanitary Servicing – East Side Lands report, dated August 2022
- Any other background information utilized to prepare the Municipal Servicing Infrastructure figure (Map 7) from the June 22nd Open House.

In addition to the above, it is kindly requested staff confirm the following:

1. Status of the Township assumption of the existing Hopewell Crossing SPS.
2. There are a series of numbers (1 through 7) included on Map 7 from the June 22nd Open House – kindly confirm what these numbers represent.

Breslau Wet Well Capacity

To ensure the Township is maximizing the allowable peak flow to the Breslau Wet Well permitted under the current Cross Border Servicing Agreement, SCS provides the following suggestion revised design criteria for the Breslau settlement area:

1. Reduce the average daily domestic flow to 250 L/cap/day
   - Currently 305 L/cap/day, consistent with City of Kitchener standards, however Kitchener's housing stock is considerably older than Breslau. The Breslau Wet Well service area is almost exclusively recent home construction that likely implemented modern plumbing such as low flow fixtures.
   - The 305 L/cap/day is not anticipated to be reflective of actual flows measured at the Breslau Wet Well. Since actual flow measurements have not been provided by the Township, 250 L/cap/day is proposed since it is considered conservative when compared to actual flows in other municipalities.
2. Reduce extraneous flow rate to 0.10 L//ha/s (8640 L/ha/day)
   - Currently 0.25 L/s/ha, which is consistent with Region of Waterloo design guidelines, however this rate is assumed to be more representative of older sewer systems within Kitchener, City of Waterloo and Cambridge, that are more likely to have extraneous flow issues.

- The Breslau sanitary sewer system is relatively new, with the oldest sewers installed approximately 20 years ago, meaning the sewers are likely more watertight with minimal extraneous flow contribution.

3. Consideration for offset of peak flows for residential and Industrial/Commercial/Institutional flows.
   - Peaking all land uses at the same time may be overly conservative when compared to actual peak flows measurements.

In addition to the above-listed potential design criteria changes, it is also noted that peak flow to the Breslau Wet Well can be managed by deferring pumping at the Hopewell Crossing SPS until after peak flows east of Hopewell Creek have been conveyed to the Victoria Street SPS (assuming sufficient storage capacity available at the Hopewell SPS for the duration of the peak flow event).

It is understood the actual flows to the Breslau Wet Well have been measured for several years, however the Township does not typically release this information. As noted above, to ensure further development of Breslau is not unreasonably restricted, if there is a noticeable difference between actual and theoretical flows to the Breslau Wet Well, it is suggested Township staff review implementing some, or all, of the above-listed criteria changes to efficiently utilize downstream capacity, including maximizing the flow at the Victoria Street North SPS as set out in the Cross Border Servicing Agreement.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.

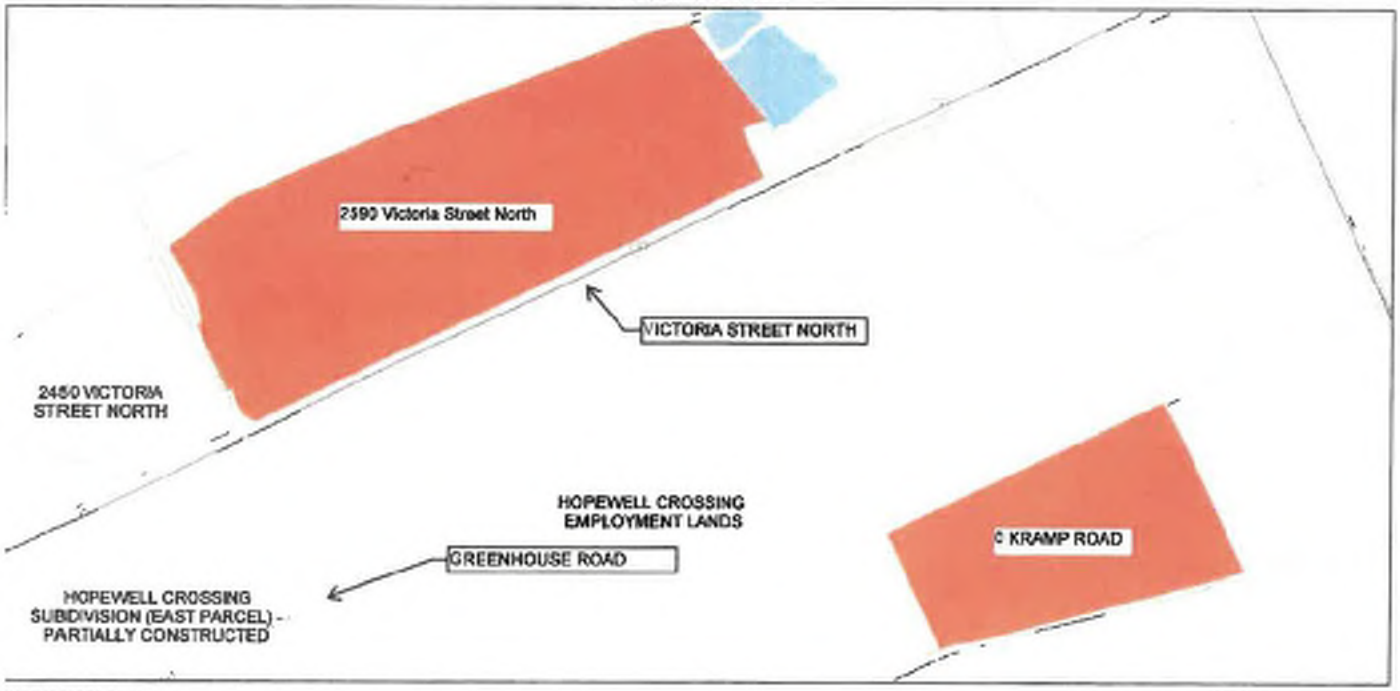
Phil Sheridan, P.Eng.
psheridan@scsconsultinggroup.com

Attachments: Location Plan for Two Development Parcels

c. Jared Puppe, Director of Infrastructure Services, Woolwich Township
John Scarfone, Planner, Woolwich Township

Document1

Location Plan



7/19/2023, 9:38:31 AM

Addresses — Arterial — Assessment Parcels (MPAC)

Roads — Local Street — Municipal Boundaries

— Highway — City, Town or Village

1:7,500

0 335 670 1,340 m

0 100 200 400 m

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Region of Waterloo

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POLOCORP

379 Queen Street South
Kitchener, ON
N2G 1W8
Tel. 519.745.3249

July 21, 2023

Township of Woolwich
24 Church Street West
Elmira, ON
N3B 2Z6

Via email to jvink@woolwich.ca

Attention: Jeremy Vink, MCIP RPP – Manager of Planning
John Scarfone, MCIP RPP – Planner

Reference: **Breslau Secondary Plan**
Breslau Properties Ltd

Polocorp Inc are planning consultants for Breslau Properties Ltd (BPL), owners of the lands identified in red on Figure 1 below (the "Subject Lands"). This letter is being submitted in response to the request for comments on the Breslau Secondary Plan following the Community Building Open House held on June 22, 2023. The Subject Lands are located on the east side of Fountain Street North, and south of the Metrolinx Rail line.

