TOWNSHIP OF WOOLWICH

Development Services, Box 158, 24 Church Street West, Elmira, Ontario N3B 2Z6
Phone: 519-669-1647 or 1-877-969-0094
Email: planning@woolwich.ca
Webpage: www.woolwich.ca

PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION MODIFICATIONS

Why did you receive this notice?

You have received this notice because a property owner near your residence or business has asked the Township to change the zoning and designation on a property as well as develop a plan of Subdivision on the lands.

Each time an application is made for any of the above changes the Township follows a specific public notification process. A minimum of 20 days prior to the Public Meeting, everyone within 150 metres of the property or building to be rezoned/ re-designated is notified of the following:

- Date and time, of a public meeting
- deadlines for comments
- site maps
- details of the application

The rest of this flyer contains all the details about the applications and how you can give your input. If you have any questions about the information contained in this notice, please contact the undersigned at:

519-669-6030 or
1-877-969-0094 (ext. 6038).
Email: vlabreche@woolwich.ca

DATE August 11, 2026

Victor Labreche MCIP RPP
Manager of Planning

APPLICANT: Thomasfield Homes Limited

LOCATION: 2699 Victoria Street North and Greenhouse Road (Block 124 Plan 58M657) Breslau, Township of Woolwich

Your Invitation To Participate in the Official Plan Amendment, Zoning By-law Amendment, and Modifications to Draft Plan of Subdivision Process Here is how, when & where

The Township of Woolwich has received applications to amend (change) the Official Plan and Comprehensive Zoning By-law of the Township of Woolwich as well as modify a Draft Plan of Subdivision. The details of these applications are given on the following pages of this notice.

The **Public Meeting** to discuss these applications will be held on:

Tuesday, September 15, 2026 at 7:00 p.m.
Council Chambers,
Township Administration Office
24 Church Street West, Elmira

This meeting is required by the Planning Act, 1990. At this meeting, members of Township Council will listen to any comments or presentations in favour of and/or in opposition to the applications.

NO DECISION WILL BE MADE AT THIS MEETING
Its purpose is only to receive comments and information from people or agencies who are interested in the development application process.

Please note this will be a hybrid meeting where you may attend virtually via a zoom meeting link or you may attend in person at the Township offices. On the following pages is information on how you can submit comments, view or participate in the meeting. You may also contact Development Services staff by sending an email to planning@woolwich.ca or by phone at 519-669-6040 if you have any questions.

The Back | How to Participate | Submit Comments and View More Information →

DETAILS OF THE APPLICATIONS

OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, APPLICATIONS 2026-03 and MODIFICATIONS TO DRAFT PLAN OF SUBDIVISION 30T-11701

Take Notice that in accordance with the Planning Act, R.S.O., 1990, c.P.13, as amended, the Township of Woolwich has received complete applications for a proposed Official Plan Amendment, Zoning By-law Amendment and modifications to a Draft Plan of Subdivision for lands owned by Thomasfield Homes Limited and located at 2699 Victoria Street North and Block 124 Plan 58M657 (Greenhouse Road), Breslau in the Township of Woolwich which are more specifically described below. This notice will summarize the details of these applications and will include a location map, proposed draft plan and a conceptual plan zoning layout for the subject lands. Please be advised that Notice of a Complete Application does not indicate whether the municipality is in support of, or in opposition to the proposal. That determination will be made at a later date.

The Township of Woolwich will hold a Public Meeting on Tuesday September 15, 2026, under Sections 17, 34 and 51 of the Planning Act, to consider the applications. No decisions will be made at this meeting; its purpose is to provide additional information to the public and agencies and to receive comments and information from them.

Property Description

The subject lands are comprise two parcels in the Township of Woolwich: the smaller parcel, legally described as Block 124 Plan 58M657, has an area of approximately 1.03 hectares is vacant of any structures and is located on the easterly side of Greenhouse Road, while the larger parcel known municipally as 2699 Victoria Street North, has an area of approximately 42.05 hectares, of which approximately 20.76 hectares are proposed for development, and contains a single detached dwelling.

