# Attachment 4

**Public and Agency Comments Received**

| Date | Commenter | Comment | Response |
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| June 2023<br>October 2023 | Calvin Jutzi<br>5080 Fountain St N. | Comments regarding individual property. Breslau Plan proposes to designate land industrial, and individual would like property to allow a residential dwelling | Intent for southern area of Breslau near airport is industrial. Residential uses would not be compatible. Existing homes in this area would become legal non-conforming with the ultimate use for the area industrial. |
| June 2023 | Lions Mane Ministry<br>1700 Kramp Rd. | Comments requesting mixed use designation to allow residential and institutional uses (Recreational, community use) | Plan proposes Medium/High Residential for the property. A node with mixed use has been added at the intersection of Kramp Rd. and Greenhouse Rd. |
| July 2023 | Polocorp Inc.<br>On behalf of Madison Homes | Support for mixed use and employment zones as shown on the map | Acknowledged |
| July 2023 | JPE Engineering on behalf of Breslau Properties | Former owner provided land use concept plan and servicing strategy for sanitary flows | Property has since been purchased by the Region for future GO station. Therefore, comments are no longer applicable |
| August 2023 | Arnold Drung, President, Conestoga Meats | Comments to emphasize the importance of expanding Employment Lands in the Breslau Plan. | Comments where focused on 'Concept 1 Option Plan. Requested corner of Menno and Fountain to be maintained as Industrial. Noted concerns with adding more residential south of the rail line abutting Kramp Rd.<br><br>Corner of Menno and Foutain Sts are a designated Node to permit mix use and commercial needed to meet density requirements and will also be available to service the Airport. Residential lands added south of the rail line to meet density requirements. There is still a significant distance from the |

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| | | | residential to the Conestoga Meats operation. As well, Light Industrial added to north side of Menno to provide a transition from added Residential to the north. |
| July 2023<br>September 2023<br>July 2024 | SCS Consulting Group<br>2590 Victoria St.<br>0 Kramp Rd. (south of cemetery) | Suggest that servicing can be directed through Hopewell subdivision | EA that has been accepted identified drainage area to service these lands to the south and not the Victoria St. Pumping Station.<br><br>This Breslau plan will identify land use only and servicing plans will be delineated through the staging of development plan. |
| July 2023 | Polocorp Inc. on behalf of Green Horizon<br>1770 Shantz Station Rd.<br>1292 Shantz Station Rd. | Preference for residential on properties north of current Menno St. and were satisfied with employment designation south of Menno St. | Preferred land use plan aligns with this preference |
| August 2023 | GSP Group on behalf of Thomasfield Bisgould Property (east of Greenhouse Rd., north of Kramp Rd. | Suggesting low density and medium density uses on the property with mixed use along Victoria St. | Proposed plan aligns with residential uses but includes medium/high density along Victoria St. not mixed use. Plan is to include mixed use areas in clusters around Nodes. |
| August 2023 | GSP Group on behalf of Thomasfield Bluebird Property (northwest of Victoria St. and Green house Rd. | Suggesting some minor changes relocation medium/high residential and low density residential lands | Proposed updated plan changes land use to align with this request |

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| August 2023 | GSP Group on behalf of Thomasfield Blocks on Hopewell Crossing Draft Plan | Requesting to change blocks from employment and GO station to low/medium/high density residential and mixed use | Updated plan proposes to remove GO station and employment lands and replacing with medium/high density residential and mixed use. Low density residential is not considered for these blocks due to proximity to major transit station area.<br>Changing mixed use block at Iron Horse Drive from mixed use to medium/high density residential |
| August 2023 | Polocorp on behalf of Green Horizon<br>1770/1772 Shantz Station Rd. | Land use plan provided with increased medium/high density residential | This property would be developed beyond the planning horizon. It is currently identified as primary low density but could consider higher densities through an individual planning application or future updates to the plan. Intent is to concentrate medium/high density toward nodes and major corridors. |
| September 2023 | Malone Givens Parsons<br>0 Kramp (south of cemetery) | Proposing to designate land with a combination of low and medium density<br><br>Suggest that servicing can be directed through Hopewell subdivision | This property would be developed beyond the planning horizon. It is currently identified as primary low density but could consider higher densities through an individual planning application or future updates to the plan. Intent is to concentrate medium/high density toward nodes and major corridors.<br><br>EA that has been accepted identified drainage area to service these lands to the south and not the Victoria St. Pumping Station.<br><br>This Breslau plan will identify land use only and servicing plans will be delineated through the staging of development plan. |
| September 2023 | Malong Givens Parsons<br>2590 Victoria St. N. | Suggest that servicing can be directed through Hopewell subdivision<br><br>Proposing to designate land low/medium and mixed use | EA that has been accepted identified drainage area to service these lands to the south and not the Victoria St. Pumping Station.<br><br>This Breslau plan will identify land use only and servicing plans will be delineated through the staging of development plan. |