Three Concept Plans were presented to the public for comment at the Open House. Each plan identified the parcel with different land use designations; Residential, Mixed Use, and Commercial. BPL and Polocorp have considered the proposed land use designations and agree that providing residential uses within close proximity to the future GO station will be an important consideration in the future designation of the surrounding lands. As such, **BPL supports the redesignation of the Subject Lands as Mixed Use within the proposed Breslau Secondary Plan** allowing for residential uses with ground floor commercial.

Further to the above, BPL has explored the development potential of the lands. Dougan and Associates have reviewed the wetland features on the property have delineated their current extents. Based on this delineation, it is anticipated that between 8.5 and 11.5 ha (21.0 - 29.0 ac) of the Subject Lands are developable. Additionally, Dougan has also confirmed no significant habitats are located on the lands.

JPE Engineering has also reviewed the proposed servicing strategy presented at the Open House. A summary of the review is provided in the attached summary letter. The letter concludes that the

Subject Lands can be serviced via a future connection on Fountain Street, or via Dolman Street subject to coordination with the adjacent landowners and the Township.

Given the above, we request a meeting with Township staff be scheduled to discuss the ultimate land use designation of the lands, the timing of the anticipated road construction and overall servicing strategy for the area. In the meantime, Polocorp and BPL will continue to monitor the progress of the Breslau Secondary Plan process and look forward to the opportunity to provide additional input.



Figure 1: Subject Lands

Sincerely,
Polocorp Inc.

Matthew Warzecha MCIP RPP
Director of Development and Planning

CC: John Rose, Breslau Properties Ltd
John Perks, JPE Engineering
Paul Puopolo, Polocorp Inc

ATTACHMENT 1

JPE Engineering
41 Kestrel Street
Kitchener ON N2K 4K2 Canada
tel 519 577 2238
email: info@jpe-engineering.ca
web: www.jpe-engineering.ca

July 18, 2023

Mr. Paul Puopolo MA MCIP RPP OALA
Polocorp Inc.
379 Queen Street South
Kitchener, ON
N2G 1W6

BRESLAU PROPERTIES EAST
REVIEW OF MUNICIPAL SERVICING

As requested, we have undertaken a preliminary municipal engineering review of the proposed Breslau Properties East (BPE) development located east of Fountain Street and south of the CNR corridor in Breslau, Ontario. Refer to Plate 1 for the location and development concept.

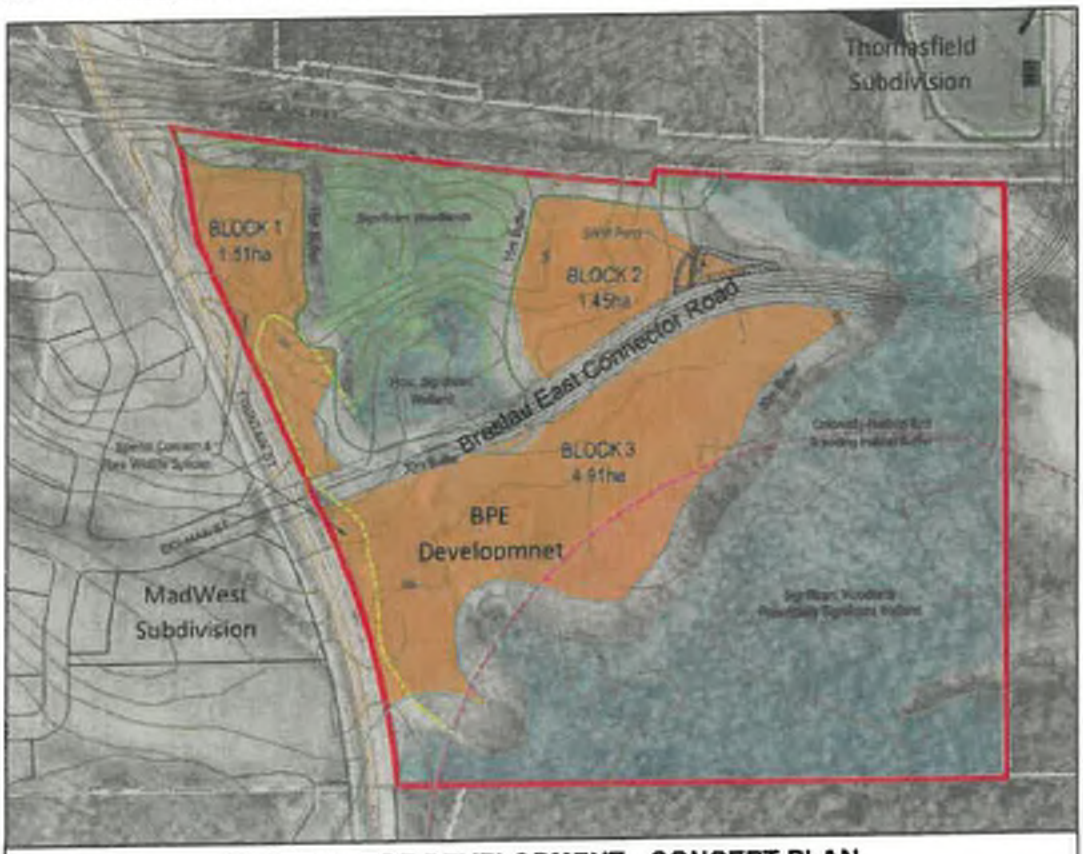


PLATE 1: BPE DEVELOPMENT - CONCEPT PLAN

Background

In 2018, the Region of Waterloo completed a Class EA study for the municipal sanitary servicing of the east side lands (i.e., the lands on the east side of the Grand River from Cambridge to Breslau). This study recommended the ultimate servicing for the subject lands. Refer to Attachment 'C' – "Trunk Sanitary Sewer Overview" for a plan of the recommended servicing route. This figure is from the report entitled:

> Region of Waterloo
> East Side Lands Sanitary Servicing
> Class Environmental Assessment
> Environmental Study Report
> Final Version – November 2018
> Prepared by Associated Engineering

In 2022, the Township of Woolwich completed a Class EA for the planned Breslau East Connector Road that traverses the subject property. This proposed 26m right-of-way road connects to Fountain Street at the proposed intersection of Dolman Street in the MadWest subdivision, crosses through the BPE development, and exits the development on its eastern side near the northern limit (refer to Plate 1). The road is proposed to cross the Metrolinx rail line with an overpass (i.e., road above the rail). Refer to Attachment 'A' – Preliminary Design Figure 8-15 for a preliminary design plan of the road. This drawing is from the report entitled:

> Woolwich Township
> Breslau East Connector Road
> Class Environmental Assessment
> Schedule 'C'
> August 2022
> Prepared by Associated Engineering

In 2022, the Township of Woolwich commenced an update to the Breslau Secondary Plan. In June 2023 a Public Open House was hosted by the Township. A part of the materials presented at the Open House overviewed the servicing strategy for Breslau, including the BPE development lands. In summary, the proposed servicing strategy is:

- Sanitary: a trunk sanitary is proposed to be installed along Fountain Street from Cambridge terminating in the vicinity of the Metrolinx rail line. This sewer would service the subject lands.