As illustrated on Map 4 – Concept Plan, development proposed for the larger parcel will comprise approximately 545 – 627 dwelling units of various types and sizes (including single detached, townhouses and apartment dwellings), as well as 4 mixed-use buildings containing a total of 1,400 square meters of commercial floor area. The smaller parcel is proposed to be developed with 52 stacked townhouse dwelling units.

The development will also include a stormwater management facility, a park /open space area and a natural heritage / wetland feature. Access to the larger parcel will be via Victoria Steet North and Kramp Road and the smaller parcel will have 2 access points onto Greenhouse Road.

Proposed Official Plan Amendment

As shown on Map 1, the lands are currently within the Breslau Settlement Boundary and designated a combination of Employment Land I and Employment Land II, Open Space / Recreation and Environmental Protection with site specific policies as set out in Section 7.26.10.1 (Site Specific Policy Area 1 – Hopewell Crossing Mixed – Use) in the Township Official Plan. The Official Plan Amendment application proposes to redesignate the subject lands to conform with the designations shown on the Preferred Land Use Plan for the Breslau Settlement Plan as endorsed by Council in February 2025 as follows:

- changing the portions of the Subject Lands currently designated as "Employment Areas" to "Residential Neighbourhoods";
- changing the blocks currently designated "Employment Land I" to "Medium/High Density Residential" (except for the southeasterly corner of current Block 56, which is to be re-designated as "Low/Medium Density Residential");
- changing the blocks currently designated "Employment Land II" to "Low/Medium Density Residential"; and
- adding the additional roads proposed through the modifications to the Draft Plan.

In addition to these changes to the Official Plan schedules, the proposed amendment will amend certain site-specific provisions that apply to the Subject Lands, as outlined in the applicants Planning Justification Report.

Proposed Zoning By-law Amendment

As shown on Map 2, the property is currently zoned Employment EM-5, Employment EM-6 and Open Space O-2 with site specific provisions and a holding provision. The applicant is proposing to amend some elements of the site specific and holding provisions as detailed in their Planning Justification Report. The Zoning By-law amendment will also establish the following zones:

- Residential R-5A for single detached dwellings;
- Residential R-6A for street townhouses;
- Residential R-6A with a holding provision for stacked townhouses;
- Mixed Use MU-2 with a holding provision for 4 four-storey mixed used buildings; and
- Open Space O-1 for park and open space blocks.

The stormwater management facility and wetland areas will retain the current Open Space O-2 zoning.

Proposed modifications to Approved Draft Plan of Subdivision

The applications of a proposed Official Plan and Zoning By-law Amendments are proposed to be implemented through modifications to the existing Draft Plan of Subdivision 30T-11701 which will need to be presented at a future undetermined date at this time to the Ontario Land Tribunal for approval. The proposed modifications to the previously approved Draft Plan of Subdivision are detailed in the applicants Planning Justification Report.

The applicant has submitted the following documents / studies in support of this application:

- Chloride Impact Assessment, prepared by C.F. Crozier & Associates Inc. ("Crozier") and dated May 8, 2026;
- Draft Plan of Subdivision, showing requested "red-line" modifications, prepared by GSP Group;
- Environmental Impact Study, prepared by Natural Resource Solutions Inc. ("NRSI") and dated January 2026;
- Functional Servicing & Preliminary Stormwater Management Report, prepared by Crozier and dated February 2026, accompanied by updated figures (Preliminary Site Servicing Plan, Preliminary Grading Plan, Pre-Development Drainage Plan, Post-Development Drainage Plan, Preliminary Sanitary Drainage Plan, Erosion & Sedimentation Control Plan, Cut-Fill Heat Map, Stormwater Management Facility Plan, and Concept Plan) prepared by Crozier and dated March 2026;
- Geotechnical Investigation, prepared by Peto MacCallum Ltd. and dated April 8, 2011;
- Supplementary Geotechnical Investigation, prepared by Peto MacCallum Ltd. and dated April 25, 2017;
- Hydrogeological Site Assessment, prepared by Peto MacCallum Ltd. and dated April 15, 2011;
    - Hydrogeological/Ground Water Monitoring Report, prepared by BluMetric and dated January 2026;
- Noise Feasibility Study, prepared by HGC Noise Vibration Acoustics and dated May 20, 2026;
- Planning Justification Report, prepared by GSP Group and dated June 2026;
- Stage 1 and 2 Archaeological Assessment, prepared by Golder Associates and dated February 2011;
- Topographical Survey, prepared by Van Harten Surveying Inc.;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited and dated June 2026; and
- Tree Protection Plan, prepared by NRSI and dated January 2026.

