# DEVELOPMENT SERVICES
## *Staff Report*

| | |
|---|---|
| REPORT NO: | DS-2026-16 |
| TO: | Council on July 27, 2026 |
| SUBMITTED BY: | Andrew Martin, MCIP RPP, Director of Development Services |
| PREPARED BY: | Andrew Martin, MCIP RPP, Director of Development Services |
| REVIEWED BY: | Jeff Willmer, Chief Administrative Officer |
| DATE: | July 15, 2026 |
| SUBJECT: | Official Plan Amendment Application 02/26 and Zone Change Application 03/26, 67 Beck Street, Baden |

RECOMMENDATION:

THAT Report DS-2026-16 Official Plan Amendment Application 02/26 and Zone Change Application 03/26, 67 Beck Street, Baden be received for information; and

THAT Council approve Official Plan Amendment Application 02/26 as set out in Official Plan Amendment 15 included as “Attachment B” to Report DS 2026-16; and

THAT Council approve Zone Change Application 03/26 as set out in the draft by-law included as “Attachment C” to Report 2026-16.

SUMMARY:

The Township of Wilmot is in receipt of applications to amend the Township’s Official Plan and Township Zoning By-law.

The lands are designated Light Industrial and located with the Urban Growth Centre in the Township Official Plan and are zoned Zone 10 (Industrial) and Zone 3 (Residential) within the Township Zoning By-law 83-38, as amended.

OPAA 02/26 proposes to change the designation of the subject lands from Light Industrial to Urban Residential within the current Township Official Plan.

ZCA 03/26 proposes to change the zoning to Zone 4 (Residential) with site specific provisions with respect to setbacks and parking standards.

Together the applications would designate and zone the lands to accommodate 66 residential units in the form of stacked and stacked back-to-back townhome units.

Since the June 22, 2026 Public Meeting, the concept plan was revised to add additional parking and accommodate a parking ratio of 1.5 spaces per dwelling unit.

This report recommends approval of both the official plan amendment and zone change application. The applications represent the logical and orderly development of lands within the Baden Urban Growth Centre.

BACKGROUND:

A Public Meeting was held on June 22, 2026. The following is a summary of comments received prior to and at the Public Meeting.

Public: (written comments are included as Attachment D)

Mark Ware, Turtle Mountain Seed Co. (formerly Baden Feed) – written comments highlighting the need for mitigation from existing operations and to ensure sufficient parking and snow storage capacity is available on site.

Ross Good, Oasis Mennonite Church – verbal submission at Public Meeting wanting to ensure there is sufficient parking provided.

Agencies:

GRCA – no comments

Enova – no concerns

Six Nations of the Grand River Elected Council – suggestions for native species for landscaping, and supporting parking reductions. The comments have been shared with the property owner for their consideration.

Region of Waterloo – comments regarding functional servicing review to be addressed through a future site plan approval application.

REPORT:

The Township of Wilmot is in receipt of applications to amend the Township's Official Plan and Township Zoning By-law. The lands to which these applications apply were previously used as part of mill operations with all buildings and a rail spur line previously removed from the property. The now vacant property consists of approximately 0.77ha and is located south of Beck Street and north of Charles Street.

The lands are designated Light Industrial and located with the Urban Grown Centre in the Township Official Plan and are zoned Zone 10 (Industrial) and Zone 3 (Residential) within the Township Zoning By-law 83-38, as amended.

The development concept proposes 3-storey stacked back-to-back townhome units fronting Beck Street, and a 2-storey stacked townhome block internal to the site.

Access to the property is proposed via both Beck Street and Charles Street. The developer proposes to extend Beck Street beyond its current constructed limit to include a turnaround facility. Ultimately, should Beck Street be extended further west in the future, the turnaround facility would be eliminated and the portion of private property proposed to be occupied by the turn around would be utilized for additional parking and landscaping.

The Official Plan Amendment proposes to change the designation of the subject lands to Urban Residential within the current Official Plan. The lands are identified as Mixed-Use within the draft new Official Plan which supports the proposed redevelopment.

The Zone Change Application proposes to change the zoning of the property to Zone 4 to permit up to 66 residential units. Since the June public meeting, minor revisions to the plan have been made to increase the off-street parking provided. The table below identifies the previously proposed site-specific regulations and those changes required to implement the proposed revised concept.