- Water: a trunk watermain are proposed to be extended along Fountain Street. These watermains would presumably service the BPE development.

Finally, the MadWest subdivision located on the west side of Fountain Street adjacent to the BPE development is currently in the planning and design stages. In April 2023 a preliminary design was completed and submitted for municipal review/approval. This subdivision will construct municipal servicing (sanitary and water) within the proposed Dolman Street. Refer to Attachment 'B' – MadWest General Servicing Plan (MTE).

Topography and Grading

The BPE Development is generally high in elevation (325m) in the northwestern quadrant and falls in elevation to the south and east to an elevation of approx. 320m.

A functional vertical profile of the Breslau East Connector Road was prepared as part of the Class EA – refer to Attachment 'A'. This proposed road connects to existing Fountain Street at approx. elevation 322.4m and then slopes down easterly at 0.8% to a low point of approx. 319.8m. The road then climbs at 4.75% to cross over the Metrolinx rail line with an overpass (road elevation of approx. 332.4m.

The area grading of the subject lands adjacent to the proposed Breslau East Connector Road would be made to match into the proposed road. It is noted the lands to the north of the road are high in elevation, while the lands to the south are low. It is assumed there will be flexibility with the road's vertical alignment (i.e., grading) provided that the elevation constraints of Fountain Street, the Metrolinx crossing, and the existing protected natural areas are respected.

Sanitary

The BPE development is located at the northern limit of the proposed East Land trunk sewer as described in the Region's East Side Study (by WSP). The trunk sewer is proposed to be located within the Fountain Street right-of-way and would terminate at the Metrolinx rail line. Refer to Attachment 'C' – Trunk Sanitary Sewer Overview for a plan of the proposed trunk sewer alignment. At its northern limit, the trunk sewer has a proposed invert of 309.2m which would readily service the BPE Development (refer to Drawing SP-1).

While the proposed trunk sewer will ultimately service the BPE development, it is noted that the development is at the upper (northern) limit of the trunk sewer's service area. As such, the trunk sewer's construction is likely many years away. In order to advance the subject Development, an interim/temporary servicing solution could be to outlet the BPE development via the proposed Dolman Street sanitary sewer in the MadWest subdivision. To utilize this outlet, one of the following options is required. Refer to Drawing SP-1 for a plan of the options.

Option #1: Utilize currently proposed MadWest sewer

- Currently the Dolman Street sewer is proposed to terminate approximately 200m west of Fountain Street. This sewer would need to be extended along Dolman Street to Fountain Street, and into the BPE development.

- Given the currently proposed invert of the Dolman Street sewer, and assuming a minimum grade for the extension of the sewer into the BPE development, the invert of the sewer at the eastern limit of the BPE development would be 1m above existing ground elevation. As such, the proposed ground elevation on the road alignment would need to be raised approx. 4m at the eastern limit of the developable land (this is the worst case location). It is estimated approx. 80,000cm of fill would be required to raise the road and the lands to the south of the road which are low. The lands to the north of the road are high in elevation and would not need raising.

Option #2: Utilize a lowered MadWest sewer

- This option is similar to Option #1, but would modify the currently proposed MadWest sewer by lowering its current eastern invert by 2m. This could readily be accomplished by flattening approx. 400m of the sewer to the west of its current terminus.

- In order to gain sufficient cover on the sewer within the BPE development, the proposed ground elevation on the road alignment would need to be raised approx. 2m at the eastern limit of the developable land (this is the worst case location). It is estimated approx. 30,000cm of fill would be required to raise the road and the lands to the south of the road which are low. The lands to the north of the road are high in elevation and would not need raising.

Note, while the connection to the MadWest subdivision's sanitary system is physically achievable, the capacity and timing of the various developments' connection to the receiving Victoria Street outlet sanitary system would need to be explored. In reference to the Breslau Secondary Plan update materials from the June 2023 open house, the Township has reserved capacity up to 189 L/s at the Victoria Street SPS but only 94.5 L/s at the adjoining wet-well as per the current Cross Border Servicing Agreement (CBSA) with Kitchener. Upgrades to the adjoining wet-well are needed to realize the 189 L/s maximum flows at the pumping station. These upgrades are scheduled for 2025. The allocation of the sanitary capacity to the various Breslau developments, and the timing of these developments would need to be understood to determine if indeed a temporary connection of the BPE development to the Victoria Street SPS is possible.

Water

Watermains currently exist within the Hopewell Heights subdivision to the northeast of the BPE development. Municipal watermains are also proposed within the MadWest subdivision. Finally, trunk wateramins are proposed to be extended on Fountain Street.

To service the BPE development, watermain connections to these various proposed watermains

While, the water pressure zones would need to be considered to determine the preferred water supply route, it is apparent that municipal water will be available in proximity to the BPE development.

Stormwater

Stormwater management (SWM) would be achieved within the BPE development via an onsite SWM pond. This pond would control peak stormwater flows as well as treat the stormwater quality before discharge to the natural environment. A proposed SWM facility is shown on Attachment 'A' for the Breslau East Collector Road. This pond would be enlarged to accommodate the development lands. Note, the location of the pond would need to be reviewed to select the preferred location to service both the road and the development.

Summary

As a result of this brief review of the municipal servicing options for the BPE development, it is concluded that there are municipal servicing options available.

It is recommended that a functional servicing study be completed to further explore the area grading and municipal servicing to select the preferred solutions. This would be especially important for the sanitary system to determine if an interim outlet via the Victoria Street SPS is possible.

We trust this brief review is sufficient to continuing the planning work needed for the development.