MORE INFORMATION: Should you require a copy of this Notice in an alternative text please contact our office.

Additional information as noted above in support of this application can be viewed by contacting Planning staff to **schedule an appointment** to view the documents at the Township Administration building located at 24 Church Street West, Elmira weekdays between 8:30 am and 4:30 pm.
To schedule an appointment please call 519-669-6040 or email planning@woolwich.ca

View / print the information from the Township EngageWR page – engagewr.ca / Thomasfield Homes Limited, 2699 Victoria Street North, Breslau

HOW TO PARTICIPATE: WATCH the Public Meeting / Council meeting online via the Woolwich Township YouTube channel at www.youtube.com/@woolwichtownship9588 or in person at the Administration Office at 24 Church St. W in Elmira. Registration is not required to watch a meeting.

SPEAK at the Public Meeting by REGISTERING with the Committee Clerk on or before 10:00 am on September 15, 2026. How to register:

- online by searching: form.woolwich.ca/Speak-to-Council;
- by email to clerk@woolwich.ca; or
- by phone at 519-669-6004 or toll free 1-877-969-0094 ext. 6004

If registering by phone or email, you must provide your name, phone number, email, the application number you would like to comment on, and if you wish to speak in person or virtually (Zoom). Once you are registered, the Committee Clerk will forward information on how to attend in person or virtually. If you would like more information on speaking to Council, visit www.woolwich.ca/learn-about/council/council-meetings.

If you are concerned that you do not have access to phone or internet or are otherwise concerned about the reliability of your signal, please ensure that you either attend in person or submit written comments (see instructions below). Written comments do not negate your opportunity to also speak at the Public Meeting but do ensure your voice is heard should your electronic connection to the meeting not work.

WHY REGISTER: By registering, staff can ensure that virtual speakers are provided access to the meeting, can confirm which application you are commenting on and, the meeting Chair can call on you at the appropriate time to comment if you wish to do so.

SUBMITTING COMMENTS AND REQUESTING NOTIFICATION You can express your concerns/ comments about the proposed changes in writing to the Township of Woolwich. Any comments received on or before **Thursday September 3, 2026** (Note that this date is before the public meeting) will be included in a report prepared by Development Services and presented at the Public Meeting. Any comments received after the Public Meeting, but prior to Council making a decision on the applications, will be considered.

The personal information accompanying your submission is being collected under the authority of the Planning Act and may form part of the public record which may be released to the public. This information is collected and maintained for the purpose of creating a record that is available to the general public at the Committee of the Whole and Council meetings. Please note that while the Committee of the Whole and Council may redact some personal information such as email addresses and phone numbers, your submissions will otherwise be made public in their entirety. Questions about this collection should be directed to the Records and Freedom of Information Officer at 519-669-1647 or 1-877-969-0094 ext. 6005.

If you wish to be notified of future meetings and reports regarding these applications, please:

- submit a written request, noting that you wish to be kept informed, to the Township of Woolwich, Development Services, 24 Church Street West, Box 158, Elmira, Ontario N3B 2Z6, or
- email your request noting that you wish to be kept informed to planning@woolwich.ca

HIGHLIGHTS OF THE PROCESS What is a Zone Change / Official Plan? Each property in the Township is zoned and designated for a type of land use. Industrial or residential, are examples of land use. If the property owner wants to change the approved land use, they must apply to the Township to have the property rezoned and re-designated. The Township then begins the Zone Change and Official Plan Amendment process which is required by law under the Planning Act, 1990.