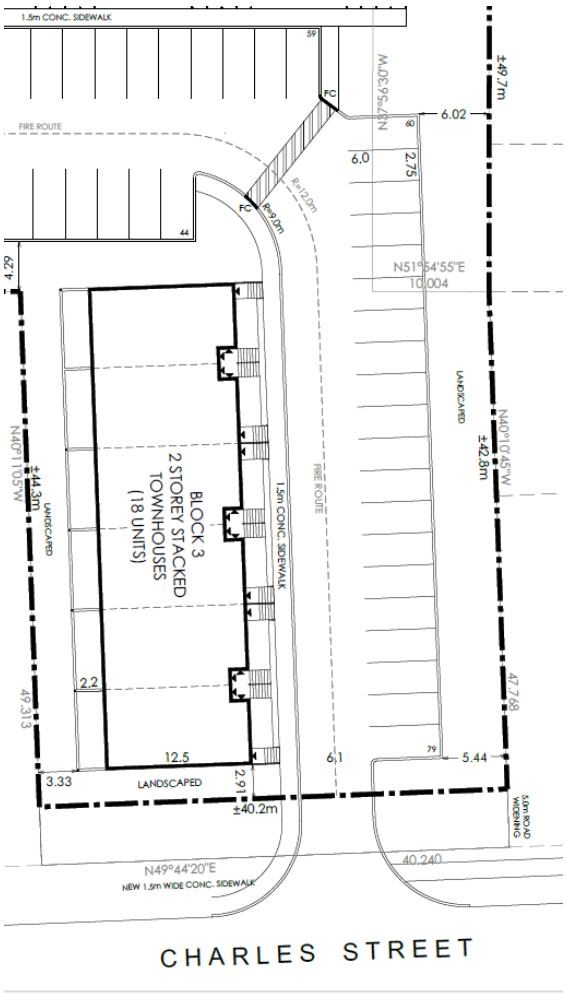
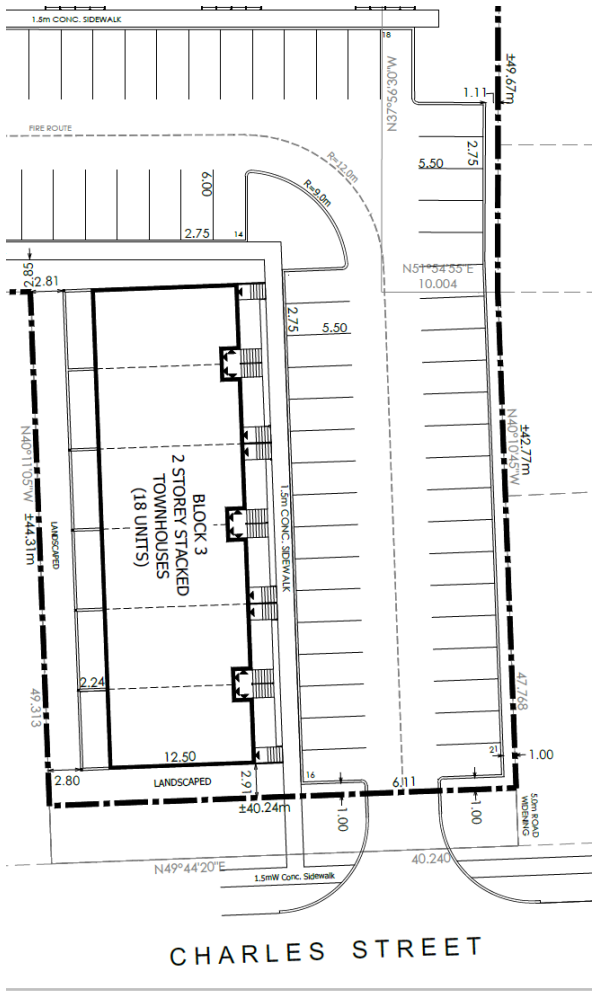
| **Request** | **June Concept** | **Revised Concept** |
|---|---|---|
| Reduced front yard setback (Charles Street) | From 7.6m to 2.91m | Unchanged |
| Reduced rear yard setback (Beck Street) | From 7.5m to 6.87m | Unchanged |
| Reduced side yard setback | From 3.0m or half the building height to 3.0m (a reduction from approximately 5.5m for a 3-storey building) | From 3.0m or half the building height:<br>1. For 3-storey buildings to 3.0m (a reduction from approximately 5.5m)<br>2. For a 2-storey building to 2.8m (a reduction from approximately 3.6m) |
| Reduced required parking | From 2.5 spaces per unit to 1.2 spaces per unit<br>Total reduction from 165 spaces to 79 spaces | From 2.5 spaces per unit to 1.51 spaces per unit<br>Total reduction from 165 spaces to 100 spaces |
| Parking within front yard setback (between building and Charles Street) | The zoning by-law does not permit required parking within a front yard setback. No change was proposed (parking was proposed in line with the building at 2.91 from front property line). | Building continues to be proposed with a 2.91m front yard setback; parking is proposed to be 1.0m of the front property line. |
| Reduce depth of a parking space | No changes were proposed | For 37 parking spaces, reduce the parking space depth from 6.0m to 5.5m. |

