



Dueck, Sauer, Jutzi & Noll^{LLP}
BARRISTERS • SOLICITORS • ADR SERVICES

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T. C. Dueck*
L. E. Sauer***
D. R. Jutzi**
R. A. Noll
T. P. Jutzi
K. E. Hooper
R. A. Brown
R. K. Gill

FAXED TO: 519-634-5522
NUMBER OF PAGES: 3
ORIGINAL TO FOLLOW: YES ___ NO X

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August 25, 2017

Township of Wilmot
Administration Complex
60 Snyder's Road West
Baden, Ontario
N3A 1A1

Attention: Harold O'Krafka, Director of Development Services

Dear Mr. O'Krafka:

Re: Proposed Official Plan Amendment, Township of Wilmot 2017
Our Client: Rebel Land Holdings Inc.
Petersburg Boundary

Please note that we have been retained today by Rebel Land Holdings Inc. in connection with the above noted. As you probably know, our client owns the Rebel Creek Golf Course property municipally known as 1517 Snyder's Road, which land is immediately adjacent to the "Petersburg Settlement Area".

The purpose of this letter is to make two requests.

The principals of Rebel Land Holdings Inc. were never notified of the proposed Official Plan Amendments. That is not to say that appropriate Notices were not sent. It is merely to state the principals never received same and were unaware of the proposed changes to the Official Plan and related boundary alignments.

* Chartered Mediator; Practising under T. C. Dueck Law Professional Corporation

** Practising under David R. Jutzi Law Professional Corporation

*** Practising under Lee E. Sauer Law Professional Corporation



As such, would you kindly amend your records to ensure that all future Notices that might be sent to Rebel Land Holdings Inc. be forwarded to the head office, being:

Rebel Land Holdings Inc.
270 Shoemaker Street
Kitchener, Ontario
N2E 3E1
Attention: Mike Malloy

Thank you for your assistance in that regard.

The second request is twofold. The first relates to the fact that our client strongly believes that its lands, which are shown in blue on the attached PIN Map, should be included inside the Petersburg Settlement Area. The second request is that our client would like to be made a "delegation to this process. Our client will be retaining the appropriate planning support professionals to guide them through this process and no doubt further correspondence will be forwarded to you with respect to same from such parties with respect to justification for including such lands inside the Petersburg Settlement Area.

If you have any questions, please contact the undersigned.

Yours very truly,

DUECK, SAUER, JUTZI & NOLL LLP

David R. Jutzi

DRJ:sw

Encl.

R:\User\DAVE\REBEL LAND HOLDINGS INC\Letter to Harold O'Kafka at Twp of Wilmot - August 25, 2017.wpd

* Chartered Mediator; Practising under T. C. Dueck Law Professional Corporation

** Practising under David R. Jutzi Law Professional Corporation

*** Practising under Lee E. Sauer Law Professional Corporation

SCALE



WATERLOO(No. 58)

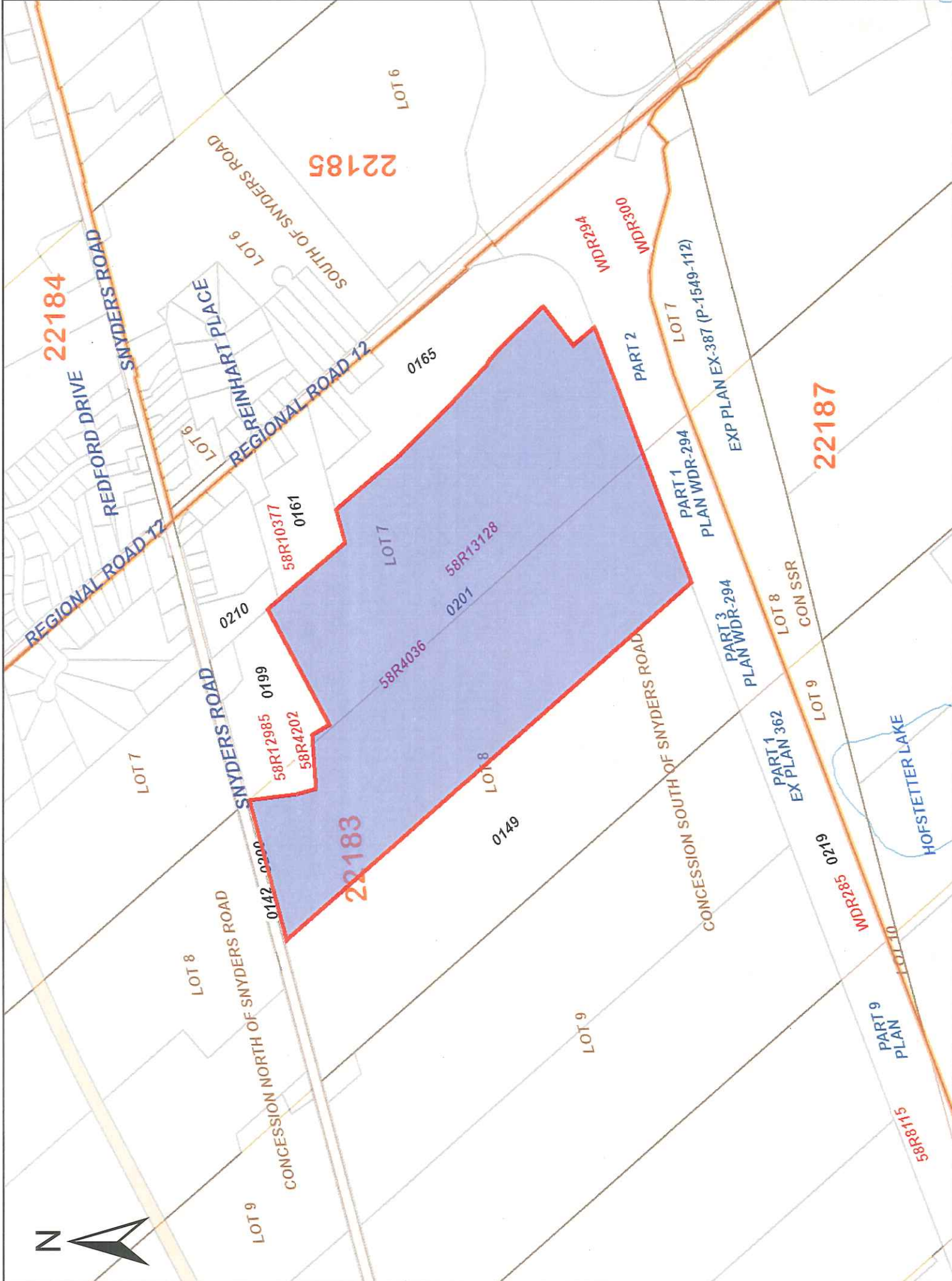
FREEHOLD PROPERTY	0449	08050
LEASEHOLD PROPERTY		
LIMITED INTEREST PROPERTY		
CONDOMINIUM PROPERTY		
RETIRED PIN (MAP UPDATE PENDING)		
PROPERTY NUMBER		
BLOCK NUMBER		
GEOGRAPHIC FABRIC		
EASEMENT		

NOTES

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



From: [Mike Sehl](#)
To: [Harold O'Kafka](#); [Andrew Martin](#)
Cc: [David Jutzi](#)
Subject: Official Plan Amendment No.9 (Conformity Review)/ Official Plan Amendment No.19 (Settlement Boundary Rationalization Review)
Date: Monday, September 18, 2017 8:36:12 PM
Attachments: [doc #1.pdf](#)
[ATT00001.htm](#)
[doc #2.jpeg](#)
[ATT00002.htm](#)

Dear Sirs,

We received your letter of September 14 /17 today.

We are concerned that the current plan does not document the 3 parcels of land we purchased within the existing settlement in 1990. Please see enclosed document, identified as A, B and C. (doc #1)

As well the proposed change in settlement boundary would, I presume eliminate lots A and B that we have purchased with the right to develop at some point in the future.

I trust this is an error in your documentation and would request that you confirm.

<http://www.wilmot.ca/en/doing-business/resources/Documents/OP-conformity-review/DS2017-10.pdf>

Philipsburg Rationalization on page 29 is also included as doc # 2 below.

Sincerely,

Deborah L Jeffery
Michael J Sehl

3301 Erb's Rd
Baden
N3A 3M6

Home 519 634 8221
Cell 519 581 7947
519 588 5371



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

September 28, 2017

Harold O'Krafka/Andrew Martin
Township of Wilmot
60 Snyder's Road West
Baden, ON N3A 1A1

Dear Mr. O'Krafka and Mr. Martin:

**RE: Official Plan Amendment No. 10 (Settlement Boundary Rationalization Review), Activa Holdings Inc.- Baden Lands
OUR FILE 8784'BB'**

I am writing on behalf of our client, Activa Holdings Inc. regarding their lands located immediately outside the established Baden settlement area and adjacent to their Plan of Subdivision (30T-94021 & 30T-04603).