What is a Subdivision? Land within a Settlement Area may have the potential to be further developed into lots, blocks and roads. Lands are usually subdivided for residential or industrial subdivisions. If a property owner wishes to develop land in this manner they must submit a Plan of Subdivision.

The process ensures that those affected by the activities on the property have the chance to express their concerns before any decisions are made. It also allows the Township to ensure all government regulations are complied with such as parking, traffic, and local by-laws such as noise levels.

The Planning Act lists the steps that must be taken to ensure that all issues are looked after. This notice is an example of one of the many activities that the Planning Act requires the Township to complete.

COMMITTEE OF THE WHOLE: After receiving and reviewing comments staff will prepare a report and recommendation for the Committee of the Whole. Committee of the Whole consists of all members of Council who sit as a Committee to hear various applications. The Committee makes a recommendation to Council which could include approving, refusing, amending or deferring the applications.

COUNCIL: Council can then approve, refuse, amend or defer the applications. If the applications are approved then Council passes the respective By-laws.

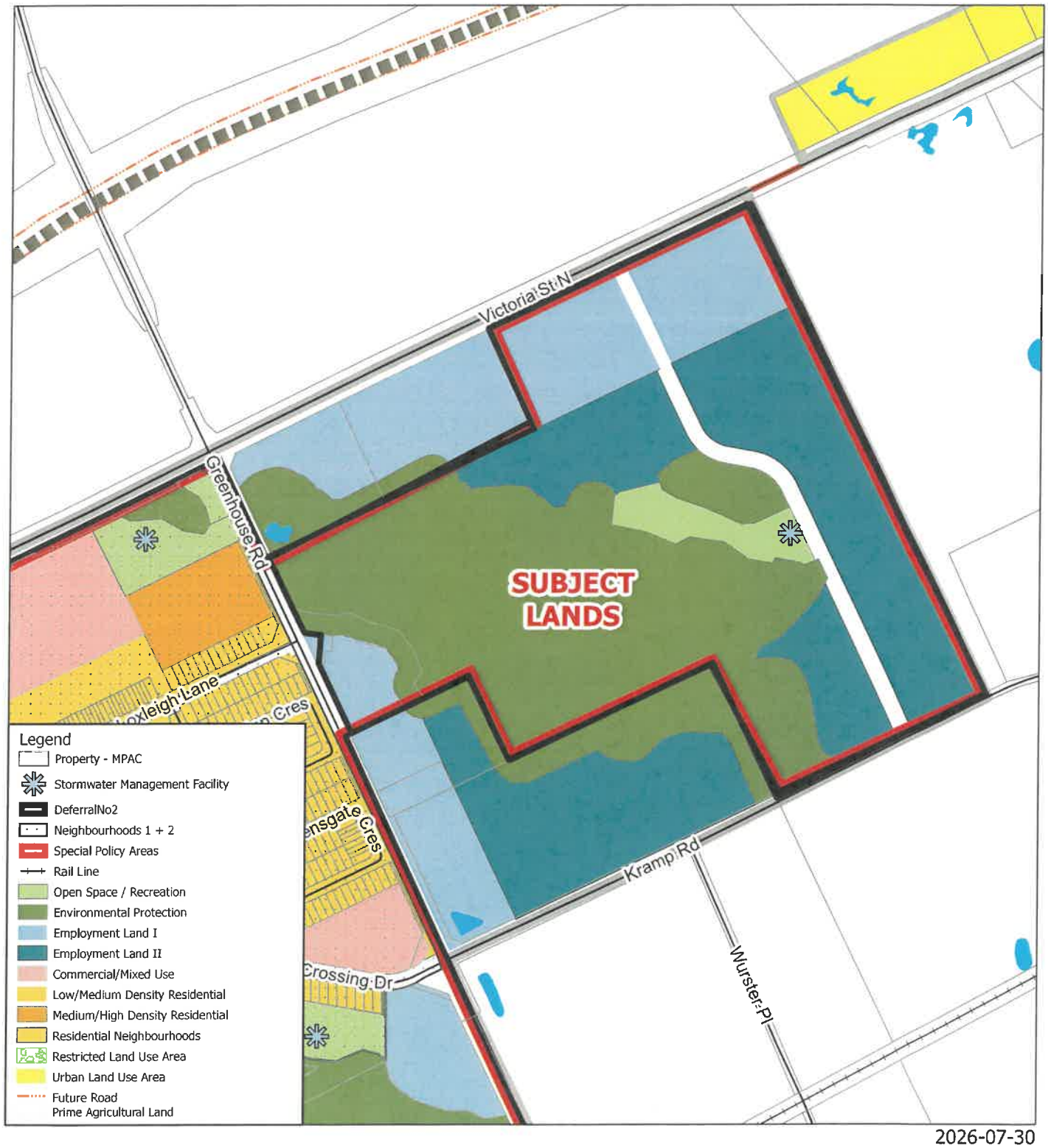
NOTICE OF PASSING: When a By-law has been passed by Council a Notice of Passing is mailed, within 15 days, to all property owners previously circulated and those requesting notification.