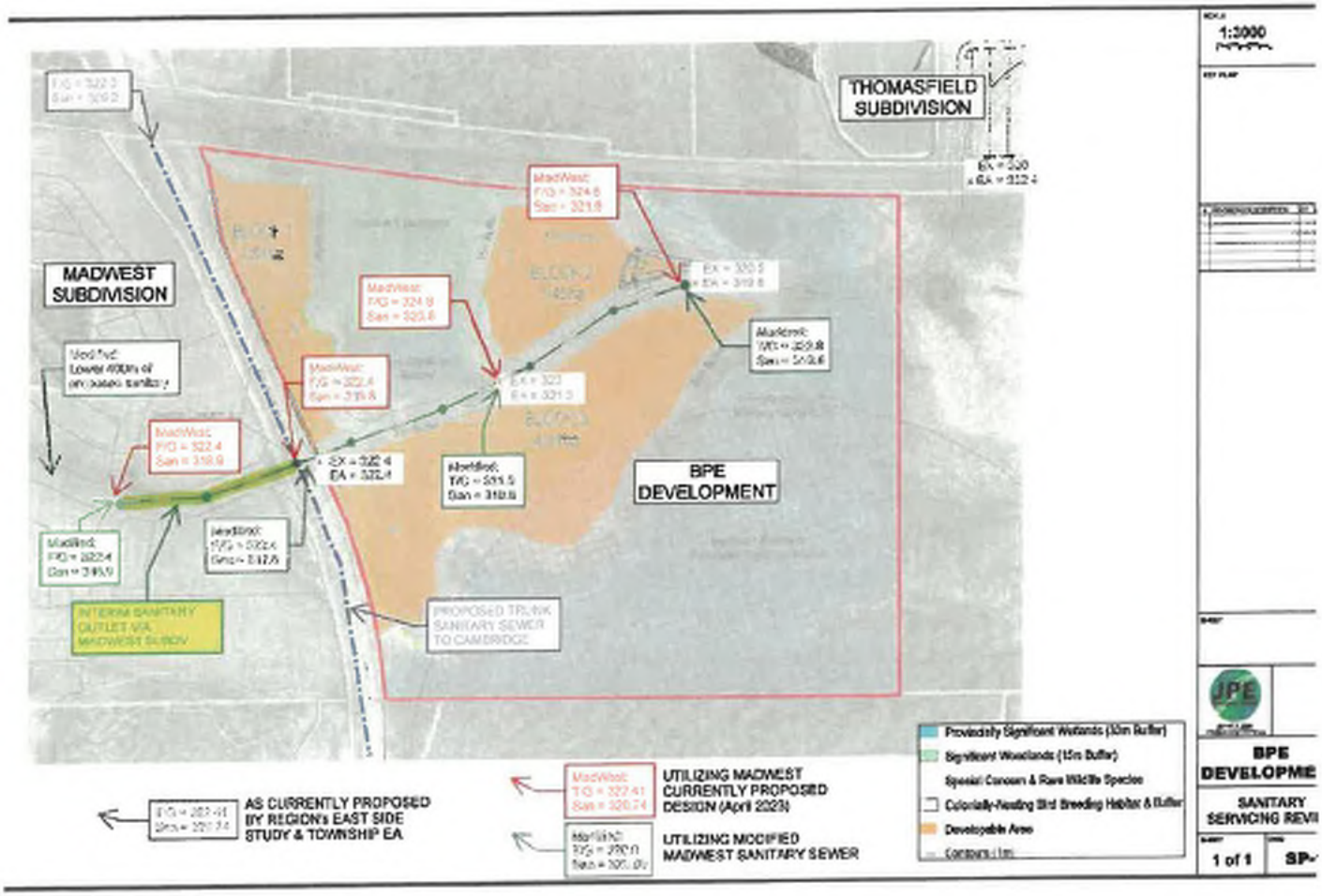
Please do not hesitate to contact the undersigned with any questions or concerns.

Yours truly,
JPE ENGINEERING

John Perks, MBA, P.Eng.
Senior Engineer, President

Enclosures:

- Drawing SP-1
- Attachment 'A' – Breslau East Collector Road Preliminary Design
- Attachment 'B' – MadWest General Servicing Plan
- Attachment 'C' – East Side Trunk Sanitary Sewer Overview
- Attachment 'D' – Breslau Secondary Plan Update Map '7'


THOMASFIELD SUBDIVISION
MADWEST SUBDIVISION
BPE DEVELOPMENT
PROPOSED TRUNK SANITARY SEWER TO CAMBRIDGE
INTERIM SANITARY OUTLET VIA MADWEST SUBDIV.
AS CURRENTLY PROPOSED BY REGION's EAST SIDE STUDY & TOWNSHIP EA
UTILIZING MADWEST CURRENTLY PROPOSED DESIGN (April 2023)
UTILIZING MODIFIED MADWEST SANITARY SEWER
Provincially Significant Wetlands (30m Buffer)
Significant Woodlands (15m Buffer)
Special Concern & Rare Wildlife Species
Colonially-Nesting Bird Breeding Habitat & Buffer
Developable Area
1:2000
BPE DEVELOPME
SANITARY SERVICING REVI
1 of 1
SP-

ATTACHMENT 'A'