Significant discussion occurred at the Public Meeting around the need for additional parking which resulted on the revised concept (included as Attachment A).

The development concept considered at the June Public Meeting proposed a ratio of 1.2 spaces per unit (79 spaces) and was supported by the outcome of a parking assessment which concluded that parking should be provided in the range of 0.91 to 1.26 spaces per unit.

The zoning by-law requires 2.5 parking spaces per unit for a traditional cluster townhome development. This development proposes stacked townhome units which are more akin to apartment units. The Township zoning by-law requires 1.5 spaces per unit for apartment buildings which would equate to 99 parking spaces.

In response to parking concerns, the applicants revised the development concept by providing two rows of parking instead of one in front of the 2-storey townhome block.

| **June Concept** | **Revised Concept** |
|---|---|
|  |  |



As illustrated in the comparison images above, the revision resulted in a slightly reduced side yard setback for the 2-storey building from 3.33m to 2.80m. In order to maximize the side yard setback of the building and maintain a buffer between the parking area and the property line, the concept proposes to reduce the depth of the 37 spaces in this area from 6.0m to 5.5m. A 5.5m parking space depth is applied in many jurisdictions as a standard. That said, for larger vehicles

that may not be accommodated in 5.5m, 63 of the spaces within the remainder of the development maintain a depth of 6.0m.

Staff suggest that these requested modifications to the regulations are minor, but significantly improve the development concept by increasing the available parking and bringing the parking ratio in line with current standards for an apartment building within the zoning by-law.

As summarized within the June staff report, technical aspects to support redevelopment of the subject lands have been addressed.

A record of site condition was previously filed for the property providing clearance for redevelopment of the site. Additionally, a Stage 1 and 2 Archaeological Assessment was completed for the property determining that no further archaeological assessment was required.

A noise and vibration study was completed for the proposed development and subsequently peer reviewed. The development will require standard mitigation measures including installation of air conditioning for all units, brick veneer or equivalent construction along with upgraded window rating requirements and foundation wall thickness for the blocks fronting Beck Street. The development would also include standard noise warning clauses to advise of mitigation measures included in units and to advise of the proximity of the railway and existing commercial/industrial uses.

A traffic impact assessment was undertaken for the development which concluded that the development would not impact the continued satisfactory operation of adjacent municipal streets and their associated intersections.

Staff support that the proposed development concept is appropriate for the location of the property within the current Baden Urban Growth Centre. Revisions to the development concept adequately address parking deficiencies from the initial concept and align standards that have successfully been applied to other infilling redevelopments.

## 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
Attachment B: OPA 15
Attachment C: Draft zoning by-law
Attachment D: Public comments

# Concept Plan

**67 Beck Street**
Baden, ON
Township of Wilmot

## LEGEND

Subject Lands

| Zoning By-law 2020-026 *Stacked Townhouses* Z4-xx Zone | | |
|---|---|---|
| **Regulation** | **Required** | **Provided** |
| Lot Area (min) | 6,720m² | ±7,341m² |
| Density (max) | n/a | 90 upha = 66 units |
| Lot Width (min) | 30.0m | 113.5m |
| Front Yard - Charles St (min) | 7.6m | *2.9m |
| Interior Side Yard (min) | 6.0m (3.0m or 1/2 bldg height, whichever greater) | *2.8m |
| Rear Yard - Beck St (min) | 7.5m | *6.8m |
| Lot Coverage without Attached Garage (max) | 30% (2,202m²) | 26.6% (1,956m²) |
| Building Height (max) | 10.5m or 3-storeys, whichever greater | 3-storeys |
| Off-Street Parking | 2.5 spaces/unit (165 spaces) | 100 spaces (1.5 spaces/unit) |
| Barrier Free Parking | 4% of Required Parking (100x4%=4 spaces) | 4 spaces |
| Total Units - 66 | | |