APPEAL RIGHTS: TAKE NOTICE that if a specified person or public body (as defined in the Planning Act), or the registered owner of land to which the by-law would apply, would otherwise have an ability to appeal the decision of the Council of the Township of Woolwich to the Ontario Land Tribunal but if the specified person, public body, or registered owner does not make oral submissions at a public meeting or make written submissions to the Township of Woolwich before the by-law is passed the specified person, public body, or registered owner is not entitled to appeal the decision. In other words, if an eligible specified person, public body, or landowner does not make an oral or written submission to Council before the by-law is passed, then they are ineligible to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Woolwich before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

MAP 1 - Official Plan
File Number: 2026/03
File Type: Official Plan Amendment, Zoning By-Law Amendment & Modifications to Draft Plan of Subdivision 30T11701
Location: 2699 Victoria Street North & Greenhouse Road (Plan 58M657 Block 124)

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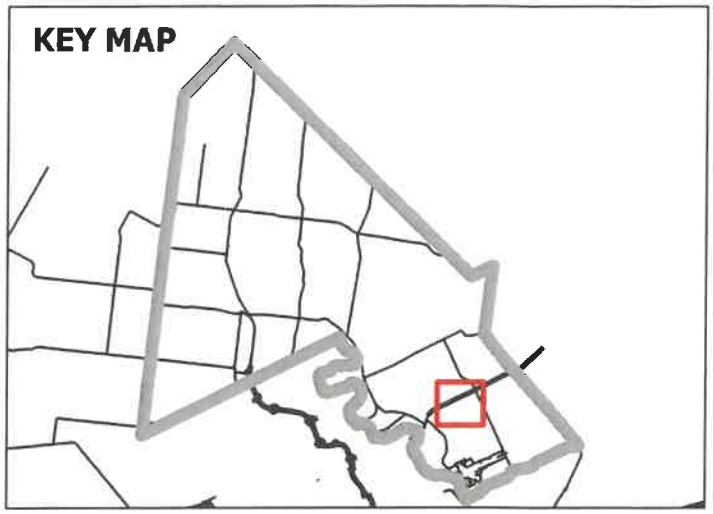
MAP 2 - Zoning
File Number: 2026/03
File Type: Official Plan Amendment, Zoning By-Law Amendment & Modifications to Draft Plan of Subdivision 30T11701