I have attached a plan illustrating their lands in relation to the proposed amendments.

As you know, our client's subdivision (30T-94021) has been planned and designed (e.g. roads, services) contemplating the future development of our client's additional lands. We also note that the Baden and New Hamburg Water and Wastewater Master Plan, contemplates and accounts for the future development of our clients lands.

We have reviewed the Township's boundary rationalization as it relates to our client's lands and note that approximately 15 hectares of our client's lands is proposed to be added to the Township Urban Area and designated Urban Residential. We support the Township's proposal.

We also recognize that some of our client's lands are not proposed to be "rationalized" into the Township Urban Area as a result of constraints associated with regulated features on our client's lands as well as MDS setbacks associated with a neighboring livestock operation. Although we recognize the Provincial MDS Guidelines are intended to manage incompatible land uses relative to existing livestock facilities, we ask that the Township consider permitting infrastructure and other compatible land uses within the MDS area and request that policies be incorporated into the Official Plan that allow for this. This is consistent with the Province's MDS Guidelines (Publication 853), which does not apply MDS to "infrastructure". Infrastructure is a defined term in the MDS Guidelines and is similar to the Provincial Policy Statement definition. Infrastructure would include stormwater management systems, transportation corridors, sewage and water systems, etc.

We therefore kindly request that the policies of the Official Plan recognize and provide for the development and extension of infrastructure outside the urban area boundary in order to service the future development of our client's lands.

We thank you for the opportunity to provide our comments and we look forward to your response.

Please keep us informed of any future decisions with respect to the proposed Official Plan Amendment.

Yours truly

MHBC Planning

A handwritten signature in black ink, appearing to be 'PJC', written over a horizontal line.

Pierre J. Chauvin, MA, MCIP, RPP
PJC/jb

Attach.

cc. Larry Maseo, Jason Malfara, Paul Britton

Township of Wilmot Official Plan Map 4.1 Baden Urban Area DRAFT

Activa - Baden Lands
Township of Wilmot
Region of Waterloo

LEGEND



Subject Lands



Urban Area Boundary



Urban Growth Centre



Environmentally Constrained Lands



Special Policy Areas



Urban Residential



Urban Core



General Industrial



Light Industrial



Open Space



Major Recreation

Source:
Township of Wilmot Official Plan Map 4.1 Baden Urban Area DRAFT (2017)

DATE: September 27, 2017

FILE: 8784BB

SCALE: ±1:10,000

DRAWN: DGS



K:\07181\ACTIVA_BADEN\APPROVAL\WILMOT OFFICIAL PLAN MAPPING.DWG



Carlos Da Silva
Production and Land Development Manager
519-221-5889
Carlos.dasilva@huroncreek.com

October 4, 2017

Mr. Andrew Martin
Planner/EDO

Township of Wilmot
60 Snyder's Rd West,
Baden ON, N3A 1A1

**RE: Official Plan Amendment No. 9 (Conformity Review)
Official Plan Amendment No. 10 (Settlement Boundary Rationalization Review)
Specifically Related to PLAN 1578 PT BLK 19, SHADYBROOK COURT, MANNHEIM**

Dear Mr. Martin

Please accept this letter on behalf of 20666577 ONT INC as opposition to the proposed letter dated September 14, 2017 with respect to Official Plan Amendment No. 9 and Official Plan Amendment No. 10 to fully remove Parcels described as Parcels No 63 and Parcel No 64 on the Mannheim Rationalization Map below (legally known as Plan 1568 PT BLK 19) in its entirety from the Mannheim Settlement area.



Although we would support a portion of the property being removed from the Mannheim Settlement Area we are requesting that a portion of the property be allowed to remain within the settlement area to allow for the construction of a single family 2 storey home.

Attached you will find a sketch of the proposed dwelling on the parcel of land described as Parcel No. 63 and Parcel No. 64 (legally known as Plan 1568 PT BLK 19), showing that a 2 storey home showing that a 2 storey home of 2200 sq. ft. with attached garage can indeed be incorporated within the engineered flood plain and the zoning setbacks of our proposed Zone Change application to 2a (Residential) and show

The sketch also shows our proposed delineation of the lands that we propose be removed from the Mannheim Settlement Area, and the remainder would remain as part of the current Residential Settlement Area in the current Official Plan.


We have submitted an application for a zone change from OS11 (Open Space) to 2a (Residential) for the portion of land that we are requesting to remain within the Mannheim Settlement Area.

We would welcome the opportunity to discuss this further with you.

If you have any questions in the meantime please contact the undersigned

Yours truly,

HURON CREEK DEVELOPMENTS



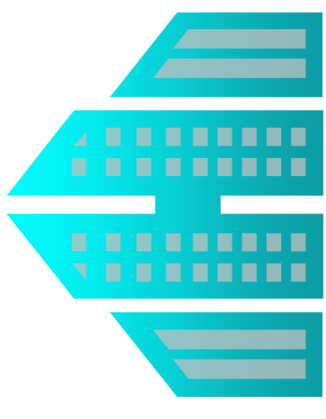
Carlos Da Silva
Manager, Production and Land Development

2066577 ONT INC



Peter Catana
Owner

CC. HAROLD O'KRAFKA



HURON CREEK DEVELOPMENTS

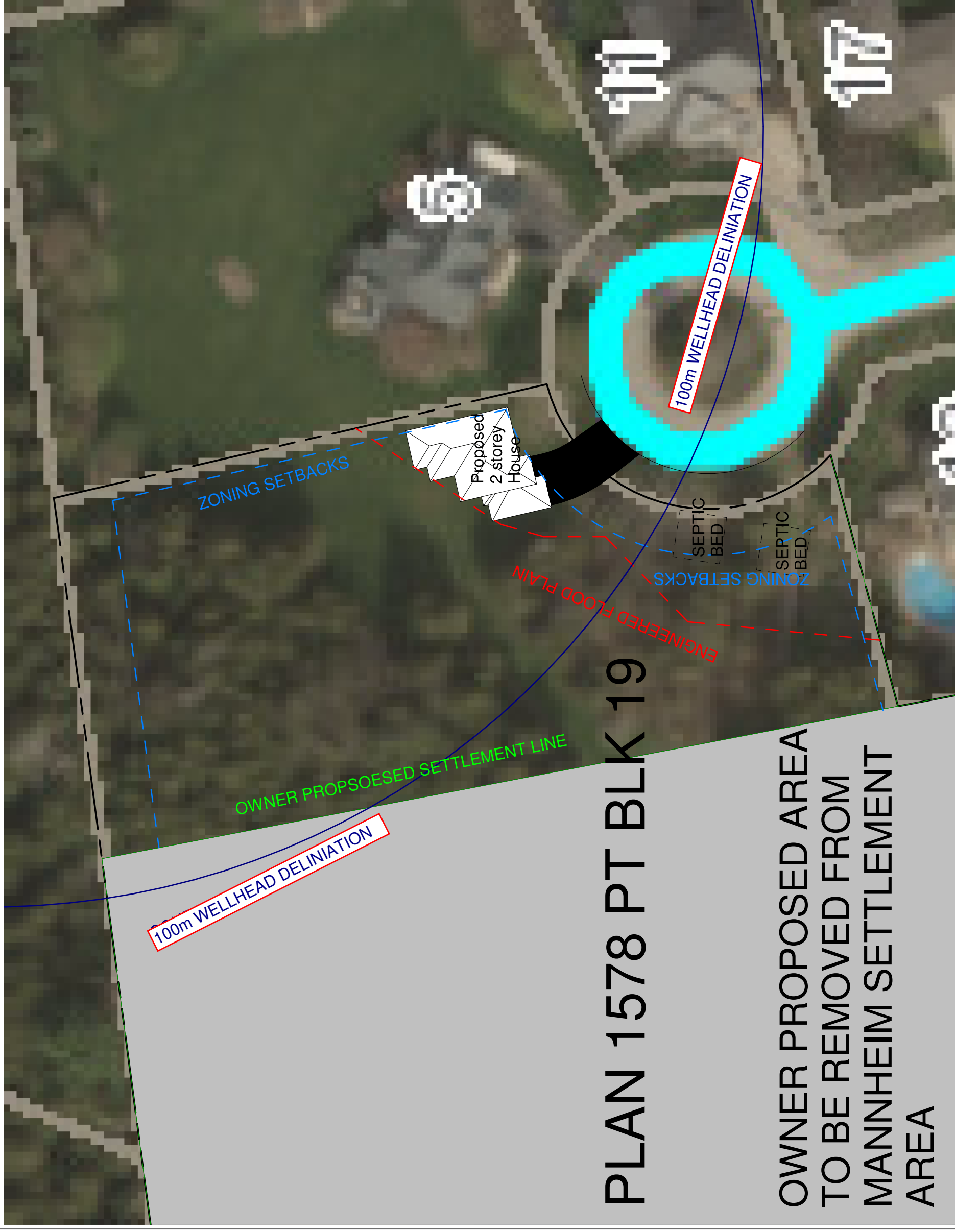
1398 Bethel Rd., P.O. Box 86
New Dundee, ON N0B 2E1
T 226-240-3737
F 226-240-3727 www.huroncreek.com

PLAN 1578 PT
BLK 19

PROPOSED AREA TO
BE LEFT IN
SETTLEMENT

Project number	Project Number
Date	OCTOBER 10, 2017
Drawn by	CDS
Checked by	Checker

A0-03

Scale
1 : 500

From: [Darlene Vandenakerboom](#)
To: [Andrew Martin](#)
Subject: Official Plan Amendment No. 10
Date: Tuesday, October 10, 2017 10:35:20 PM

Dear Andrew,

We purchased the property of 146 Foundry Street, Baden, ON on June 28, 2016 from the estate of the late Enid Schmidt. When we purchased the property, we were told by the selling realtor that the property was currently zoned as "Light Commercial" since a portion of the house had previously been used as an insurance office. The proposed changes in OPA 10 would change this property zoning to "Residential" only. We are NOT in favour of this proposed change to our property and ask that our existing property remain with its current zoning.