*Requires special provisions

Survey: Plan 58R-18634, McKechnie Surveying Inc. (May 25, 2015)

**DATE** July. 3, 2026

**SCALE** 1:500

**DRAWN** LC/CAC/CT

**FILE** 21294B

K:\21294B-76 MILL ST-BADEN\CP\21294B_CONCEPT PLAN_03JULY2026.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

# AMENDMENT NO. 15

# TO THE

# TOWNSHIP OF WILMOT

# OFFICIAL PLAN

The Corporation of the Township of Wilmot
60 Snyder's Road West, Baden, ON N3A 1A1

Amendment No. 15 to the Official Plan of the Township of Wilmot is hereby approved in accordance with Sections 17 and 21 of the *Planning Act, R.S.O. 1990, Chapter p. 13,* as amended and By-law 2026-xx.

July 27 2026
Approval Date

Mayor

August 18, 2026
Date Approval Comes into Effect

Clerk

**THE CORPORATION OF THE TOWNSHIP OF WILMOT**

**BY-LAW NO. 2026-xx**

**A BY-LAW to adopt Amendment Number 15 to the Township of Wilmot Official Plan.**

**WHEREAS** Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended, empowers the Township of Wilmot to adopt an Official Plan and to make Amendments thereto.

**BE IT THEREFORE ENACTED** by the Council of the Corporation of the Township of Wilmot as follows:

1. That Amendment No. 15 to the Township of Wilmot Official Plan, consisting of the explanatory text and schedules, is hereby adopted and approved.
2. That the Mayor and Clerk are hereby directed to execute the said Amendment No. 15 to the Township of Wilmot Official Plan on behalf of the Corporation and to affix thereto the Corporate Seal.
3. That this By-law shall come into force and effect on the day of the final passing thereof.

**READ a First, Second, Third and Final time and passed this 27th day of July, 2026.**

_____
MAYOR – Natasha Salonen

_____
CLERK – Amelia Jaggard

Authority: Council Resolution 2026-
Staff Report Number: DS-2026-16
Staff Report Date: July 14, 2026

# AMENDMENT NO. 15
# TO THE
# TOWNSHIP OF WILMOT
# OFFICIAL PLAN

## SECTION 1 – TITLE AND COMPONENTS

This Amendment shall be referred to as Amendment No. 15 to the Township of Wilmot Official Plan.

## SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to:

1. to change the designation of the subject property from Light Industrial to Urban Residential.

## SECTION 3 – BASIS OF THE AMENDMENT

The lands subject to this amendment are located between Beck Street and Charles Street, west of Mill Street in Baden and includes Part 1, Plan 58R-18634 and Alley, Plan 633. The lands subject to the amendment are presently undeveloped, but were previously used as part of mill operations in the area.

An application for amendment to the Township Official Plan was submitted on April 20, 2026 to change the designation of the subject lands from Light Industrial to Urban Residential as discussed in Section 2 of this amendment.

The requested amendment is appropriate for the following reasons:

- The lands to be re-designated are located within the Baden Urban Growth Centre which promotes infilling and intensification;
- Land use compatibility has been addressed through an approved noise and vibration assessment and a record of site condition;
- The application facilitates logical development of the property

