



The Corporation of the Township of Wilmot

60 Snyder's Road West, Baden, Ontario N3A 1A1

Development Services Department
t. 519.634.8444
f. 519.634.5044

January 17, 2019

To: Neighbouring Property Owners

Andrew Martin
andrew.martin@wilmot.ca

Dear Sir/Madam:

**Re: Draft Plan of Subdivision Applications 30T-19601 and 30T-19602
Zone Change Application 02/19 and 03/19
MHBC Planning
Part of Lot 20, Concession South of Snyder's Road
Part of Lot 19 and 20, Concession North of Bleams Road
Hamilton Road, Nafziger Road, Highway 7/8**

The Township of Wilmot is in receipt of two applications for approval of Draft Plans of Subdivision and two application for changes to the Township Zoning By-law. The lands to which these applications apply are presently undeveloped and located between Hamilton Road and Nafziger Road, north of Highway 7/8. The lands are designated Light industrial and General Industrial in the Township Official Plan, and are zoned Zone 1 (Agricultural) and Zone 10 (Industrial) within the Township Zoning By-law 83-38, as amended.

Draft plan of subdivision application 30T-19601, filed on behalf of Badenview Developments Inc. is comprised of approximately 42ha and proposes the creation of six separate blocks to accommodate industrial and light industrial uses, a stormwater management block and a municipal street network ultimately linking Hamilton Road and Nafziger Road.

Zone change application 02/19 applies to the Badenview lands and involves two components:

1. In 2005 the east half of the Badenview lands (along with the New Hamburgs lands) were zoned Zone 10 (Industrial). Holding provisions were placed on the property at that time until such time as there was adequate municipal water and sewer capacity for the development and until such time as any concerns from the Grand River Conservation Authority had been addressed. As these matters have either been addressed or will be addressed through the subdivision approval process, this application proposes to remove the holding symbols from the lands.
2. The west side of the Badenview Lands are presently zoned Zone 1 (Agricultural). This application proposes to re-zone the lands Zone 10a (Light Industrial) and to specify the light industrial uses to be permitted on the property. A complete list of proposed uses can be found online at www.wilmot.ca/devapps or in the Development Services Department.

Draft plan of subdivision application 30T-19602, filed on behalf of New Hamburgs Inc. is comprised of approximately 9.9ha and proposes the creation of thirteen separate blocks to accommodate industrial uses, an emergency access block, and a municipal street network connecting to Nafziger Road and to Hamilton Road through the abutting Badenview Developments subdivision.

Zone change application 03/19 applies to the New Hamburgs lands and involves two components:

1. To remove the holding symbols from all of the lands as discussed in item one of zone change application 02/19.
2. To add the list of light industrial uses proposed in item two of zone change application 02/19 to the existing industrial zoning of the New Hamburgs lands.

The Public Meeting to consider these applications will be held on Monday February 11, 2019 in the Council Chambers, 60 Snyder's Road West, Baden at 7:00 p.m. Any comments on the applications are requested before February 5, 2019. Be advised that comments received become part of the public record and may be posted

on the Township's official website. Additional information can be obtained online at www.wilmot.ca/devapps or by contacting the Development Services Department during regular business hours at 519.634.8444. Copies of the staff report will be available online at www.wilmot.ca/devapps or in the Development Services Department on or after February 7, 2019.

Appeal with respect to Draft Plan of Subdivision

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Regional Municipality of Waterloo to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Regional Municipality of Waterloo in respect of the proposed draft plan of subdivision, you must make a written request to the Regional Municipality of Waterloo, 150 Frederick Street, Kitchener, ON N2G 4J3.

