



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2022-014

TO: Council

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

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

REVIEWED BY: Sharon Chambers, CAO

DATE: June 13, 2022

SUBJECT: Draft Plan of Subdivision Application 30T-22601 and Zone Change
Application 05/22, Wilmot Woods Developments Inc.

RECOMMENDATION:

THAT Report DS 2022-014 be received for information.

SUMMARY:

The Township of Wilmot is in receipt of an application for Draft Plan of Subdivision and an application for changes to the Township Zoning By-law. The lands to which these applications apply are presently undeveloped and located on the east side of New Hamburg, south of Waterloo Street. The lands are designated Urban Residential and Open Space in the Township Official Plan and are presently zoned Zone 1 (Agricultural) within the Township Zoning By-law 83-38, as amended.

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

BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on May 5, 2022. The following is a summary of comments received prior to the Public Meeting.

Public (complete comments included as Attachment C)

Colleen Dusky, Waterloo Street, New Hamburg – concerned with increased traffic.

Eric and Linda Kipfer, Waterloo Street, New Hamburg – opposed to rezoning farmland, concerned with increased traffic and safety for pedestrians, and concerned with noise and dust from construction.

Agencies

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

CN – indicating the storm water management plan and environmental noise and vibration feasibility study are currently under review

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

Hydro One – indicating no comments or concerns

WCDSB – providing standard school board related development conditions (education development charges, school signage, and student transportation).

GRCA – requesting additional analysis related to floodplain limits and stormwater management

REPORT:

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

Draft plan of subdivision application 30T-22601, is comprised of approximately 37.19 ha and includes between 436-835 dwelling units in the form of single detached dwellings, townhomes and other multiple residential buildings. The plan includes storm water management areas, open space areas, parkland and an integrated trail network that will be interconnected with existing and future sidewalks, trails and walkways. The development would represent a minimum density 47 people and jobs per hectare (pj/h) and a maximum density of 73 pj/h.

Zone change application 05/22 proposes amendments to the zoning by-law to implement the draft plan of subdivision. Development blocks which neighbour existing residential properties on the west side of the subject property are proposed to be zoned to permit single detached dwellings and accessory uses as currently permitted within that zone with site specific

regulations respecting lot size, building location and height. The remaining residential blocks are proposed to be zoned to permit either single detached dwellings and street fronting townhomes or cluster townhome and other multiple residential buildings. The stormwater management blocks, open space areas, park and trails would be zoned as open space.