## SECTION 4 – THE AMENDMENT

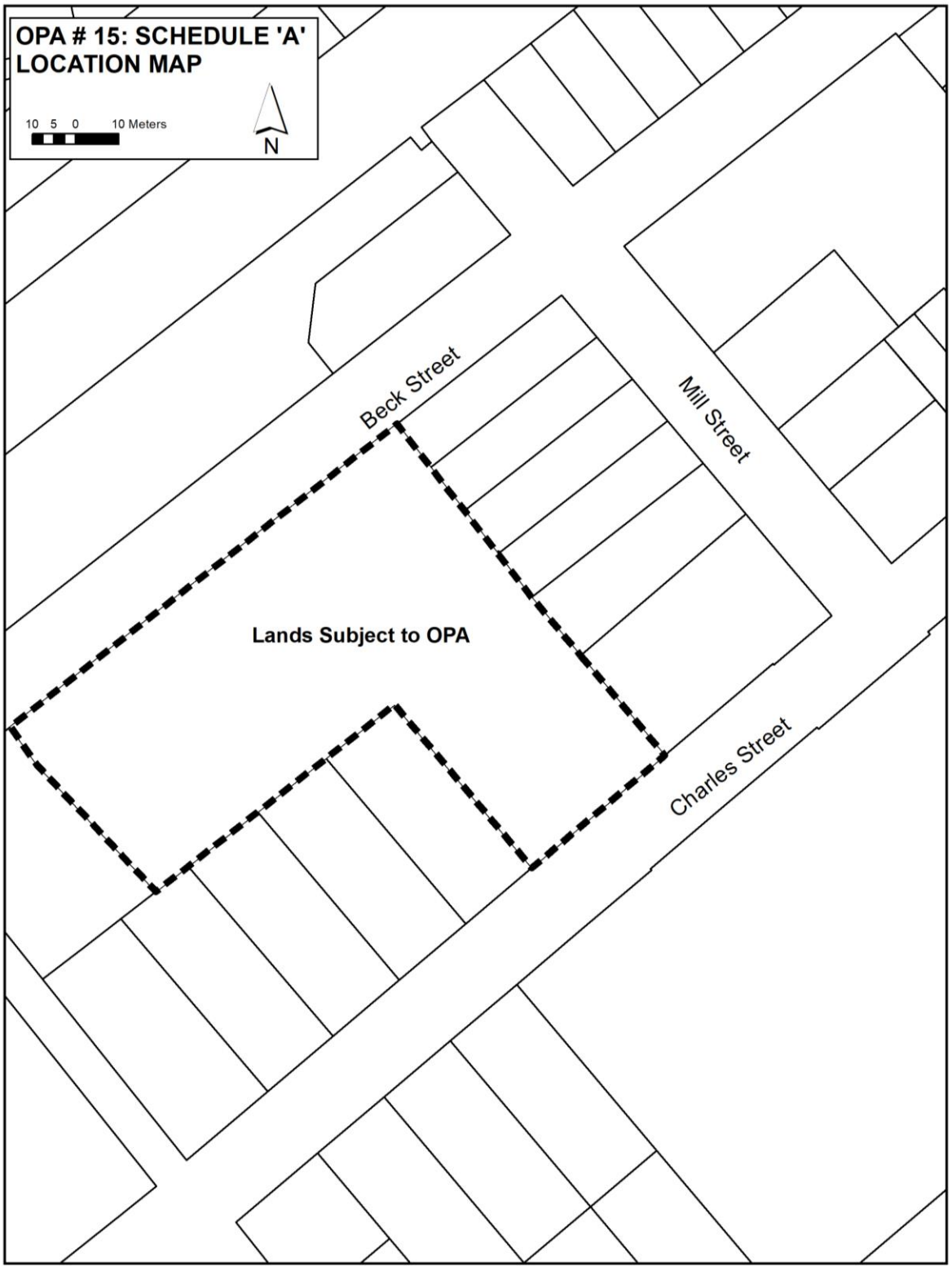
The Official Plan of the Township of Wilmot is hereby amended by:

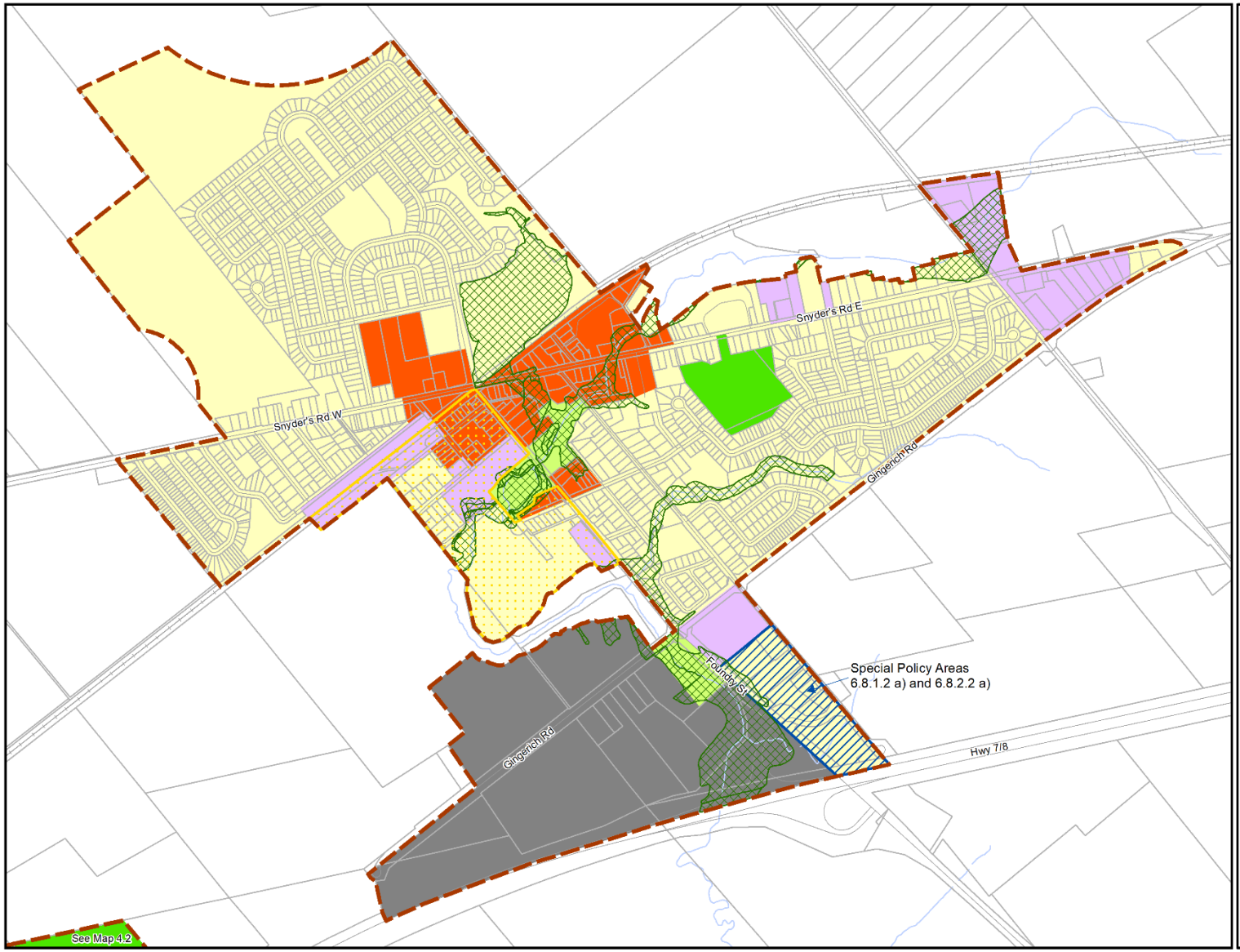
3.1 That the map forming Schedule ‘A’ of this Amendment hereby identifies the lands subject to Amendment No. 15. The designation of these same lands has been amended on the map entitled “Map No. 4.1 Baden Urban Area”, which forms Schedule ‘B’ of this amendment,

3.2 That Map No. 4.1 attached to and forming part of the Township of Wilmot Official Plan entitled “Map No. 4.1 Baden Urban Area”, is hereby repealed and replaced with the map attached to this Amendment, said map forming Schedule ‘B’ of the Amendment and entitled “Map No. 4.1 Baden Urban Area” and having a date of July 2026.

## SECTION 5 – IMPLEMENTATION AND INTERPRETATION

The provisions of the Township of Wilmot Official Plan regarding implementation and interpretation of that Plan shall apply in regard to this Amendment.


OPA # 15: SCHEDULE 'A'
LOCATION MAP
10 5 0 10 Meters
N
Beck Street
Mill Street
Lands Subject to OPA
Charles Street




Township of Wilmot

# Official Plan

## Map 4.1
## Baden Urban Area

### Legend

- Urban Area Boundary
- Urban Growth Centre Overlay
- Environmentally Constrained Lands
- Special Policy Areas
- Urban Residential
- property
- Urban Core Area
- General Industrial
- Light Industrial
- Open Space
- Major Recreation

July 2026

0 150 300 Meters

This map forms part of the Township of Wilmot Official Plan and must be read with the other maps and policies of this Plan.