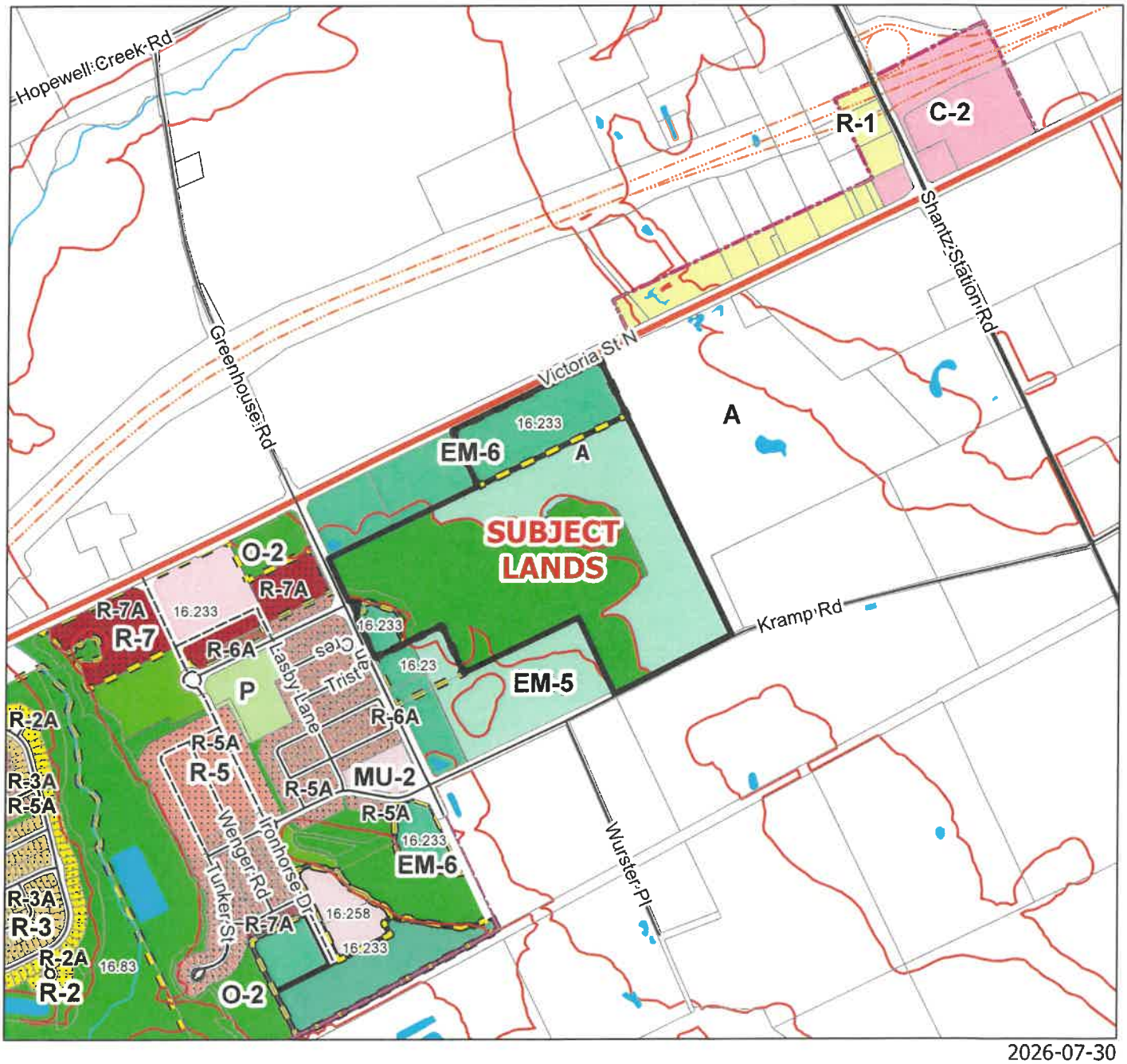
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MAP 3- Aerial Photo
File Number: 2026-03
File Type: Official Plan Amendment, Zoning By-Law Amendment & Modifications to Draft Plan of Subdivision 30T11701
Location: 2699 Victoria Street North and Greenhouse Road (Plan 58M657 Block 124)