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

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

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

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

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

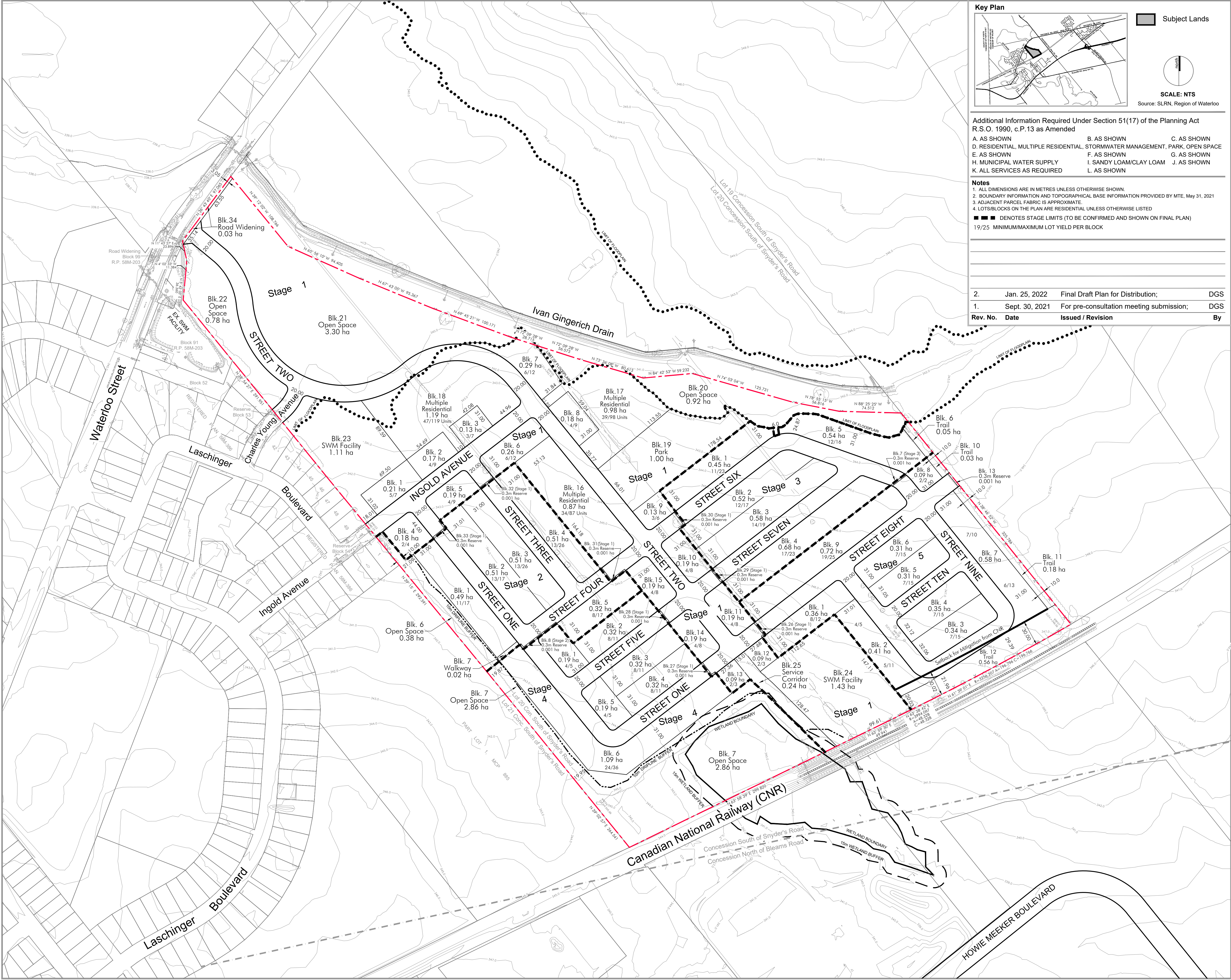
GOAL 17: Partnerships to achieve the Goal – holding public meetings to gather community input on planning matters acts as a partnership between residents and government to achieve goals.

FINANCIAL CONSIDERATIONS:

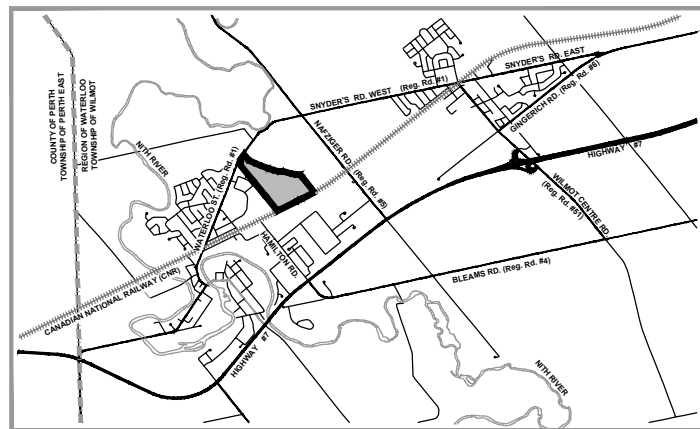
The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

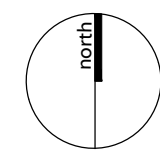
Attachment A	Proposed draft plan of subdivision
Attachment B	Illustration of the proposed zoning
Attachment C	Public comments