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| | | | Proposed updated plan aligns with low density residential use along Greenhouse Rd. as suggested. No mixed use is included in the updated plan as mixed use is directed towards Nodes. |
| November 2023 | Sandy McNaughten 5074 Fountain St. | Request a historical designation for the house and property | Historical designations are considered by the Woolwich Heritage Committee. This property has been added to the list of potential properties to be designated. |
| September 2023 | Aziz Safi 2255 Kossuth Rd. | Questions for designation of the property | Response provided that the property is proposed to be employment given proximity to airport |
| January 2024<br>October 2024<br>January 2025 | MHBC on behalf of Forwell Lands | Provided plans for lands to be developed as medium/high density residential, open space and commercial business park | Updated plan adjusts medium/high density block to align with their plans, lower scale commercial would be permitted in this designation as of right. Open space designation indicated for future conveyance to the Township for recreational needs. Delineation of the development area will be subject to a future Environmental study. |
| March 2023<br>November 2024<br>January 2025 | Scott Bruinsma 1060 Cober | Recognizes land will be employment due to proximity to airport.<br>Request for residential building on land locked parcel | Land to be designated employment. Land locked parcel is not appropriate for residential development |
| August 2023<br>January 2025 | GSP Group on behalf of Fieldgate Northeast corner of Fountain St. extension and Victoria St. | Proposing to reduce commercial area and add low density residential | This area is envisioned for the extension of the core area in Breslau with medium/high residential along perimeter to support the core area. Once new Hwy 7 is constructed the built form will be pedestrian oriented along Fountain St. and Victoria St. |
| July 2024 | Dillion Consulting on behalf of Cachet Homes 2590 Victoria St. | Questioning if servicing/staging can be advanced for their property | EA that has been accepted identified drainage area to service these lands to the south and not the Victoria St. Pumping Station.<br>This Breslau plan will identify land use only and servicing plans will be delineated through the staging of development plan. |

**Agency Comments**

| Date | Commenter | Comment | Response |
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| June 2023<br>September 2023<br>July 2024 | WDCSB | Questions related to Population and Density<br><br>Noted that minimum school sites for elementary should be 6 ac.<br><br>Preference for one elementary school site in early stages of the plan | Specific responses provided. No impacts to the land use plan.<br><br>General potential school locations at elementary and secondary level indicated on the plan without land or size or land area delineated.<br><br>Policies in Official Plan will provide flexibility to alter location through future updates to the secondary plan or development applications.<br><br>Additional elementary school site identified in earlier stages of development as requested |
| September 2023 | WRDSB | Request to allocate a school board sites minimum 7ac for elementary and 15ac for secondary | General potential school locations at elementary and secondary level indicated on the plan without land or size or land area delineated.<br><br>Policies in Official Plan will provide flexibility to alter location through future updates to the secondary plan or development applications. |
| June 2023<br>October 2023 | Ministry of Transportation | Direct access to existing and new hwy 7 will be discouraged and may be prohibited<br><br>New access to existing hwy 7 will only be considered once the highway is transferred to lower tier municipality (likely Region of Waterloo) | Acknowledged. Issues will be addressed through staging policies and Staging of Development Plan. |

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| July 2023<br>October 2024<br>December 2024 | GRCA | Identified a number of areas that require further environmental work and subwatershed studies<br><br>Floodplain Mapping Provided | Will be addressed through staging of development policies |
| | Six Nations Verbal Comments | Consideration of more affordable housing around the nodes<br><br>Protection of Environmental features | Medium/High density residential opportunities are indicated adjacent to nodes to allow more affordable housing options.<br><br>Environmental features are shown on the plan. Precise delineation and study of features will be determined through individual development applications |
| June 2024 | Region of Waterloo | Alignment with Regional Official Plan<br><br>Population forecast to 2051 was approved by the province at 52, 200. This was not adjusted by Province to correspond with increased settlement area<br><br>Region requested a mobility plan and neighbourhood energy plan<br><br>Request for removal of Node on Kossuth Rd. and removal of node at Shantz Station Rd and Victoria. Ottawa St. Node west of Fountain may present transit challenges and should | Township Official Plan will incorporate the Regional Official Plan.<br><br>Township Official Plan and staging of development plans will adjust population accordingly to 2051 with a recalculation to 69,000<br><br>The Township is completing the mobility plan with the Transportation Master Plan currently underway and already has an energy plan for the Township.<br><br>Node removed at Kossuth. Kept node at Shantz Station Rd and Victoria as this is a prominent intersection and 3 of the 4 sides are within the settlement area.<br>Ottawa St. node west of Fountain has been removed. Ottawa/Fountain node will allow mixed use opportunities and service airport and transit needs. |

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| | | be moved to Ottawa and Woolwich. | |
| | | Natural heritage and water resource Regional policies will require scoped subwatershed study or EIS | Will be addressed through staging of development policies in accordance with GRCA |
| | | GRT and Transportation planning should be integrated with mixed uses encouraged Creating a walkable/bikeable and transit supportive community | Proposed plan incorporates mix of uses and the connected transportation routes with nodes will allow for transit routes and stops. Trail connections will also be promoted and planned for in Official Plan policies and Transportation Master Plan. |
| | | Securing future infrastructure and transit amenities | Can be addressed through Official Plan Policies and Transportation Master Plan |
| | | GO station location | Incorporated and defined as future Major Transit Station Area. Lands will be designated mixed use. |
| | | GRT concerns with proposed locations of High Shools | General potential school locations at elementary and secondary level indicated on the plan without land or size or land area delineated.<br>Policies in Official Plan will provide flexibility to alter location through future updates to the secondary plan or development applications. |
| | | Land uses around the Airport will be reviewed further | Land use plan intends to protect the airport with employment lands surrounding the airport and residential lands in the north. |
| | | | Acknowledged |

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| | | Proposed Community Improvement around the Airport<br><br>Regional water and wastewater servicing infrastructure is needed to service this area | Servicing will be assessed and planned for through the staging of development plan |
| October 2024 | Bell Canada | Request to be notified of the process | Acknowledged |