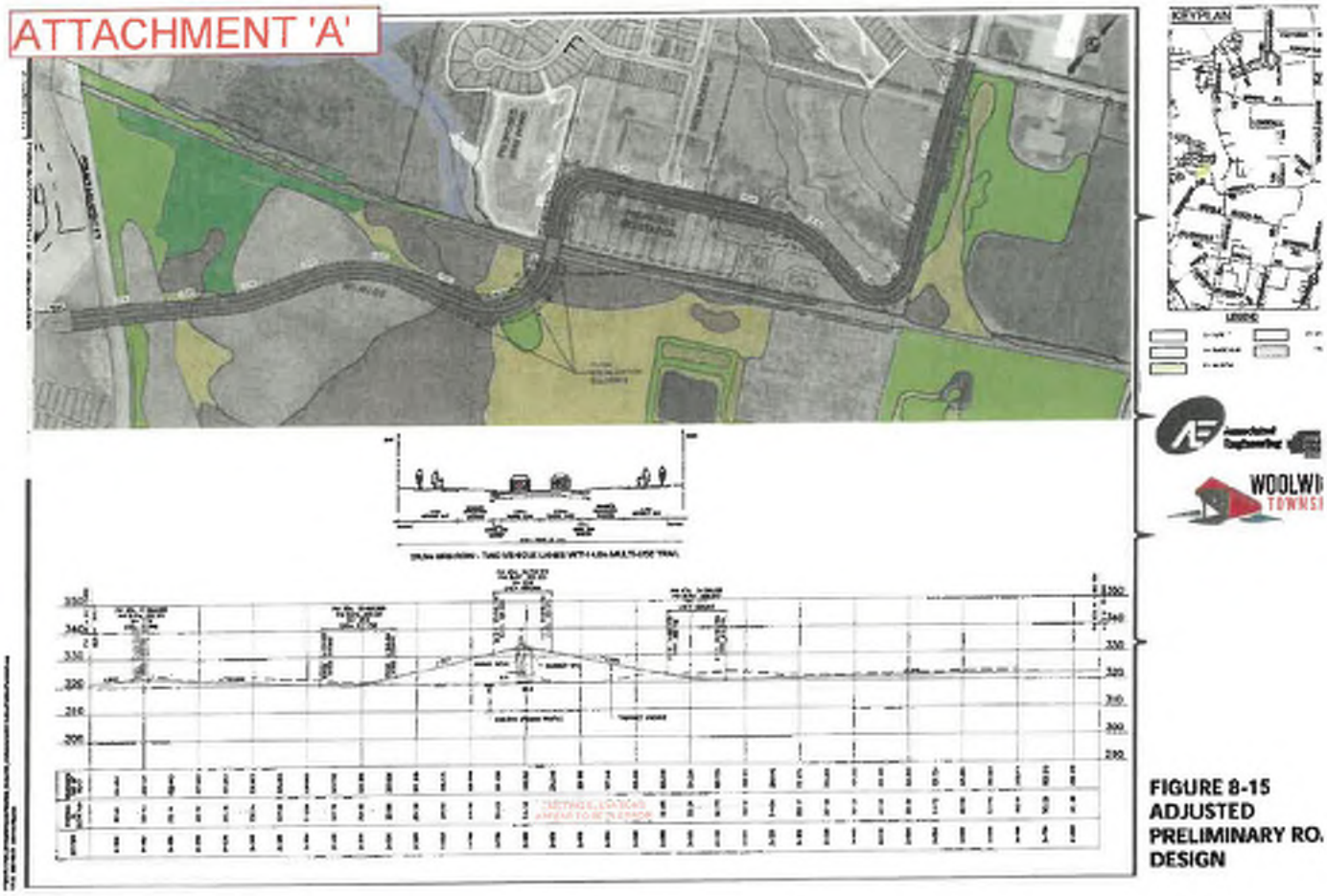
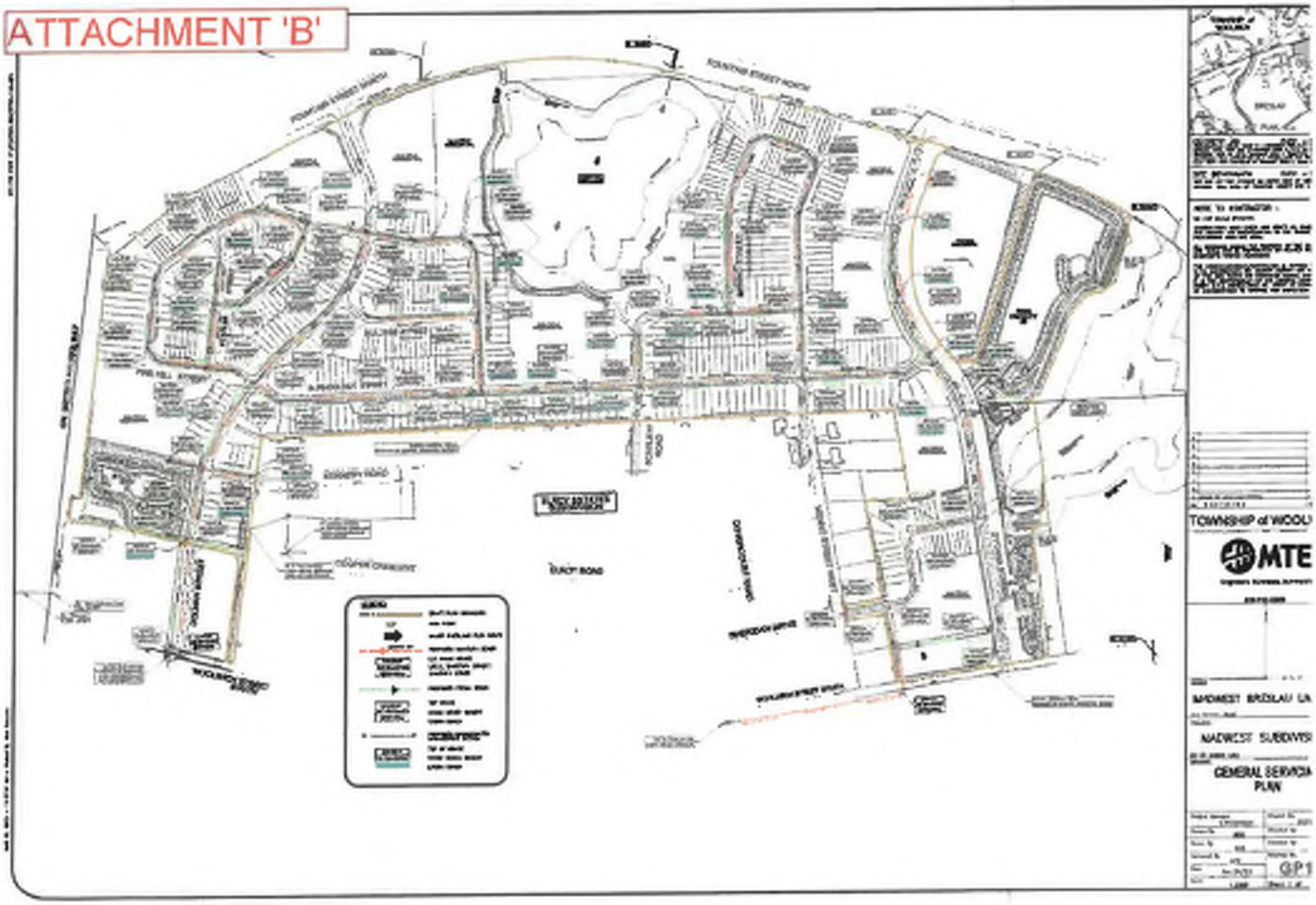
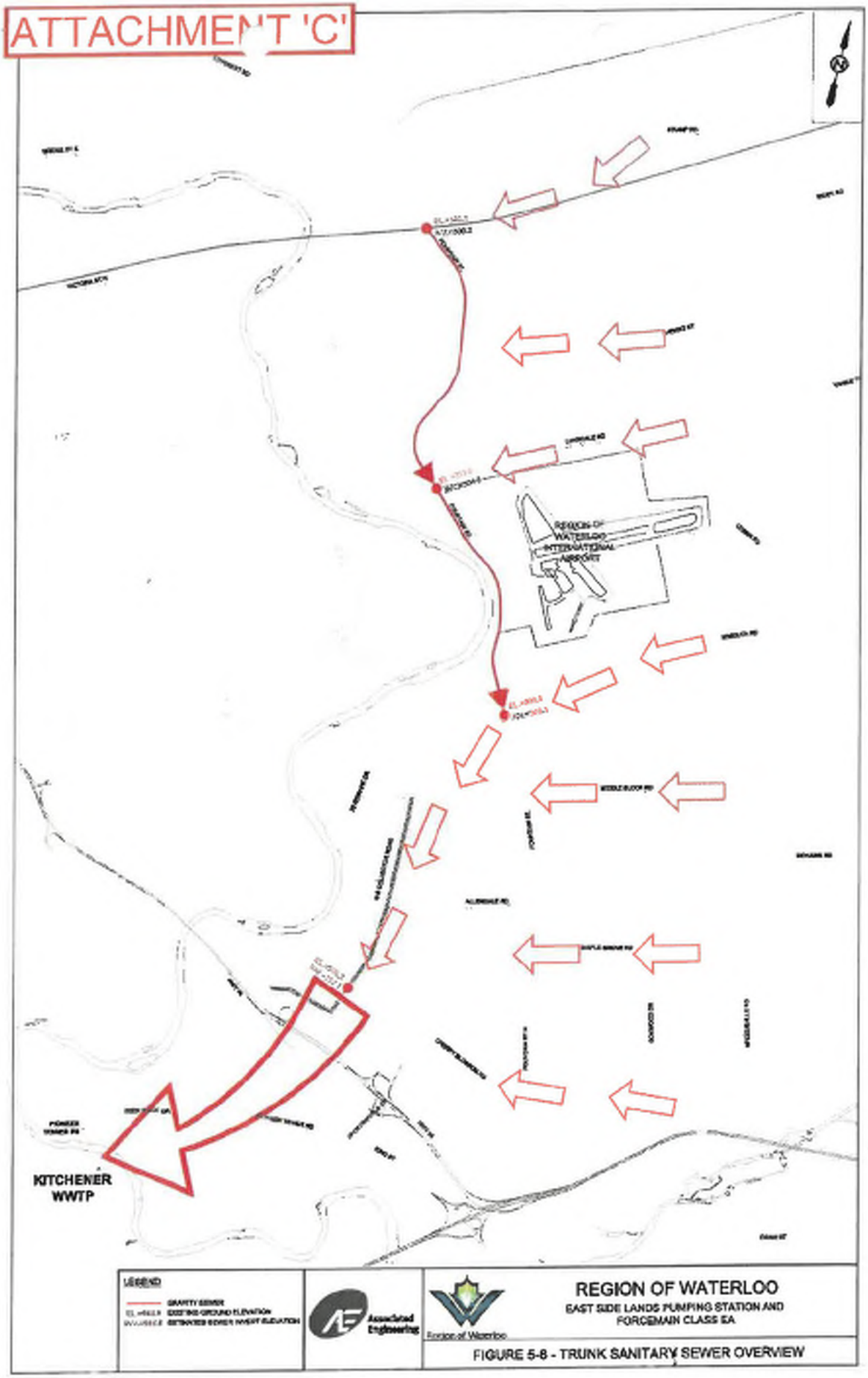