Please accept this as our written comment to the Township of Wilmot on these proposed amendments sent prior to October 13, 2017 as specified in the letter we received from the Township dated September 14, 2017. When I called the Township office, I was told you were the contact person for this letter.

Thank you for your consideration of this matter and we look forward to hearing back from you in the near future.

Sincerely,

Darlene and Joe Vandenakerboom
519-878-1252

3-61 Greenwood Drive
NEW HAMBURG, ONT. N3A 1L1

(519) 577-3751

October 12, 2017

Dear Sirs:

RE: OPA's 9 & 10

As a former resident of the Luxemburg area, and life long resident a resident of New Hamburg, I have three concerns in respect to the proposed OPA's.

1. The rationale used is that parcels of land less than one acre are having their development potential removed. I consider this a mistake. There is opportunity with small parcels. I need only point to the three unit Condo we developed at the end of Greenwood Drive, or the 10 unit Condo described as Jacob's Orchard. (just over one acre when the storm pond is included). Such projects are just as valid as a larger subdivision style of development and help to create a greater variety of housing alternatives.
2. I understand that parcels affected by GRCA floodplain restrictions are being removed. There will come a day when the GRCA will undertake some form of flood control on the Nith River. There has been talk about this in the past. This could ultimately lead to the lowering of the GRCA floodplain line, thereby opening development potential for certain Properties proposed herein to be removed. Furthermore, I struggle with the GRCA floodline. The claim is that it is based on Hurricane Hazel. Hurricane Hazel did breach Waterloo St. at what was Elroy Boshart's home and breached Christner Rd. at the Gingerich Drain. It did not back flood fields between New Hamburg and Luxemburg. In the 90's I witnessed a 100 year storm event. It did not breach Waterloo St. but did breach Christner Rd. Since then the culvert at Christner Rd. has been enlarged and the height of the road raised. It seems to me that downstream improvements of the Nith by GRCA have made a positive difference, to the point where the floodplain line should be reviewed.
3. The settlement boundary line around Luxemburg is proposed to be "rationalized". Take a drive to Luxemburg. Clearly the Property described as the "honey farm" is and will always be part of Luxemburg. If the outlook is rationalization, this parcel of land should be added to Luxemburg.

Kindly keep me notified of this process by email to bill.klassen3751@gmail.com

Regards

William (Bill) R. Klassen P.Eng.



October 12, 2017

Dear Sir/Madam,

RE: Official Plan Amendment No. 10

We are writing in response to proposed OPA 10, specifically the changes to the boundary of the Luxemburg Settlement Area.

As proposed on the Luxemburg Rationalization map, Parcel No. 38 would be removed from the area of the Luxemburg Settlement. This is approximately a one half acre area with over 45 meters of frontage on a serviced road. This parcel should retain its status within the Luxemburg Settlement boundary for several reasons;

- A) The potential development of Parcel No. 38, will not remove valuable, producing farmland.
- B) Potential homeowners in this setting would enjoy a better quality of life than can be offered by most town-houses, apartment buildings, or however this area of land might be used elsewhere in the township.
- C) Parcel No 38 has established infrastructure surrounding it and access to utility services making it a very efficient parcel to develop at some future time. I feel efficient use of resources is becoming increasingly important in this world we share.

We further propose that the whole of the 1041 Christner Road parcel (1st Part of Part Lot 20 South Snyders Road) be included in the Luxemburg Settlement Area. We have always felt a part of Luxemburg, our house (built circa 1880) would be one of the oldest structures in the settlement. If the boundary is being rationalized, it seems right to me that the whole of 1041 Christner Road be included in Luxemburg.

On behalf of Nith Valley Apiaries, we are also concerned that business expansion may be hampered by the OPA's and the GRCA's floodplain areas. Growth of our business will entail additional full time jobs over the coming years, and continue the operation of this 99 year old business which, most definitely, is part of Luxemburg. I feel the current floodplain designation of my property calls for a re-evaluation, especially when long term land use planning is being based off of it.

Please give our proposals and concerns due consideration, and keep us updated on the process via mail or email to nithvalleyapiaries@gmail.com

Sincerely

Michael D. Roth

Erika A. Roth

The Township of Wilmot
60 Snyder's Rd W
Baden, Ontario
N3A 1 A1

Re: Township of Wilmot Amendment 9 and 10

To Whom It May Concern,

This letter is to inform the Corporation of the Township of Wilmot that we object to the changes and will be appealing the changes proposed to the Official Plan Amendment pertaining to our property farm at 1140B Waterloo Street, New Hamburg, Ontario N3A 1T3.

I have sent letters received from the Township of Wilmot in regards to Official Plan Amendment No. 9 (Conformity Review) and Amendment No. 10 (Settlement Boundary Rationalization Review) to a professional development and planning firm for their expertise advice on these matters.

Unfortunately, due to the short timeline provided by the Township of Wilmot we will not be able to include all comments in regards to Amendments No. 9 and No. 10 by the date of October 13, 2017. We are in the process of obtaining experts and having our property investigated surveyed. My professional planner and myself are having trouble understanding why after all these years that Wilmot Township wants to remove zone the property at 1140B Waterloo St, New Hamburg, ON, N3A 1T3 from the "Settlement Area" and place it inside the "Countryside Line". We expect to will present further information all our findings at the Public Meeting on October 23, 2017 in the Council Chambers, 60 Snyder's Rd W, and Baden, ON at 7:00pm.

Sincerely,

Craig Swartzentruber

October 13, 2017

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

Attn: Mr. Harold O' Krafka
Director of Development Services

Mr. Andrew Martin
Manager of Planning/EDO

Dear Sirs:

RE: Official Plan Amendment No. 9 (Conformity Review) and Official Plan No. 10 (Settlement Boundary Rationalization Review)
OUR FILE 17303 A

We have recently been retained by C & A Wiebe Farms Limited with respect to the above noted matters and to assess the impact of these proposed amendments on their property located at 1056 Snyder's Road West in Baden ("subject lands"). The subject lands comprise approximately 42.2 hectares (104 acres) and are located on the north side of Snyder's Road, to the east of Waterloo-Oxford District Secondary School and to the west of the existing Activa subdivision. (See attached plans)

The subject lands are currently located outside of the existing Settlement Boundary for Baden but partially located within the Countryside Line (CSL). At present approximately 14.23 ha (35.16 acres) are included within the CSL.

As a result of these Official Plan Amendments, it is proposed that an additional 3.8 ha (9.4 acres) be added to lands within the CSL resulting in a total of 18.03 ha (44.55 acres) being within the CSL. As a result of these amendments, 24.17 ha (59.72 acres) remain outside of the CSL. The amendments do not propose any of the subject lands being included in the Settlement Boundary at this time.

Based on our review of the proposed Amendments, the background report (DS 2017-10) and other related documents such as the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Region of Waterloo Official Plan, we offer the following comments on behalf of our clients.

We support the general thrust and intent of OPA 9 and OPA 10 to direct the majority of future growth in the Township towards the urban settlement areas of Baden and New Hamburg. We also support the Township's rationalization exercise to define lands inside and outside the Countryside Line to best reflect the long term growth aspirations of the Township and to focus most of this future growth between Baden and New Hamburg.

We support the inclusion of lands immediately to the east of the subject lands into the Baden Settlement Boundary (identified as Parcels 39 and 40) on the Baden Rationalization plan. This represents a logical and orderly expansion to the Baden settlement limits and helps to partially round off that part of Baden that lies north of Snyder's Road. Notwithstanding that parcels 39 and 40 are partially constrained from their full inclusion into the settlement area due to MDS setback requirements, it is an appropriate expansion of the settlement area that builds upon approved and developed lands along the north side of Snyder's Road.

