



## DEVELOPMENT SERVICES

### *Staff Report*

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REPORT NO: DS-2026-05

TO: Committee of the Whole on April 13, 2026

SUBMITTED BY: Andrew Martin, MCIP RPP, Director of Development Services

PREPARED BY: Cameron Miller, MA, MCIP RPP, Senior Development Planner

REVIEWED BY: Jeff Willmer, Chief Administrative Officer

DATE: April 1, 2026

SUBJECT: Zone Change Application 01/26 - 53-75 Brubacher Street, Baden

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#### RECOMMENDATION:

THAT Report DS-2026-05, Zone Change Application 01/26 - 53-75 Brubacher Street, Baden, be received for information.

#### SUMMARY:

The Township of Wilmot is in receipt of an application to change the zoning of the subject property. The subject lands are designated Urban Residential in the Township Official Plan, and are zoned Zone 4a (Residential) and Zone 11 (Open Space) within the Township Zoning By-law 83-38, as amended. The application seeks to rezone the portion of the lands which are zoned Zone 4a (Residential) to Zone 4 (Residential) to allow for an apartment building.

The proposed building would be 3-storeys and contain 54 units requiring the following site-specific amendments:

1. Reduce the minimum lot area requirement from 5616m<sup>2</sup> to 4892m<sup>2</sup>; and,
2. To reduce the exterior side yard setback requirement from 6.0m to 3.9m for an entrance canopy.

#### BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on March 9, 2026. The following is a summary of comments received prior to the Public Meeting.

Public: none

Agencies:

Region of Waterloo – no objections

Six Nations of the Grand River Elected Council (SNGREC) – environmental comments related to adequacy of wetland setbacks and opportunities to improve the natural environment.

GRCA – recommending approval of the application

Enova – no concerns

**REPORT:**

The subject lands are designated Urban Residential in the Township Official Plan, and are zoned Zone 4a (Residential) and Zone 11 (Open Space) within the Township Zoning By-law 83-38, as amended.

The current zoning, which was approved by Council in 2022, permits a 22-unit townhome development with a reduced exterior side yard setback of 3.3m, and a reduced front yard setback of 6.6 metres.

This application proposes to repeal the previous zoning and rezone the lands from Zone 4a (Residential) to Zone 4 (Residential) to allow for an apartment building. The apartment building would be 3-storeys and contain 54 units requiring the following site-specific amendments:

1. Reduce the minimum lot area requirement from 5616m<sup>2</sup> to 4892m<sup>2</sup>; and,
2. To reduce the exterior side yard setback requirement from 6.0m to 3.9m for an entrance canopy

The development proposal includes 81 surface level parking spaces, an outdoor patio / rooftop amenity space, and an indoor gym on the lower level.

The applicant recently completed a similar development at the corner of Brubacher and Snyder's Road East that contains 32-unit apartment units.

The lands surrounding the subject property to the south and east, were previously donated to the Township in 2021 for long term preservation – this includes the wetland features and woodlands on approximately 5.76 hectares to enable the lands to remain as a passive natural area with potential for future walking trails.

In support of the application, the applicant has submitted an updated environmental impact study, an updated noise and vibration study, functional servicing report and a civil drawings package.

In circulating the application, staff received comments from Six Nations of the Grand River Elected Council related to adequacy of setbacks to the adjacent wetland feature and its permanent protection. The comments have been addressed through the review and support of an Environmental Impact Studies (EIS) by the Grand River Conservation Authority. Additionally, the property containing the wetland is in municipal ownership, securing its long-term preservation.

At such time as any additional comments received at the Public Meeting, staff will return to Council with a detailed report and recommendation on the application.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Prosperous Businesses & Balanced Growth

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: Site Plan

SHEET SIZE: A1 500.0mm X 914.4mm

# Zone Change Application 01/26

## 53-75 Brubacher Street, Baden