Key Plan



Subject Lands



SCALE: NTS
Source: SLRN, Region of Waterloo

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

A. AS SHOWN B. AS SHOWN C. AS SHOWN
D. RESIDENTIAL, MULTIPLE RESIDENTIAL, STORMWATER MANAGEMENT, PARK, OPEN SPACE
E. AS SHOWN F. AS SHOWN G. AS SHOWN
H. MUNICIPAL WATER SUPPLY I. SANDY LOAM/CLAY LOAM J. AS SHOWN
K. ALL SERVICES AS REQUIRED L. AS SHOWN

Notes

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
 - BOUNDARY INFORMATION AND TOPOGRAPHICAL BASE INFORMATION PROVIDED BY MTE, May 31, 2021
 - ADJACENT PARCEL FABRIC IS APPROXIMATE.
 - LOTS/BLOCKS ON THE PLAN ARE RESIDENTIAL UNLESS OTHERWISE LISTED
- ■ ■ DENOTES STAGE LIMITS (TO BE CONFIRMED AND SHOWN ON FINAL PLAN)
- 19/25 MINIMUM/MAXIMUM LOT YIELD PER BLOCK

2.	Jan. 25, 2022	Final Draft Plan for Distribution;	DGS
1.	Sept. 30, 2021	For pre-consultation meeting submission;	DGS
Rev. No.	Date	Issued / Revision	By

DRAFT PLAN OF SUBDIVISION

Legal Description

PART OF LOT 20, CONCESSION SOUTH OF SNYDER'S ROAD
TOWNSHIP OF WILMOT
REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: January 12, 2022

Adam Belsky
Adam Belsky, Wilmot Woods Developments Inc.

Surveyor's Certificate

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: Jan. 14, 2022

Trevor D.A. McNeil
Trevor D.A. McNeil, OLS (MTE OLS LTD.)

Area Schedule

Description	Stage 1		
	Lots/Blocks	Units (min/max)*	Area (ha)
Residential*	1-15	57/113	2.68
Multiple Residential	16-18	120/304	3.04
Park	19		1.00
Open Space	20-22		4.99
Stormwater Management	23,24		2.54
Service Corridor	25		0.24
0.3m Reserve	26-33		0.01
Road Widening	34		0.03
Roads			3.04
Total	34	177/417	17.57

*Blks. 2,3,5,6,7,8,9,10,11,14,15 [street towns (6m) and small single detached lots (9m)]
Blk. 1 [small single detached lots (9m-12m)]
Blks. 4,12,13 [large single detached lots (9-13.76m)]
Blks. 16,17,18 [40 up to 100 uph (Low-Towns High-Stacked Towns)]

30T-

Description	Stage 2		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-5	58/103	2.34
Open Space	6		0.38
Trail			
Walkway	7		0.02
0.3m Reserve	8		0.001
Roads			0.90
Total	8	58/103	3.64

*Blks. 3,4,5 [street towns (6m) and small single detached lots (9m)]
Blk. 2 [small single detached lots (9m-12m)]
Blks. 2,3,4,5 [small single detached lots (9m-12m)]

Description	Stage 3		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-5	66/98	2.77
Open Space	6		0.05
Trail			
Walkway	7		0.001
0.3m Reserve			1.02
Roads			3.84

*Blks. 1 [street towns (6m) and small single detached lots (9m)]
Blks. 2,3,4,5 [small single detached lots (9m-12m)]

Description	Stage 4		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-6	56/79	2.43
Open Space	7		2.86
Trail			
0.3m Reserve			0.87
Roads			6.16

*Blks. 1,2,3,4,5 [small single detached lots (9m-12m)]
Blk. 6 [large single detached lots (9-13.76m)]

Description	Stage 5		
	Lots/Blocks	Units (min/max)*	Area (ha)
*Residential	1-9	79/138	3.47
Open Space	10-12		0.77
Trail			
0.3m Reserve	13		0.001
Roads			1.74

*Blks. 2(part), 3,4,5,6,7(part) [street towns (6m) and small single detached lots (9m)]
Blks. 2(part), 7(part), 9 [small single detached lots (9m-12m)]
Blk. 1 [large single detached lots (9-13.76m)]

Description	Total		
	Lots/Blocks	Units (min/max)	Area (ha)
Residential	40	316/531	13.69
Multiple Residential	3	120/304	3.04
Park	1		1.00
Open Space	5		8.23
Stormwater Management	2		2.54
Trail	4		0.82
Walkway	1		0.02
Service Corridor	1		0.24
0.3m Reserve	11		0.01
Road Widening	1		0.03
Roads			7.57
Total	69	436/835	37.19



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMAN CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3630 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp

Date	January 25, 2022
File No.	2123A
Plan Scale	1:2,000 (24x36)
Drawn By	D.G.S.
Project	Wilmot Woods
Checked By	P.B.