We also support the proposed expansion of the CSL that includes the balance of the Activa lands (parcel 40) as well as the property immediately to the west (parcel 39). These entire land holdings are proposed to be included in the CSL and extend up to the southern limit of the Foxwood Golf Course. (See air photo)

With respect to the subject lands, we support the continued inclusion of the southern portion of the property remaining within the CSL and also support, in principle, the expansion of the CSL to include some additional lands. **It is our opinion however, that consideration should be given to expanding the CSL to include the balance of the landholdings in a similar manner to the lands to the east.**

The proposed CSL would effectively fragment the subject lands and severely curtail the property utilization of the northern portion as it would ultimately be surrounded on three sides by residential development and therefore constrained from being used for any viable agricultural operation. Further, once the southern portion of the lands are brought into the settlement limit and developed, the northern portion would have restricted access for farm vehicles etc. Therefore, the lands would have limited agricultural potential since they would be constrained by the surrounding developed lands and not put to beneficial use.

As evidenced on the attached air photo, the lands immediately to the north (Foxboro Green Community) are currently developed as residential and designated as Rural Area in the Regional Official Plan. As such, this would limit any relocation or introduction of any new livestock operations on the northern part of the subject lands. In our opinion, it would represent good land use planning to include the northern portion of these lands within the CSL in order to fully square off the balance of lands within the north Baden area. This would complete the last remaining area between the Foxwood Golf Course, Foxboro Green Community and the existing development along Snyder's Road.

It does not make sense to fragment and sterilize the northern portion of these lands from future development when they will be surrounded by residential uses on three sides. We recommend that the CSL be modified to include the balance of the subject lands in a similar manner that has been recommended for the two parcels immediately to the east. We recognize that this will require a corresponding land area to be removed from the CSL and recommend that a portion of lands not yet included within the CSL be deferred until the balance of the north Baden area is fully utilized. At the appropriate time that the CSL can be considered for expansion that a separate land holding can then be included. This would prevent parcels of land being 'orphaned' from larger land holdings.

In summary, we support the continued inclusion of the subject lands within the CSL but object to the exclusion of the northern portion of the lands. In our opinion, this does not represent sound land use planning as it does not properly and fully square off the lands in the Baden north area. Further, it will leave the northern portion of the property in limbo as it will not be a viable agricultural parcel and will be

surrounding by residential on three sides. It is appropriate that the CSL be revised to square off this part of the Baden future development area.

We will be in attendance at the Public Open House on October 16, 2017 and at the Public Meeting on October 23, 2017 to outline these issues in greater detail.