FIGURE 8-15
ADJUSTED
PRELIMINARY RO.
DESIGN

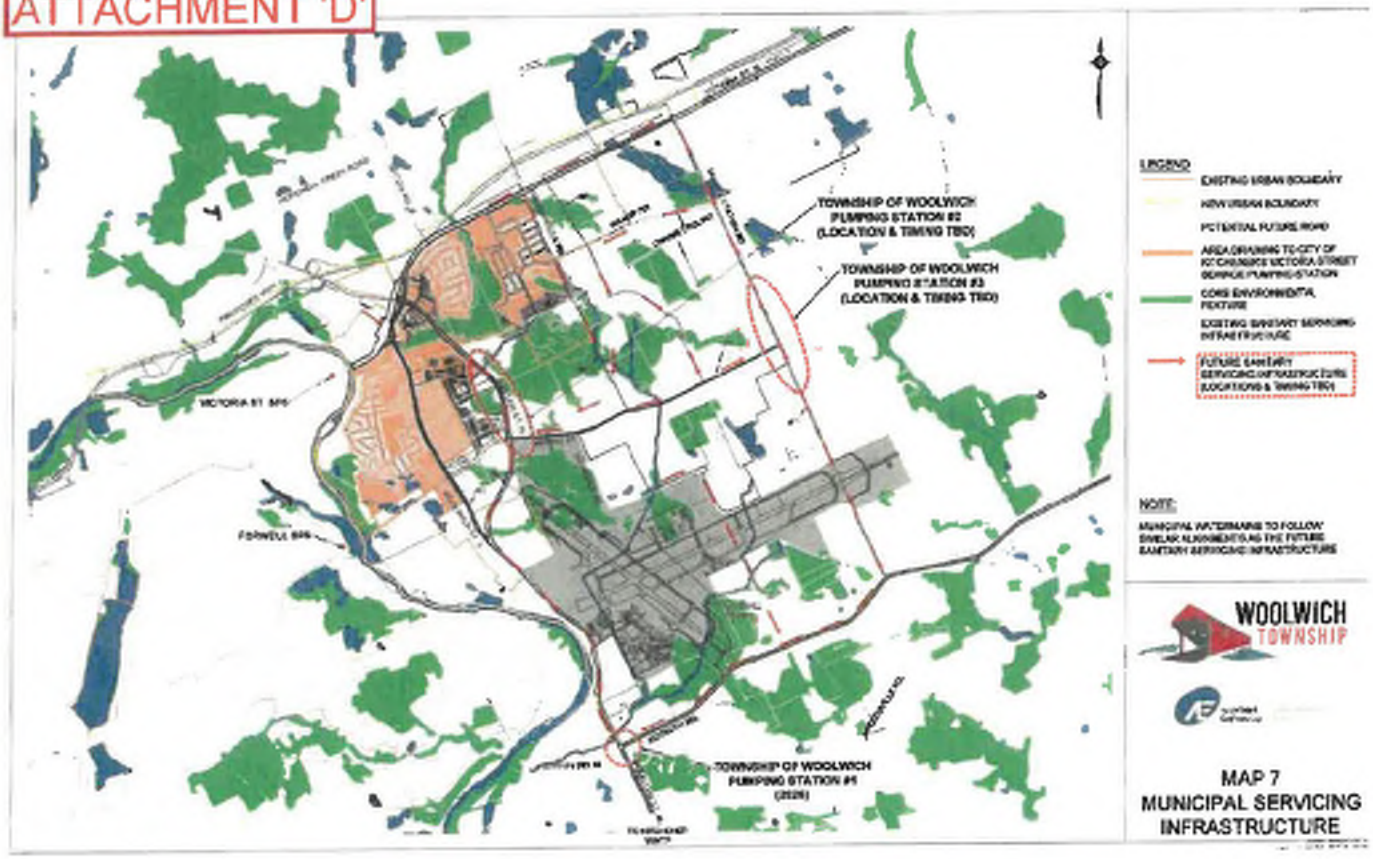
ATTACHMENT 'B'



ATTACHMENT 'C'



ATTACHMENT 'D'



ATTACHMENT 2


DEVELOPABLE AREA
Breslau East Connector Road
POLCORP

John Scarfone

From: Jeremy Vink
Sent: Tuesday, July 11, 2023 10:30 AM
To: John Scarfone
Subject: FW: Feedback on Breslau development

For file

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

From: Katharina von Hugo [redacted]
Sent: Tuesday, July 11, 2023 10:13 AM
To: Jeremy Vink <jvink@woolwich.ca>
Subject: Feedback on Breslau development

Hi Jeremy,

I am writing to you with feedback following the presentation on the development plans in the Breslau area.