Appeal with respect to Zone Change Application

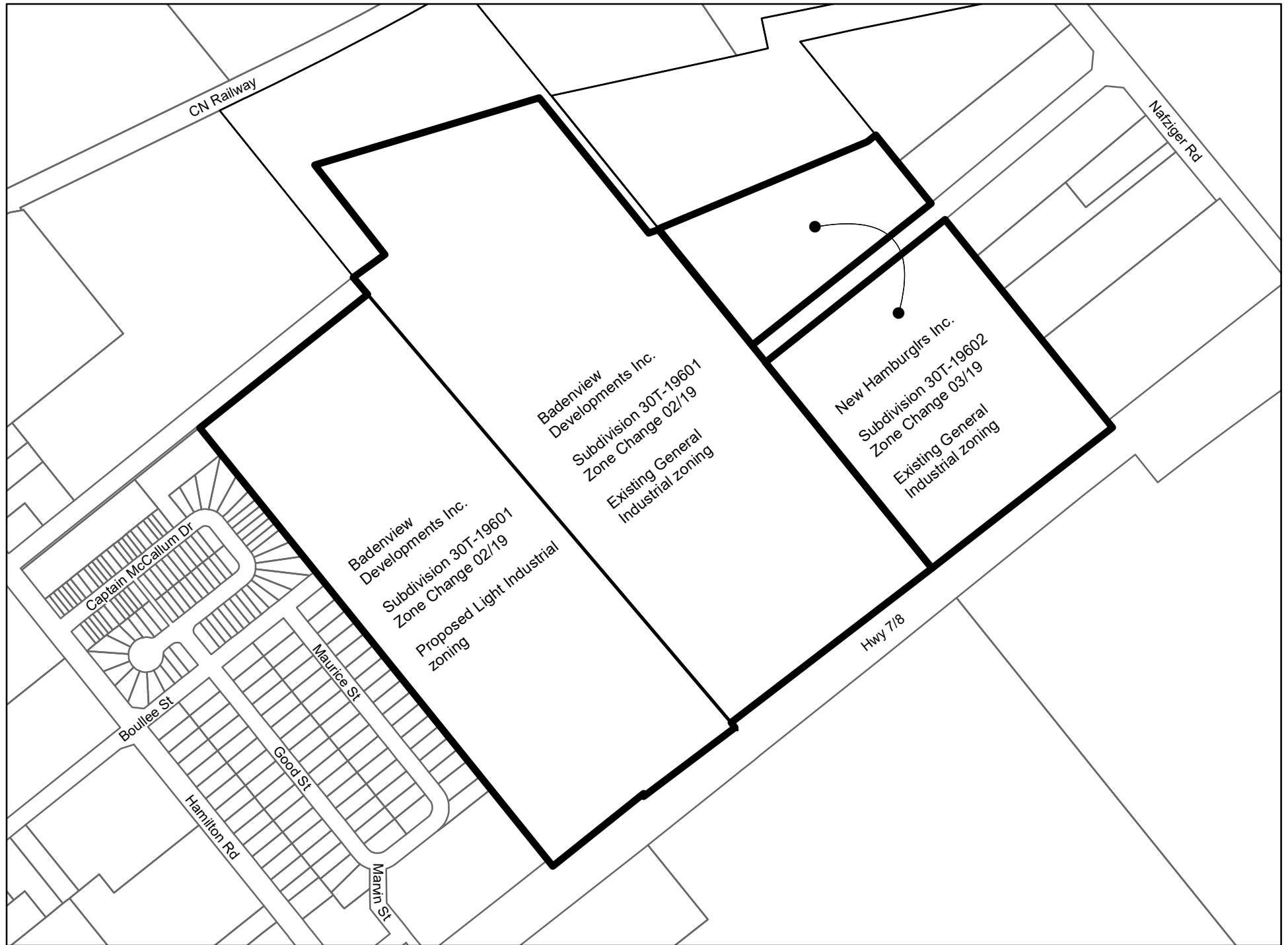
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Wilmot before the by-law is passed, the person or public body is not entitled to appeal the decision of Township of Wilmot Council to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Wilmot 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Sincerely,

A handwritten signature in dark ink, appearing to read 'A. Martin', with a stylized flourish at the end.

Andrew Martin, MCIP RPP
Manager of Planning/EDO



CN Railway

Natziger Rd

Badenview
Developments Inc.
Subdivision 30T-19601
Zone Change 02/19
Existing General
Industrial zoning

New Hamburgs Inc.
Subdivision 30T-19602
Zone Change 03/19
Existing General
Industrial zoning

Badenview
Developments Inc.
Subdivision 30T-19601
Zone Change 02/19
Proposed Light Industrial
zoning

Hwy 7/8

Captain McCallum Dr

Bouleee St

Maurice St

Good St

Hamilton Rd

Main St