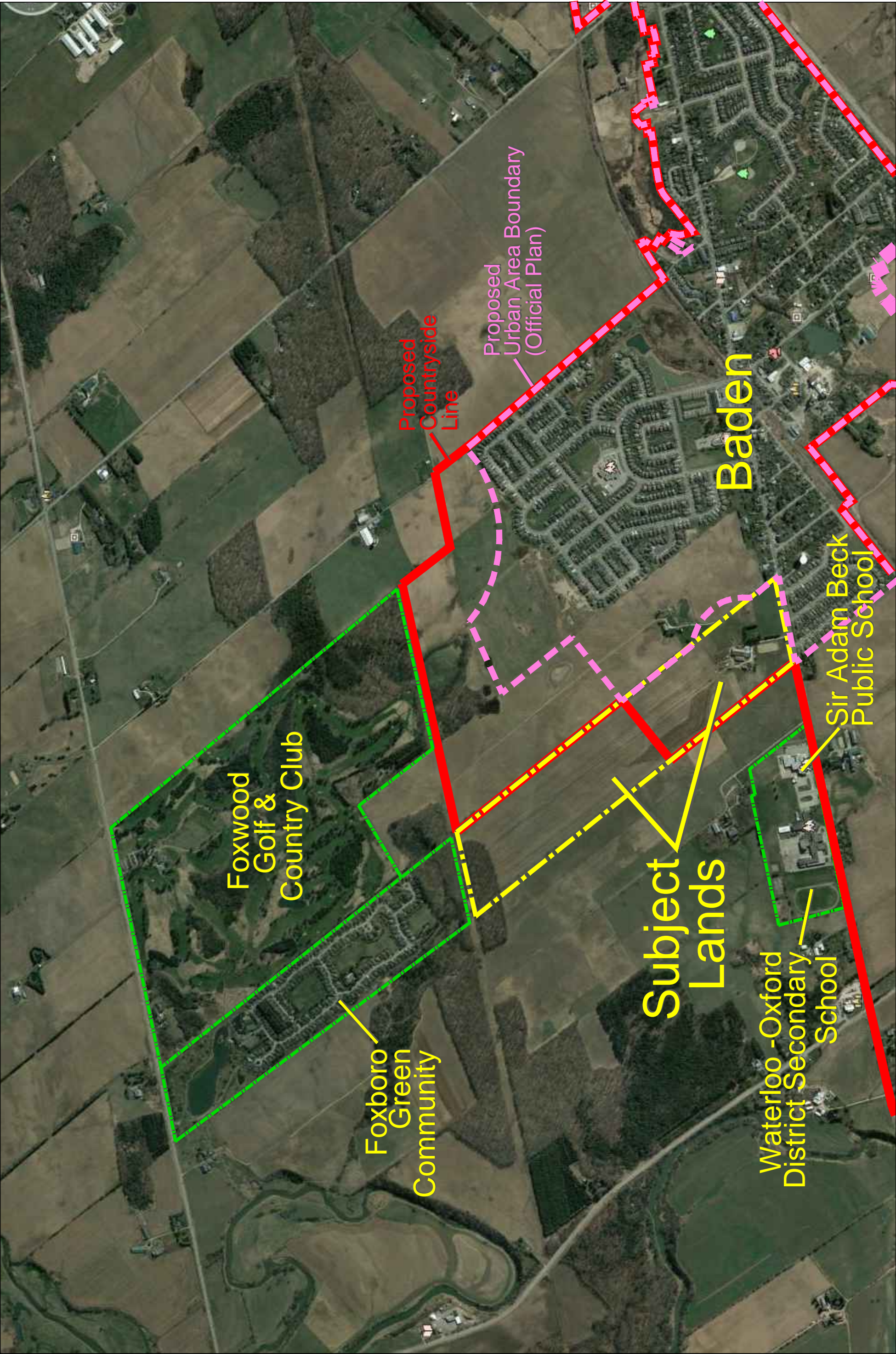
Yours truly,

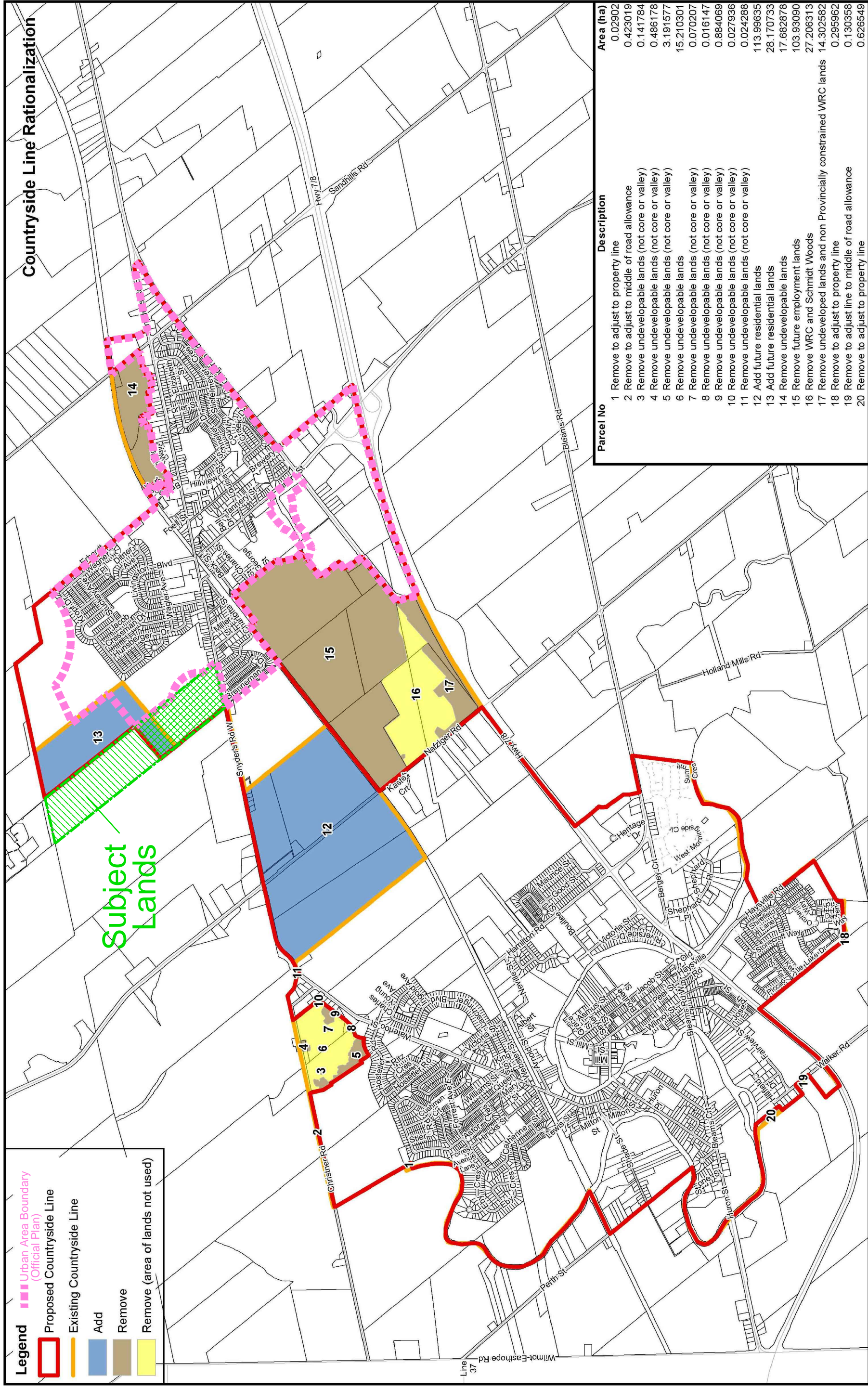
MHBC

A handwritten signature in black ink, appearing to read 'C. Wiebe', written in a cursive style.

Carol Wiebe
Partner

Cc C & A Wiebe Farms Limited





October 13, 2017

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

Dear Sirs/Madams:

Re: Official Plan Amendment No. 9 (Conformity Review)
Official Plan Amendment No. 10 (Settlement Boundary Rationalization Review)

Please be advised that I am the owner of 1809 Erb's Road West, St. Agatha, being lands that are located in the existing and proposed Settlement area as defined in the Township of Wilmot Official Plan (Approximately 121 acres upon which are 2 single – family dwellings. As well, 2038750 Ontario Inc. of which my husband, is the President recently purchased lands (2016) (Approximately 24 acres) adjacent to lands owned by myself. These lands were purchased in order to obtain a future severance(s) to permit road access directly to Erb's Road rather than existing right-of-way access to my home and 2nd residence on my farm. The exclusion of the area labelled #16 from the existing Settlement area may hinder our road access plans as well as the possible sale of the remaining part of the 24 acres as a building lot. The existing right-of-way from Erb's Road is part of #16 and which is currently used as access to Erb Road which was approved by Regional Municipality of Waterloo – Permit #17/00/DC on or about September 21, 2000. This access roadway was constructed to Erb's Road in 2000 and its use as road access to my property and my residence and also adjacent residence on my lands – as well as Parts 17 & 18 shown on the St. Agatha Rationalization Plan of Proposed Settlement Area also excludes part of my existing property currently in Settlement area.

We oppose the proposed Official Plan Amendments primarily for the reasons stated above and have discussed same with our Solicitor and intend to attend the upcoming meetings with respect thereto.

Regards,


Karen Detzler


2038750 Ontario Inc.
Per: John Detzler – President

cc: Amy, Appleby & Brennan
372 Erb Street West
Waterloo, ON N2L 1W6

October 13 2017

Hello,

Thank you for the opportunity to provide input into the proposed zoning changes to be discussed later in October 2017. As a resident, homeowner and taxpayer, I appreciate the opportunity to have my opinion considered.

I would like to start by saying that since moving to Baden in 2014, I have felt welcomed into the community and happy raising my children here. It appears there are many like-minded families creating a child-centered community with opportunity for youth engagement, recreation and hopefully lasting friendships.

However, over the last three years, I have seen the community continually grow and even in that short time, there appears to be an erosion and some loss of the small-town feel and closeness outside one's direct neighbors. Aside from the community itself, one of the unique aspects of living in Baden is the mix of residential homes and neighboring farmland. I believe this helps to not only promote the sense of community and small town closeness but also provides residents with the quintessential aesthetic beauty for which Southern Ontario is known.

As such, it may not surprise you that I am opposed to changing the zoning from agricultural to residential. Specifically to building more homes and increasing the population at this point. From my experiences as a resident and parent there does not appear to be sufficient infrastructure and amenities, including school's to bring in more homes and families. Another example, one of the gems of Wilmot Township, the Wilmot Recreation Complex, already is over capacity at peak times with wait lists for many of the public programs including Aquatics and Skating.

Specific to the proposed zoning map, I am strongly opposed to the building behind Kropf Drive next to the nearby farm as it proposes to destroy the farmland and aesthetics pleasure of the houses backing on to the farm. It is disconcerting to look at the circular cutout triangular pattern that is outlined on the map and see what appears to be an attempt to squeeze as many houses in as possible. This leads to more of an urban sprawl feel/effect and detracts from the uniqueness to this community. It also worries me is that it speaks more of overcrowding and interest in the townships monetary gain then continuing or enhancing the quality of life for the residents. Residents of Baden already pay a premium property tax not to reside in the densely populated overcrowded sub divisions of Kitchener and Waterloo. On top of paying more, we forgo the amenities and location advantages Kitchener and Waterloo communities offer.

If zoning changes must happen, I would be more favorable to see a development in the area that is not currently surrounded by residential homes and appear somewhere between Baden and New Hamburg as potentially a link or to promote growth in that direction. Doing so may be more advantageous to residents in linking services. For the proposed changes to the zone directly behind Kropf Drive, I ask that it be considered that the small irregular triangle shape plot of land (it appears a circle was drawn around the farm) not be included, instead a straight line from the intersection of Kropf Drive and Isaac Shantz be made with no changes to the land behind the homes on the back of Kropf Drive. Alternatively, the irregular shape portion of land in the

proposed zoning change directly backing Kropf Drive could be used for green space and an opportunity to enhance the pleasure of the residents of that street.

In summary, my first choice would be that you not expand residential zoning in the area behind castle Kilbride particularly behind Kropf, Michael Myers, and Goldschmidt. However if this must happen I ask, that you consider not building in the triangle /circular cut-out pattern as proposed but make a straight line from Isaac Sean's or alternatively you use the strange irregular triangular plot of land behind Kropf Drive for green space.


Thank you

A handwritten signature in black ink, appearing to be 'W. J. Myers', written over the 'Thank you' text.

Sept 16, 2017

We think that having 1609 Erb's road & the lot behind it as the settlement and having the whole of 1617 as agricultural makes no sense.

We prefer that 1609 & the property behind it be out of the settlement and zoned agricultural

Marcia Schmidt


marciaschmidt@home@gmail.com

October 27, 2017

Mr. Harold O’Krafka
Director of Development Services

Mr. Andrew Martin
Manager of Planning/EDO

Development Services
Planning Division
60 Snyder’s Road West
Baden, ON N3A 1A1

Dear Mr. O’Krafka and Mr. Martin,

Re: City of Waterloo Comments
Official Plan Amendment 9
Township of Wilmot

Thank you for the opportunity to review proposed Official Plan Amendment (OPA) 9 which is intended to bring the Township of Wilmot Official Plan into conformity with the Region of Waterloo Official Plan and Provincial plans and policies.

City staff is generally supportive of the proposed amendment. The following specific comments are for your consideration (**bolded** text illustrates new wording).

1. Policy 6.7.5.1 reads as follows: *“The construction of any new Township Roads will conform to recommended standards outlined in the Township Construction Guidelines, and will be subject to the approval of the Township. Where Township roads intersect Regional or Provincial roadways, the Township will co-operate with the respective road authority to ensure that the design of the Township road complements the design of the intersecting roadway.”*

While there are no changes proposed to this policy, City staff note that there are several Township roads that intersect with City roads (e.g. Wilmot Line and Wideman Rd., and Wilmot Line and Conservation Dr). To ensure that the Township roads will be designed to complement City/Township intersections, staff recommend that the second line of this policy be modified to read: *“Where Township roads intersect with **City**, Regional or Provincial roadways ...”*.

2. Section 7.2, New Mineral Aggregate Applications

- A) Staff notes that the policies in this section are not numbered sequentially and there appears to be two policies labelled as 7.2.2. (on page 82 and 84).
- B) There are several policies within Section 7.2 which specify when studies are required in support of development applications to establish new mineral aggregate operations. Where development is proposed in proximity to the shared municipal boundary between the Township of Wilmot and the City of Waterloo, or where lands within the City are included in study boundaries for the development application (e.g. noise/dust/vibration studies), or where cumulative impacts may negatively affect lands, resources, ecological features, or hydrogeological functions within the City, the City should be consulted. Such studies should be completed to the satisfaction of the City, in addition to other agencies as appropriate. In this regard, Staff note that Policy 7.2.1.2 requires studies to be submitted *“to the satisfaction of the Township, the Region or the appropriate agency having jurisdiction over the issue addressed by the study.”* We recommend that Policy 7.2.1.2 read: *“to the satisfaction of the Township, the Region **and/or any other public** agency having jurisdiction over the issue addressed by the study **or that may be affected by the issue addressed by the study such as adjacent municipalities.**”*

There are several other policies within this section that require studies to be submitted only to the satisfaction of the Township and/or Region. Examples of such policies include 7.2.1.4, 7.2.2.7, and 7.4.1 c). These policies, and any other policies within this section where lands within the City may be affected, should be modified such that the studies are also submitted to the satisfaction of “other affected public agencies”.