We prefer the focus on residential expansion. This is the draw to Breslau currently and what is causing is rise in popularity as a home location. We should build on this and leave the industrial development to expand in locations where it already exists. With the current Meat processing plant, we understand it wants to grow. We suppose it makes sense to allow this since they are close to the airport and currently not close to residential locations. Our only real concern with this is the increased truck traffic on Fountain Street which we believe is no longer a bypass and goes right through the main residential area of Breslau. This should be redirected. Expanded residential with walking and biking access flow as well as increased public transit is our vision for the future of Breslau.

We feel that north of Menno should be focussed on residential. The natural flow from Hopeweli Heights and Hopewell Crossing to the east makes sense to us. It is a quiet area currently not impacted by Airport noise and away from the planned Highway 7 expansion. South of the airport heads toward the industrial areas of the Toyota plant and away from current residential development. Plus the flow of traffic down to 401 and over to Highway 8 is easier. Shantz Station Road could be used as a link to Highway 7 (current or new) to keep the trucks away from Breslau central.

Thank you,

Katharina von Hugo

Grant Rawcliffe

POLOCORP

379 Queen Street South
Kitchener, ON
N2G 1W8
Tel. 519.745.3249

July 5, 2023

Township of Woolwich
24 Church Street West
Elmira, ON
N3B 2Z6

Via email to jvink@woolwich.ca

Attention: Jeremy Vink, MCIP RPP – Manager of Planning
John Scarfone, MCIP RPP – Planner

Reference: **Breslau Secondary Plan**
Madison Lands

Polcorp Inc are planning consultants for Mad West (ie Madison Group), owners of the lands identified in red on Figure 1 below (the "Subject Lands"). This letter is being submitted in response to the request for comments on the Breslau Secondary Plan following the Community Building Open House held on June 22, 2023. The Subject Lands are comprised of two parcels, both of which are located on the western side of Fountain Street. The north parcel is located south of the future Ottawa Street Extension, while the south parcel is located along Fountain Street across from industrial lands.

Three Concept Plans were presented to the public for comment at the Open House. All three Concepts proposed that the north parcel be designated Mixed Use and that the south parcel be designated as Employment. Mad West and Polocorp have considered the proposed land use designations and agree with staff's recommendations. As such, **Mad West supports the redesignation of the Subject lands as Mixed Use and Employment within the proposed Breslau Secondary Plan.**

Polocorp and Mad West will continue to monitor the progress of the Breslau Secondary Plan process and look forward to the opportunity to provide additional input. Should you wish to discuss the above further, please feel free to contact the undersigned.



Figure 1: Subject Lands

Sincerely,
Polocorp Inc.

Matthew Warzecha MCIP RPP
Director of Development and Planning

CC: Christian Lamanna, Madison Group
Ryan Chin, Madison Group

LION'S MANE
MINISTRY

June 25th, 2023

To: Woolwich Planning Department
Attention: Jeremy Vink

Subject: Comments on Designation Concepts, [redacted] Kramp Rd, Breslau.

Hello Jeremy,

Further to the public consultation for the future concepts of Breslau Urban Expansion Planning.

We commend efforts from your team to deliver a vibrant community that will serve Breslau now and in the future. Some areas we are commenting on is with respect to our organizational objectives in building collaboration with all community stakeholders.

Some of the collaborative areas that will strengthen the community are:

- Storm Water Managements for the area
- The Greenhouse Rd Ext/Connector Rd
- Urbanization of Greenhouse Rd
- Rail safety and community living

The decisions on the Breslau Go Station depends on Metrolinx and we as property owners were approached to put together a proposal through our partner developer, and our proposal was accepted. However, should the Township have other options with respect to the Breslau GO Station as per the concepts presented, we would be interested in it's collaboration for the benefit of our community.

Our intention as a Not-for-Profit organization is to continue in our present designation of residential/institution and protection of our heritage structure on our retained portion of our property. We would like to have this designation so we can reach our immediate community to provide recreational / multipurpose complex location and also provide variety of community focused

programs. Howev note that portion of land to be de loped by our developers to meet Provincial goals to build better, would require a mixed use designation (residential/commercial)

Concepts 2 & 3 matches the desired objectives. Our application for severance will be guided by these objectives and concepts you have presented.

Our interested developers and consultants are on stand-by to know if a collaborative measure will help to deliver on these objectives. We are available for further discussion should it be needed going forward.

Thank you for all you do within our community. We appreciate your efforts.

Sincerely,

Kunle Oluwojure
President, Lion's Mane Ministry

Cc: Deanne Friess
Cc: LMM Board Of Directors

Jeremy Vink

From: Eric Weltz [redacted]
Sent: Friday, June 16, 2023 3:02 PM
To: Jeremy Vink
Subject: Breslau Secondary Plan Update

Hello Jeremy, in follow up to our conversation I am sending you an email about my questions in relation to road infrastructure and other questions with the new settlement plan.

The new settlement plan will add a large suburban area to already growing neighbourhoods. The majority of Breslau residents work outside the town in Kitchener, Waterloo, Cambridge, Guelph and the GTA. Currently residents have only Victoria Street and Fountain Street for us to get to our employment and other needs and as you are aware these two roads are already very busy without a massive new suburban plan.

Is there any consideration with the Region to expand Fountain Street to four lanes and include a multi use trail? I use to ride my bike up Fountain Street to go to work but with the construction of two new developments on the Cambridge side of the roundabout, it has become busier and more hectic as a cyclist. The Region has devoted a lot of money to keep people using other forms of transportation but Breslau does not seem to be on the list.

Has the Ontario government committed to building the new Highway 7 to help alleviate traffic towards Guelph without adding to the population that depends on that road?
We have heard for many years that it is coming but it is always a backburner priority. Without that highway traffic on the current highway 7 will continue to get worse.