OPA #15
SCHEDULE 'B'

Produced by:
Township of Wilmot
Development Services

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**THE CORPORATION OF THE TOWNSHIP OF WILMOT**

**BY-LAW NO. 2026-xx**

**A BY-LAW to further amend By-Law No. 83-38 of the Township of Wilmot being a Zoning By-Law for the said Township of Wilmot.**

**WHEREAS** The Corporation of the Township of Wilmot deems it desirable to further amend By-law No. 83-38, being a Zoning By-law for the said Township of Wilmot.

**BE IT THEREFORE ENACTED** by the Council of the Corporation of the Township of Wilmot as follows:

1. Notwithstanding the provisions of By-law 83-38, as amended, the lands described on Schedule “A” and illustrated on Schedule “B” attached to and forming part of this By-law, are hereby removed from Zone 10 (Industrial) and Zone 3 (Residential) and placed within Zone 4 (Residential).

2. Notwithstanding the provisions of By-law 83-38, as amended, the map forming Part 2a of Schedule ‘A’’ to By-law 83-38 shall be amended as necessary to identify the zones established by this by-law and illustrated on Schedule “B” attached to and forming part of this By-law.

3. Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.321.

   Notwithstanding any other provisions of this By-law, the lands described as Part 1, Plan 58R-18634 and Alley, Plan 633, identified as Section 22.321 on the map forming Part 2a of Schedule ‘A’ shall be subject to the following additional and/or modified regulations:

   a) the minimum front yard setback shall be 2.91m
   b) the minimum rear yard setback shall be 6.87m
   c) the minimum side yard setback for a residential building up to 2-stories shall be 2.8m
   d) the minimum side yard setback for a residential building with a height of 3-stories shall be 3.0m
   e) the maximum number of dwelling units shall be 66
   f) parking shall be provided at a minimum rate of 1.51 parking spaces per unit
   g) required off-street parking shall be permitted within the front yard
   h) the minimum depth of 37 parking spaces shall be 5.5m

4. Except as amended by the preceding regulations, the lands described on Schedule "A" attached to and forming part of this by-law and shown on Schedule "B" attached to and forming part of this by-law, shall be subject to all other applicable regulations as set down in By-law No. 83-38, as amended.

5. This by-law shall come into effect on the final passing thereof by the Council of The Corporation of the Township of Wilmot subject to compliance with the provisions of The Planning Act, R.S.O., 1990 and amendments thereto.