- C) Policy 7.2.2.5 states that new mineral aggregate operations or wayside pits and quarries may be permitted within Environmentally Sensitive Landscapes where it can be demonstrated “to the satisfaction of the Township, in consultation with the Region, the Province, and the Grand River Conservation Authority” that there will be no adverse environmental impacts on various environmental features and landscape level ecological functions and connectivity. Given that landscape level impacts could affect lands within the City, staff recommends that this policy be modified to require the City or “other affected public agencies” to also be consulted.
3. Chapter 8, Environmental Management Policies. There are several policies that specify when an Environmental Impact Statement (EIS) is to be completed. These policies state that the EIS is to be completed either in consultation with or to the satisfaction of the Province, the Region and /or the Grand River Conservation Authority. There could be instances where a local natural heritage feature within the City of Waterloo may be impacted. In addition, the City may have information about an environmental feature or the lands subject to an EIS that could assist the Township in determining whether to waive the requirement for an EIS. For these reasons, City staff are of the opinion that such policies should be modified to specify that an EIS is completed to the satisfaction of or in consultation with (whichever is appropriate) the City or “other affected public agencies”. Staff recognize that this approach has been taken in Policy 8.1.1.4, however this policy only speaks to boundary interpretations and there could be other circumstances where the City should either be consulted and/or have the opportunity to review

and comment on an EIS. Staff suggests that modifications in this regard be made to Policy 8.1.2.10, 8.1.2.11, 8.1.3.4, 8.1.3.5, 8.1.5.3, 8.1.5.8, 8.4.1.1, 8.4.2.1, 8.4.2.3, and any other policy where City lands may be affected.

Thank you for the opportunity to provide these comments on the OPA 9. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



JOEL COTTER BES MCIP RPP

Director • Planning Approvals Division • Integrated Planning & Public Works
CITY OF WATERLOO
100 Regina Street South, P.O. Box 337 STN Waterloo
Waterloo, ON N2J 4A8

P: 519.747.8543 • **TTY:** 1.866.786.3941

E: joel.cotter@waterloo.ca

Andrew Martin

From: David Witzel
Sent: Monday, October 23, 2017 4:03 PM
To: Andrew Martin
Subject: RE: 1145 Christner Road - Official Plan Update

Hi Andrew,

My apologies for not reaching out to you earlier. I may be too late for my comments to be considered.

I was wondering if you can provide me with the reasoning for removing our address from future development? I have no plans to develop over the next number of years, however, if there is a chance to develop down the road – 20-30 years, I would like that option to be available. I understand that this review process will take place at regular intervals, so it likely is not critical at this point.

Are you able to provide the reasoning as it pertains to 1145 Christner Road, and what steps would need to be taken to have it included either now or in the future?

Thanks,
dw

Check out a sample of what we have been up to on our new website: www.witzeldyce.com



David Witzel, P. Eng., P.E.



November 6, 2017

Harold O'Krafka
Director of Development Services
Township of Wilmot
60 Snyder's Road West
Baden, ON
N3A 1A1

**Re: Proposed Official Plan Amendments
Conformity Review (OPA 9) and Settlement Boundary Rationalization (OPA 10)
Township of Wilmot**

Dear Mr. O'Krafka,

Grand River Conservation Authority (GRCA) staff have had an opportunity to review the above noted Official Plan Amendments.

We note that the proposed changes under OPA 9 are for conformity with the Regional Official Plan and we have no comments or concerns. We wish to provide the following comments for your consideration regarding the Rationalization Exercise completed under OPA 10:

1. GRCA staff support the removal of lands that are undevelopable from the Settlement Boundary. In general, GRCA staff have no comments or concerns with the following parcels:
 - Country Side Line – 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20
 - Lisbon – 1
 - Phillipsburg – 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
 - St. Agatha – 16, 17, 18, 19, 20, 21, 22, 23, 24
 - New Hamburg – 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37
 - Luxemburg – 38
 - Baden – 41, 44, 46, 47, 48, 49, 50
 - Petersburg – 51, 52, 53, 54, 55
 - Shingletown – 56, 57, 58, 59, 60, 61, 62
 - Mannheim – 63, 64
 - Haysville – 65, 66, 67
 - New Dundee – 68, 69, 70, 71, 72, 73, 74, 75, 76, 77
2. It appears that the proposed adjustment to the Countryside Line will result in two parcels (12 and 13) becoming available for future development. It is our understanding that prior to a settlement area expansion to bring these lands into the Settlement Boundary, applicable supporting studies, such as a subwatershed study or equivalent, will be considered. It is anticipated that the GRCA will be approached upon initiation of any

future subwatershed planning for this area and will have an opportunity to participate in any studies as needed.

3. Please be advised that Parcel 30 contains areas regulated by the GRCA due to the presence of a watercourse and floodplain. GRCA permission will be required to develop within the regulated area. The floodplain proper, as well as a 15 metre setback from the watercourse, is considered non-developable under current GRCA policy. We note that safe access may not be feasible from Waterloo Street due to the floodplain and may need to be provided elsewhere.
4. It is unclear from the Baden Rationalization Map whether Parcels 39 and 40 contain any GRCA regulated area. The Description for Parcel 40 suggests that the boundary considers the GRCA regulation limit; therefore, we assume that these parcels have been delineated to exclude the areas of interference for the existing wetlands. If not, we should advise that future development of these lands may require GRCA permission under Ontario Regulation 150/06.
5. GRCA staff support the removal of Parcel 44 from the Settlement Boundary, as it eliminates undevelopable floodplain. Based on discussions with Township staff, it is our understanding that the boundary of Parcel 42 will not be amended to remove the floodplain. As such, please be advised that Parcel 42 contains GRCA regulated area associated with the watercourse and floodplain. GRCA permission will be required for development within the regulated area. The floodplain proper, as well as a 15 metre setback from the watercourse, is considered non-developable under current GRCA policy.
6. While it appears that the boundary of Parcel 43 excludes the floodplain, the edge of the property may still be regulated by the GRCA. Since these lands are being added for development, please be advised that the floodplain will need to be addressed at the development stage and a GRCA permit may be required depending on refinement of the floodplain boundary and the nature of the proposal.
7. We have no objection to adding Parcel 45 into the Settlement Boundary; however, please be advised that the parcel contains floodplain and is located adjacent to a watercourse. GRCA permission will be required for development within the regulated area associated with these features. The floodplain proper, as well as a 15 metre setback from the watercourse, is considered non-developable under current GRCA policy.

We trust the above is of assistance. If you have any questions or concerns regarding this letter, please do not hesitate to contact the undersigned.

Sincerely,



Kaitlyn Rosebrugh
Resource Planner - Grand River Conservation Authority
519-621-2763 ext. 2292 | krosebrugh@grandriver.ca

c.c. Andrew Martin, Township of Wilmot (email)



HERITAGE WILMOT

October 24th, 2017

Harold O'Krafka
Director of Development Services
Township of Wilmot
60 Snyder's Road West
Baden, ON N3A 1A1

**RE: TOWNSHIP OF WILMOT OFFICIAL PLAN REVIEW – REQUEST FOR
COMMENTS**

Further to your recent correspondence, the Heritage Wilmot Advisory Committee has reviewed and discussed the proposed revisions to the Township Official Plan as outlined in draft Official Plan Amendment (OPA) 9 and OPA 10. The proposed amendments were introduced to the Committee at our August meeting, discussed in more detail during our September meeting, and also discussed during our October meeting.

In general, the Committee was of the opinion that the policy amendments proposed in OPA 9 were reflective of the current direction contained in the Provincial Policy Statement (PPS) and the revised Region of Waterloo Official Plan. The policies support the overall goal of conserving significant cultural heritage resources (built heritage, cultural heritage landscapes, and archaeological resources). The Committee discussed some minor revisions to the policies, and we have included a marked up version of the policies proposed for revision in the attached document.

Thank you for providing Heritage Wilmot with the opportunity to review the proposed Official Plan Amendments. Thank you for considering our input, and I would be pleased to discuss any questions you may have regarding the comments.

Best regards,

Nick Bogaert, Chairperson
Heritage Wilmot Advisory Committee
Email: nbogaert@mhbcplan.com

Tracy Loch, Curator/Director
Township of Wilmot
Email: tracy.loch@wilmot.ca

THE CORPORATION OF THE TOWNSHIP OF WILMOT

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

Phone: 519-634-8444 Fax: 519-634-5035 Toll free: 1-800-469-5576 Website: www.heritagewilmot.ca

**Heritage Wilmot comments regarding draft Official Plan Amendment #9
October 2017**

The following represents the comments from the Heritage Wilmot Advisory Committee, pursuant to discussions that occurred at our meetings and further review by members.