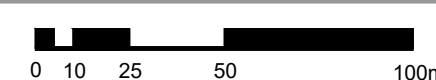
Applicant

**Wilmot Woods
Developments Inc.**
310 Fairway Rd. S
P.O. Box 45016
Kitchener, ON. N2C 2R6
P: 519.570.2137

File Name **DRAFT PLAN**

Dwg No. **1 of 1**

Scale Bar



From: csdusky
Sent: May 30, 2022 8:15 PM
To: Cheryl Gordijk <cheryl.gordijk@wilmot.ca>
Subject: RE: sub division expected to exit on waterloo Street

Hi Cheryl

Apparently a letter was sent out to some residents in regard to the new proposed sub division that would exit on Waterloo Street.

Unfortunately I did not see one , I may have missed it. But regardless I would appreciate if you could again submit my concerns as previously sent for the mzo. Unfortunately when it comes to Waterloo Street traffic the same problems apply

-----Original Message-----

From: noreply@esolutionsgroup.ca <noreply@esolutionsgroup.ca> On Behalf Of Colleen Dusky
Sent: Friday, January 7, 2022 7:44 PM
To: Cheryl Gordijk <cheryl.gordijk@wilmot.ca>
Subject: MZO -

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

Living in the area for 20 yrs, in the last 10 we lose hydro a min of 3 times a year for hours, it is not keeping up the need now, sumpumps require hydro, traffic makes it hard to get out of the driveways ,also farm machinery crossing the road and they are saying the street can handle nub 1200 more cars where did they survey, growth may be necessary slowly , but the city can stay where it is , , I want this on public record.

TO ALL CONCERNED:

May 30/22

I wish I wouldn't have to write this letter but I feel.

IT MUST BE WRITTEN

I AM VERY MUCH OPPOSED to zone change application 05/22

Presently these lands (Part of Lot 20 Concession South of Snyder's Road Waterloo & New Hamburg) are zoned Agriculture and I believe they should remain that way. Our agricultural land is being swallowed by Land Development all over. Do we not need land to grow food to feed an everting and growing population? What do we eat? (Synthetic Food?).

Also another MAJOR CONCERN is TRAFFIC. I have lived at 1122 and 1154 Waterloo for 65 years total. In these years I have seen Residential ^{Development} and traffic increases at high volume levels. These traffic levels are TOO HIGH considering what I am about to share. I have seen vehicles passing at EXTREMELY HIGH speeds on DOUBLE LINES. A neighbor has seen cars NOT STOPPING FOR BUS STOPS (letting students off buses) [People] have been KILLED on this road AS A RESULT of HIGH SPEED. Another neighbor commented to me about a person walking their dog the other night who was placed in a VERY DANGEROUS position BECAUSE OF TRAFFIC.

PLEASE LETS NOT ASK FOR MORE
TROUBLE AND ISSUES BECAUSE
OF HIGHER TRAFFIC VOLUME
I could elaborate MUCH MORE ^{MUCH MORE} on
this issue.

Number 3 issue I wish to address
is NOISE.

The people living along Waterloo
St in Luxembourg ~~that~~ ~~are~~
are retirement age living all their lives
or many, many years here.

Most of us are at home during
the day & so we have to put
up with Land Development
noise and dust?

Future Construction
we beg and plea for
SERIOUS CONSIDERATION of
my request to STOP THIS
DEVELOPMENT. YOU MAY
WISH IN THE FUTURE
I HAD NOT GONE
THROUGH.