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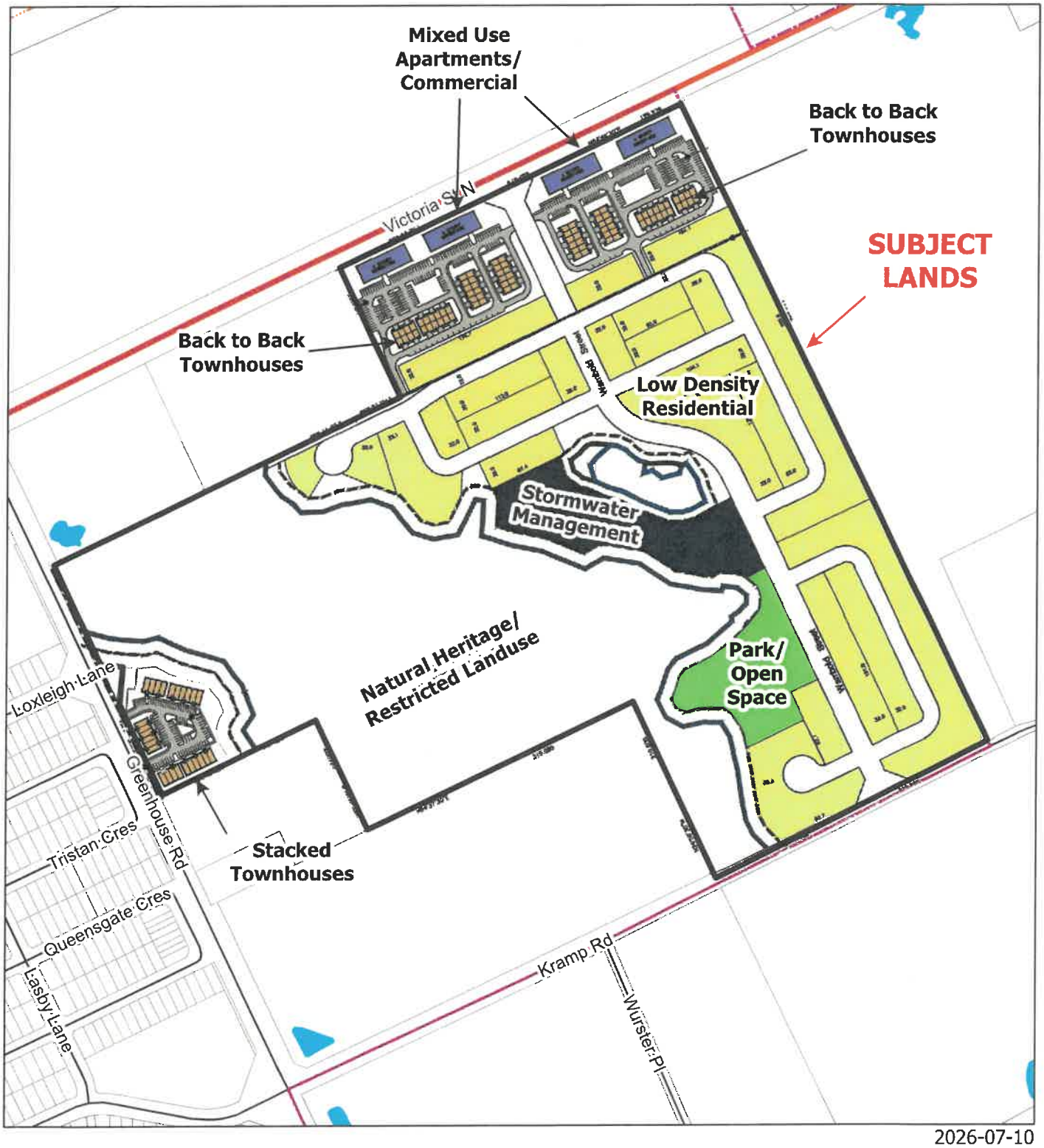
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MAP 4 - Conceptual Plan
File Number: 2026-03
File Type: Official Plan Amendment, Zoning By-Law Amendment & Modifications to Draft Plan of Subdivision 30T11701
Location: 2699 Victoria Street North and Greenhouse Road (Plan 58M657 Block 124)

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