Note: any proposed policy changes are shown in **highlight**.

Detailed comments

- 1. Revise Chapter 9 introduction to include “restore” after protect in the second-last line.**
- 2. Revise 9.1.1 as follows:**
 - 9.1.1 The Township will set an example to the community by **conserving** promoting the **conservation of** and enhancing *cultural heritage resources* using the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Funeral, Burial and Cremation Act and the Municipal Act.
- 3. Revise 9.1.2 as follows:**
 - 9.1.2 The Township ~~Council~~ will establish and maintain a Municipal Heritage Committee (**Heritage Wilmot Advisory Committee**) to provide consultation **and recommendations** regarding the designation, **restoration**, demolition, or alteration of buildings, structures, landscapes and sites of architectural, **cultural**, or historic **value**, interest or significance.
- 4. Revise the title of 9.2 to replace “Registry” with “Register”. (note: this should be a global change as well)**
- 5. Revise 9.2.1 as follows:**
 - 9.2.1 The Township, in consultation with the **Heritage Wilmot Heritage Committee**, will prepare, publish and periodically update a *Heritage ~~Registry~~ Register* of the Township’s *cultural heritage resources*. The *Heritage ~~Registry~~ Register* will include:
- 6. Revise introduction of 9.2.2 to replace “the Wilmot Heritage Committee” with “Heritage Wilmot”.**
- 7. Add “craftsperson” to 9.2.2.d, after the term “interior designer”.**
- 8. Remove “well preserved” from 9.2.2 b, e, f, g, h, and k.**

9. Add the following new criteria at the end of 9.2.2”

- n) It meets other criteria established or accepted by the Province of Ontario.

10. Revise the title of 9.3 to read “Designation of Cultural Heritage Resources”.

11. Revise the introduction of 9.3.1 as follows:

- 9.3.1 The Township **in consultation with Heritage Wilmot** will regulate the demolition, removal or alteration of buildings of historic and architectural interest or value included in the ~~Inventory of Heritage Resources~~ **Heritage Registry Register**. For these purposes Council may:

12. In 9.3.1 b) and c), the policy reference should be 9.2.2 instead of 9.2.1.

13. Revise 9.3.2 a) as follows:

- a) a significant number of the buildings, **sites, structures, landscapes** reflect an aspect of the history of the community by nature of location and historical significance **and/or socio-cultural context** of **the** setting;

14. Add “a” before the start of 9.3.2 b).

15. Add “the” before the start of 9.3.2 c).

16. Revise 9.4.2 to include “in consultation with Heritage Wilmot” after “The Township” at the start of the section.

17. Revise 9.5.1 to replace “the Municipal Heritage Committee” with “Heritage Wilmot”.

18. The numbering following 9.5.4 should be corrected, as it skips to 9.5.6.

19. In 9.5.9, we recognize that the wording “Aboriginal communities” comes from the Provincial Policy Statement, but “Indigenous” may be more current.

20. Revise 9.7.1 as follows:

- 9.7.1 All licensed, private, abandoned or legally closed cemeteries will be ~~designated~~ **included** in the Township’s ~~Inventory of Heritage Resources~~ **Heritage Registry Register** and will be encouraged to be retained **in as close to** their original condition and location **as possible, or restored.**

21. Add a new sub-section to the end of Chapter 9 as follows (also appears in ROP):

9.8 Scenic Roads

9.8.1 The Township recognizes that many roads within Wilmot are characterized by natural, cultural heritage and recreational features that contribute to the scenic value of the roads. During any construction or upgrades, the Township will, wherever feasible, endeavour to protect and/or enhance the scenic value of such features along Township roads.

9.8.2 The Township will work with the Region of Waterloo to protect the scenic values of Regional Roads, including the view from the road to prominent heritage buildings or natural landscape features.

9.8.3 The Township will protect the scenic values of roads under their jurisdiction.

22. Add a new sub-section to the end of Chapter 9 as follows:

9.9 Historic Settlement Areas

9.9.1 The Township recognizes that there are a number of historic settlement areas within Wilmot, some of which no longer exist.

9.9.2 The Township will support efforts to recognize and celebrate the history of these historic settlement areas, and will work with Heritage Wilmot and the Region of Waterloo in such efforts.

23. Add a new sub-section to the end of Chapter 9 as follows:

9.10 Arts, Culture and Heritage Master Plan

9.10.1 The Township will collaborate with the Region of Waterloo and other interested stakeholders in the development of an Arts, Culture and Heritage Master Plan as outlined in the Regional Official Plan.

9.10.2 The Township will incorporate recommendations from an Arts, Culture and Heritage Master Plan into this Official Plan as applicable.



IBI GROUP
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October 20, 2017

Mayor Armstrong and Members of Council
c/o Mr. Harold O'Krafka
Director of Development Services
Township of Wilmot
60 Snyder's Road West,
Baden, ON N3A 1A1

Dear Mayor Armstrong and Members of Council:

**COMMENTS ON TOWNSHIP OF WILMOT OFFICIAL PLAN CONFORMITY
AND BOUNDARY RATIONALIZATION EXERCISE
NH PROPERTIES INC.**

On behalf of our client, NH Properties Inc., please accept this letter regarding Township of Wilmot Staff Report No. DS 2017-10 with regard to the Township of Wilmot's Settlement Boundary Rationalization and Official Plan Conformity exercises.

Our client owns the lands legally known as Part Lot 20, Concession south of Snyder's Road, Township of Wilmot (on the eastern side of New Hamburg), which are approximately 40 hectares in size. The subject lands are shown on Figure 1.



Figure 1: Subject Lands

The subject lands are bound by Snyder's Road to the north and have connections to Charles Young Avenue and Ingold Avenue to the west. Lands east of the site are predominantly used for agricultural purposes, in addition to an industrial facility (Nachurs Alpine) and the Township Recreation Complex on Nafziger Road. Given the location of the Countryside Line of the ROP, our client purchased the property with the intent on developing a residential subdivision on the subject lands. Having said that, our client supports Township staff's recommendation to Township of Wilmot Council to have the majority of the subject lands included within the rationalized boundaries of the New Hamburg Urban Area.

Mayor Armstrong and Members of Council
c/o Mr. Harold O'Kafka – October 20, 2017

COMMENTS ON BOUNDARY RATIONALIZATION EXERCISE / PROPOSED OFFICIAL PLAN AMENDMENT NO. 10

On our client's behalf, we have undertaken a review of Township of Wilmot Staff Report No. DS 2017-10 and offer the following comments on the Township's Proposed Boundary Rationalization Exercise.

1. Supportive of Township's general approach and direction of Boundary Rationalization Exercise

Based on our preliminary review of Township of Wilmot Staff Report No. DS 2017-10, we are supportive of the general approach being undertaken by the Township. Specifically, we are satisfied with the general direction to focus growth towards existing serviced settlements (and away from un-serviced areas) where development is more appropriate from land use planning perspective and within the current Provincial and Regional land use planning policy framework.

2. Supportive of recommendation to include the majority of the subject lands within proposed settlement boundary

As shown on Figure 2, below, the majority of our client's lands are proposed to be added/included within the Proposed Settlement Boundary (shown as "Parcel 30").