**READ a First, Second, Third and Final time and passed this 27th day of July, 2026.**

_____
MAYOR – Natasha Salonen

_____
CLERK – Amelia Jaggard

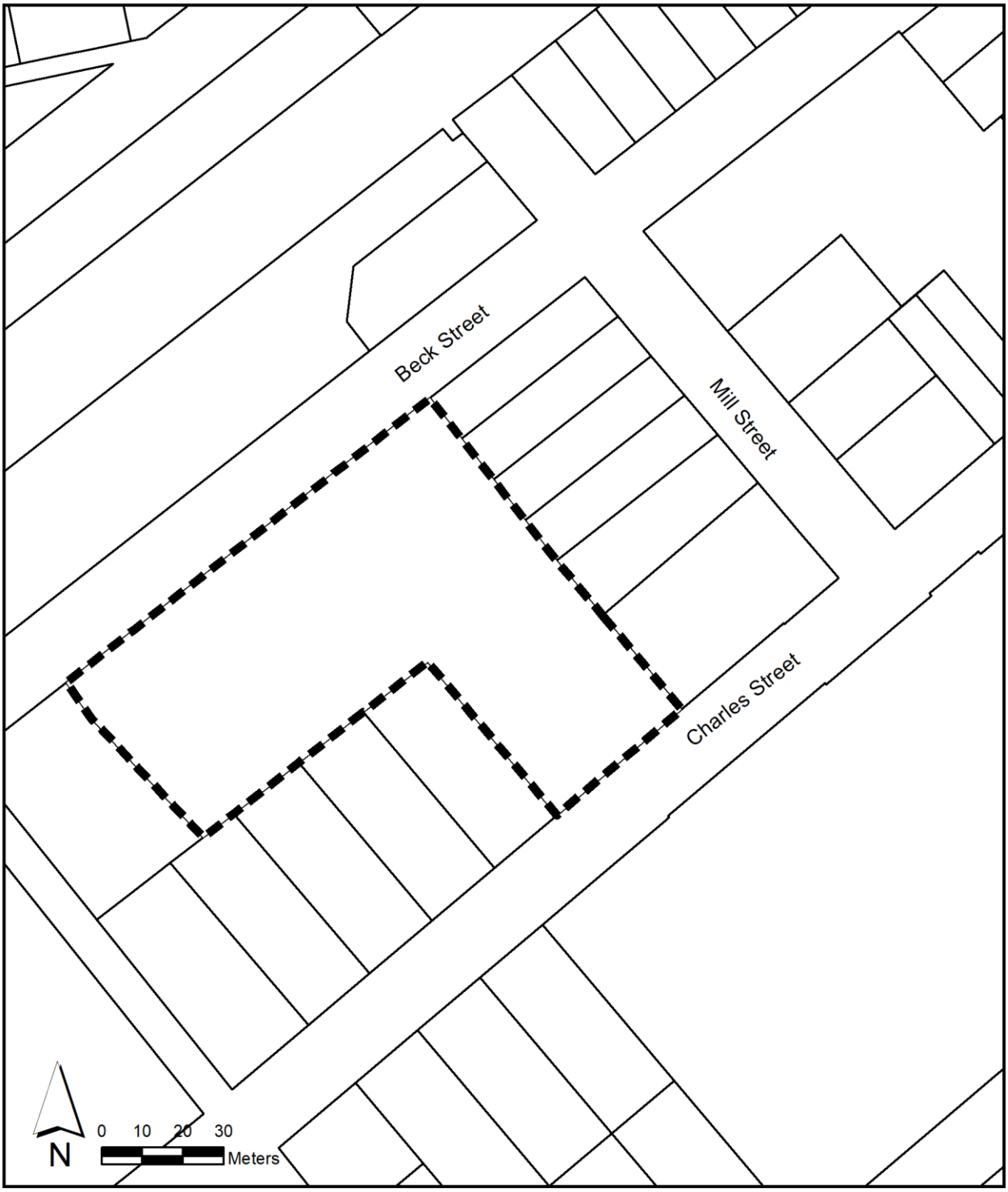
Authority: Council Resolution 2026-
Staff Report Number: DS-2026-16
Staff Report Date: July 14, 2026

## SCHEDULE "A"

**ALL AND SINGULAR** that certain parcel or tract of land and premises situate, lying and being in the Township of Wilmot, in the Regional Municipality of Waterloo and Province of Ontario being composed of Part 1, Plan 58R-18634 and Alley, Plan 633, in the said Township of Wilmot.

**SCHEDULE "B"**
PART 1, PLAN 58R-18634
ALLEY, PLAN 633
TOWNSHIP OF WILMOT

**SUBJECT LANDS OUTLINED THUS:** - - - - - - - - - - -



| | |
|---|---|
| **From:** | Mark Ware |
| **To:** | Planning |
| **Cc:** | Mark Ware; Paul Chapman |
| **Subject:** | 67 Beck Street Development Application |
| **Date:** | May 28, 2026 4:00:58 PM |
| **Attachments:** | image001.png |

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.

To Whom It May Concern

We are writing regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications for 67 Beck Street, Baden.

We support redevelopment and continued investment within the community. However, we also want to ensure it is clearly understood that Turtle Mountain Seed Co., formerly Baden Feed, operates an active manufacturing and distribution facility directly across Beck Street from the proposed development, with additional parking and operational activity adjacent to the property.

Our operation includes transport truck traffic, forklift activity, loading and unloading, outdoor operations, lighting, snow removal activity, and general industrial operations associated with an active feed and seed mill. While our current production schedule generally concludes by approximately 5:00 PM, our business continues to grow and evolve. Future expansion could reasonably include evening operations, overnight production shifts, increased trucking activity, and expanded outdoor operational requirements.

It is important that any future residential development recognizes and accepts the presence of existing industrial and manufacturing operations in this area. We would strongly encourage the Township to consider appropriate measures such as warning clauses, noise acknowledgements, buffering, and site design considerations to help prevent future land use conflicts and protect existing businesses from operational restrictions resulting from nearby residential encroachment.

We also encourage careful consideration of parking capacity, snow storage, and onsite traffic flow within the development to avoid overflow parking impacts or blocked street access affecting surrounding streets and neighbouring commercial and industrial properties.

We appreciate the opportunity to provide comments and look forward to continued balanced growth within the Township.

All the best

**Mark Ware**
**Managing Director**
**Turtle Mountain Seed Co.**
[redacted]
https://turtlemountainseed.com/