Is the GO Station still a possibility in Breslau?
If so it would attract more commuters that will be on these roads.

Are there plans for any recreational facilities in Breslau looking at the planned increase in population?
Currently Elmira is the base for all Woolwich activities and Woolwich is losing the majority of Breslau residents to Kitchener, Waterloo and Cambridge programs as they are more convenient for residents.

I am not against the proposal as much as I believe proper infrastructure should be in place (roads etc) before the growth as opposed to after.

June 22/2023

Note: Do not need to respond as he had a discussion with Jeremy and this was a follow up email outlining his comments/concerns.

JB.

John Scarfone

From: [redacted]
Sent: Monday, June 5, 2023 2:34 PM
To: John Scarfone
Subject: [EXT] Questions regarding the New Breslau Town Boundaries -2023

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

Phone Call with Colleen Jun 6/23.

Hi John,

It has been a while since we talked. I received a notice in the mail that the boundaries of the village of Breslau are expanding and several questions have come to mind. The first is in regard to my plans to build a house and shop at [redacted] Fountain St N., Breslau.

Currently, I can build a house and shop, if I have an appropriate septic system.

- How will the expansion of the village boundary affect that permission?

Unclear at this time. It may have an impact if the lands is not built and the airport ultimately land use designation is changed other than residential - given the proximity of the airport it could.

With the expansion of the airport, will sanitary sewers be extended to the Airport, past us, for site servicing? Likely Yes → preferred option of one of the trunk system is to extend from Cambridge via Fountain St.

What upgrades to Fountain St N and Woolwich St. S, will be required, as it is the main access a larger village? Fountain → RTMP → 2031 to 2041 - full urban cross-section - sidewalk / bike lanes Woolwich → will be evaluated →

Including any projected round-a-bouts? → Always considered with any new road + reconstruction - traffic screening.

How will this expansion affect traffic flows and routes, as well as, what transit/transportation facilities will be required? - Need for transp strategy to provide for the growth
- Need to evaluate forms of transit (RTMP has to be to date at the time)

What is being done for the growing transportation and haulage sectors in Breslau? We are in the middle of two Amazon transportation centres. We have Toyota and Loblaws to our south, as well as Safety Kleen, Breadners and Unicorn Truck Wash in the middle of the village.

→ Need a transp strategy -

Will the Ottawa Street bridge/extension finally be addressed? If it is not, where are you going to put the grocery store? → RTMP - beyond 2041 / will not be evaluated given the new urban boundary → policy direction at the airport.

Is there any financial help coming from the Provincial government, to help with this expansion? What funding has the Township of Woolwich planned to provide, with regard to this expansion?

No formal monies at this time.

I will have more questions before the meeting. I will call later in the week.

Appropriate Comm. lands will be provided when plans for new urban area for Breslau / from to form Secondary Plan Lands. Also noted that Thompson Farm Agtm. has complete approval for a grocery store at Fountain St / Woolwich St - mixed use food store.

Thank You,

Calvin Jutzi, BBA

M. R. Jutzi & Co, Auctions

[redacted]

Nancy Thompson

From: Jeremy Vink
Sent: February 14, 2023 10:19 AM
To: David Brenneman
Cc: Deanne Friess
Subject: RE: Concerns over abandonment in Breslau

David

It is important to note that we do have a long-term plan and are following that plan as the guide to growth and creating a community. Consistent with that:

- I would say that as a growing community we have a plan in place to see connections take place linking the community (i.e., Dolman Street), adding parks into the community where needed, locations for schools, adding trails. We have a neighborhood park in Thomasfield, the Community centre in the Empire subdivision and will be adding more parks in the future. The community is working on a splash pad to be constructed! Plus you are working on a library for the community.

- As for the retail/grocery store issue – we have lands designated for such commercial uses to support the community, including the creation of a "downtown" retail area (Victoria St/Woolwich St and Fountain St areas). The challenge is that commercial uses are hesitant to locate until they see enough population to support their use. We are hoping that we will see commercial starting to develop and in

- You may wish to note that we are working on a Parks and Recreation Master Plan to give guidance around additional long term needs in the Township – including Breslau.
- We would also encourage any comments he has to the Active Transportation Master plan.

Hope that helps.

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

From: David Brenneman <dbrenneman@woolwich.ca>
Sent: Tuesday, February 14, 2023 9:36 AM
To: Jeremy Vink <jvink@woolwich.ca>
Cc: Deanne Friess <dfriess@woolwich.ca>
Subject: Fwd: Concerns over abandonment in Breslau

See exchange below Jeremy.

As you can see I plan to chat with the individual.

Any key Planning messages you would like me to be sure to convey regarding the Settlement Plan etc?

Sent from my iPhone

Begin forwarded message:

From: David Brenneman <dbrenneman@woolwich.ca>
Date: February 14, 2023 at 9:34:30 AM EST
To: Jagu Boobo [redacted]
Cc: Rae Ann Bauman <rbauman@woolwich.ca>
Subject: Re: Concerns over abandonment in Breslau

Sounds good. Talk soon. I've copied in Rae so you can connect with her regarding my availability when you're back. Cheers.

Sent from my iPhone

On Feb 14, 2023, at 2:25 AM, Jagu Boobo [redacted] wrote:

Thanks David,

Am on the road for work in Sudbury and will respond for a call upon my return.

Appreciated

Sam

On Monday, February 13, 2023, David Brenneman <dbrenneman@woolwich.ca> wrote:

> Hi Sam:
>
> Thanks for your email.
>
> I'm wondering if you would be open to having a telephone conversation regarding your concerns.
>
> I believe a conversation would be much more helpful and fruitful than texting back and forth.
>
> If you're open to that, I can have my Executive Officer Rae Bauman find half an hour in my schedule for us to chat.
>
> Regards,
>
> David
>
> Sent from my iPhone
>
> > On Feb 13, 2023, at 9:11 AM, Sam [redacted] wrote:

>
> So, I chose to send this feedback related to Breslau New Subdivision development.
>
> In our community discussions, it was highly anticipated that Breslau would be the new jewel in Woolwich Township so we bought our home here dating back 2018. The work around seems more homes coming up and encouraging. However, we have no amenities, good roads, children play areas, a place of community or a road to access via walking distance the other side of Breslau. We feel boxed up and forgotten and we see many other areas picking up in the Region like IRA Needles in Waterloo and many more. Our hopes of a community is fading. Our children are growing up without a community sense. The closest grocery store is 7km away and it kinda just feels depressing.
>
> What are you doing to fix this or are we locked into this for years to come?
>
> ---
> Origin: https://www.woolwich.ca/en/township-services/Chief-Administrative-Officer-CAO.aspx
> ---
>
> This email was sent to you by Sam [redacted] through https://www.woolwich.ca.