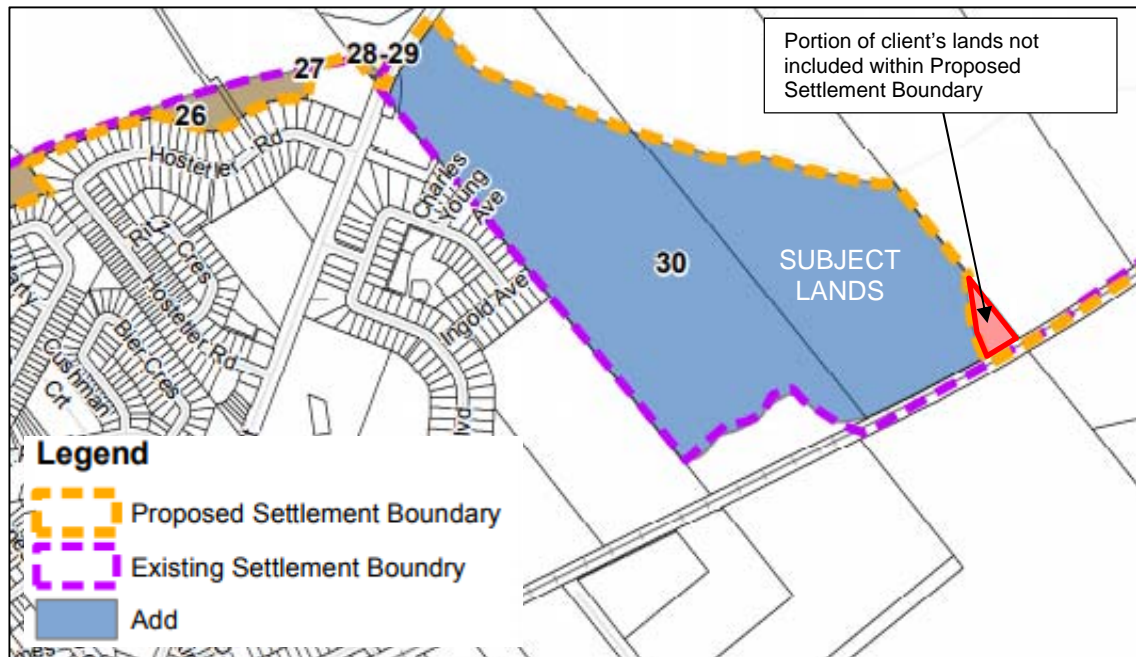


Figure 2: Proposed Settlement Boundary

According to the Township Staff Report, Parcel 30 “represents about 45% of the residentially designated lands removed from the Rural Settlement Areas and elsewhere within the Township Urban Areas. The north boundary follows the limit of the floodplain in that area. The east boundary follows the existing property line as well as a 300 metre setback from the Nachurs Alpine operation. There are no MDS 1 implications (that is, there are no abutting livestock operations that would be impacted by extending the RSA boundary).”

We concur with the recommendation to include Parcel 30 within the Proposed Settlement Boundary, given the location of the site adjacent to an existing residential subdivision and its contextual location between the New Hamburg and Baden Urban Areas. In our opinion, this location is well-suited for future urban development as:

- The subject lands are located within the existing Countryside Line as set out in the

Mayor Armstrong and Members of Council
c/o Mr. Harold O'Kafka – October 20, 2017

Regional Official Plan, which indicates that the future development of the subject lands has been contemplated by the Region for the current planning horizon;

- The subject lands features two (2) existing street connections to the residential subdivision to the west (Charles Young Avenue and Ingold Avenue) as well as frontage onto Snyder's Road to the north;
- Municipal water and wastewater services can easily be extended to the subject lands;
- There are no identified Core Environmental Features present on the site;
- The subject lands are located between the existing New Hamburg Urban Settlement Area and the Baden Urban Settlement Area, with convenient access to amenities in both communities;
- The subject land has access to Snyder's Road, which is a Regional Road providing access to other communities in the Township and the Urban Areas of Kitchener and Waterloo;
- The subject lands are located along Grand River Transit Bus Plus Route 77, which follows Snyder's Road into Kitchener (potential for integration of a future transit connection); and,
- The Township has identified two (2) conceptual trail corridors through the subject lands in its Trails Master Plan (2013).

3. Request that small south-east corner of subject lands also be included within settlement area boundary

As noted in comment 2 above, the east boundary of the Proposed Settlement Boundary as it relates to our client's lands has been determined using a 300 metre setback from the nearby Nachurs Alpine operation located on Nafziger Road, and accordingly excludes a small portion of our client's lands from the Proposed Settlement Area (shown on Figure 2). It is understood that this boundary was determined using guidelines prepared by the Ministry of Environment and Climate Change (MOECC), which establishes a broad-strokes approach to separation of incompatible uses.

Notwithstanding this, it is our opinion that the exclusion of this small portion of our client's lands is premature at this stage, and will result in a settlement area boundary which is not aligned with property or concession boundaries, and which will result in irregular settlement and land use boundaries. Accordingly, we are requesting and recommending that this small portion of the property be included within the Proposed Settlement Area Boundary.

In our opinion, a more logical approach would be to determine the Proposed Settlement Boundary based on the existing property fabric. In this approach, prior to any development of the subject lands, it would be incumbent on our client to determine required setbacks from the Nachurs Alpine facility based on appropriate studies (i.e., land use compatibility, noise, odour etc.) and in accordance with applicable public land use policies.

Moreover, we note that there is work currently being undertaken on a Preliminary Development Concept for the subject lands. As part of this exercise, our client's engineering consultants (MTE) have conceptually identified this portion of the subject lands as a potential preferred location for a future Stormwater Management Facility (i.e., Stormwater Pond) given the low-lying grading/topography of this portion of the site. Stormwater ponds are not considered sensitive uses within the context of the MOECC's D-Series Guidelines, and as such would not require the same degree of separation (i.e., Stormwater ponds can be located closer to the Nachurs Alpine operation) as more sensitive land uses.

Based on the above, we recommend that the small south-east portion of our client's lands also be added to the Settlement Area Boundary.

Mayor Armstrong and Members of Council
c/o Mr. Harold O'Krafka – October 20, 2017

COMMENTS ON OFFICIAL PLAN CONFORMITY REVIEW / PROPOSED OFFICIAL PLAN AMENDMENT NO. 9

On our client's behalf, we have undertaken a review of Township of Wilmot Staff Report No. DS 2017-10 and offer the following comments on the Township's Official Plan Conformity Review as it relates to our client's lands.

1. Supportive of Proposed Urban Area Boundary and Designated Greenfield Area Designations on Map 2.2 of the Draft Official Plan

As shown on Figure 3, the majority of the subject lands (with the exception of the small south-east portion of the site) have been identified as within the Urban Area Boundary and the Designated Greenfield Area by Map 2.2. of the proposed updated Official Plan. If approved as currently proposed, the use and development of the subject lands would be subject to the applicable policies of the Official Plan (2.5.3 – Designated Greenfield Areas).

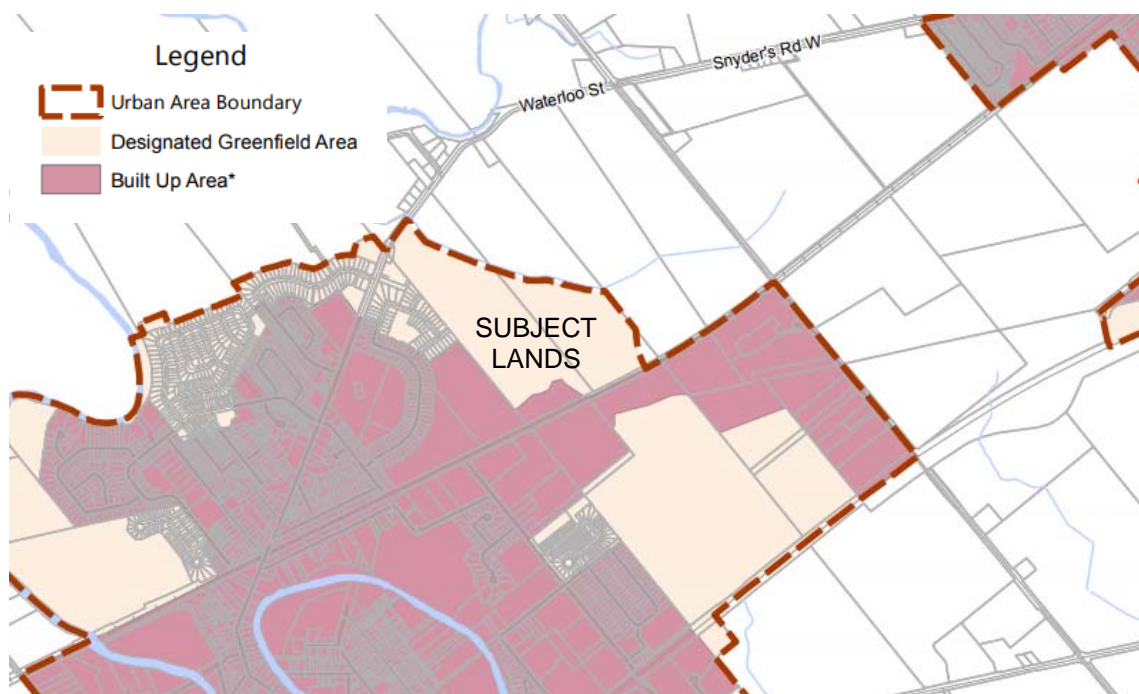


Figure 3: Proposed Map 2.2., Official Plan Amendment 9

In our opinion, the inclusion of the subject lands within the Urban Area Boundary and Designated Greenfield designation is appropriate for the subject lands, and consistent with the recommendations of the Boundary Rationalization Exercise.

Likewise, it is our opinion that the proposed policy direction set out in Section 2.5.3 of the draft Official Plan is appropriate and in conformity with the applicable policies of the Regional Official Plan.

2. Supportive of recommendation to designate the subject lands as Urban Residential on Map 4.2 of the Draft revised Official Plan

We also note that Map 4.2 of the proposed Official Plan designates the majority of the subject lands (with the exception of the small south-east portion of the site) as "Urban Residential", as shown of Figure 4.

Mayor Armstrong and Members of Council
c/o Mr. Harold O'Kafka – October 20, 2017

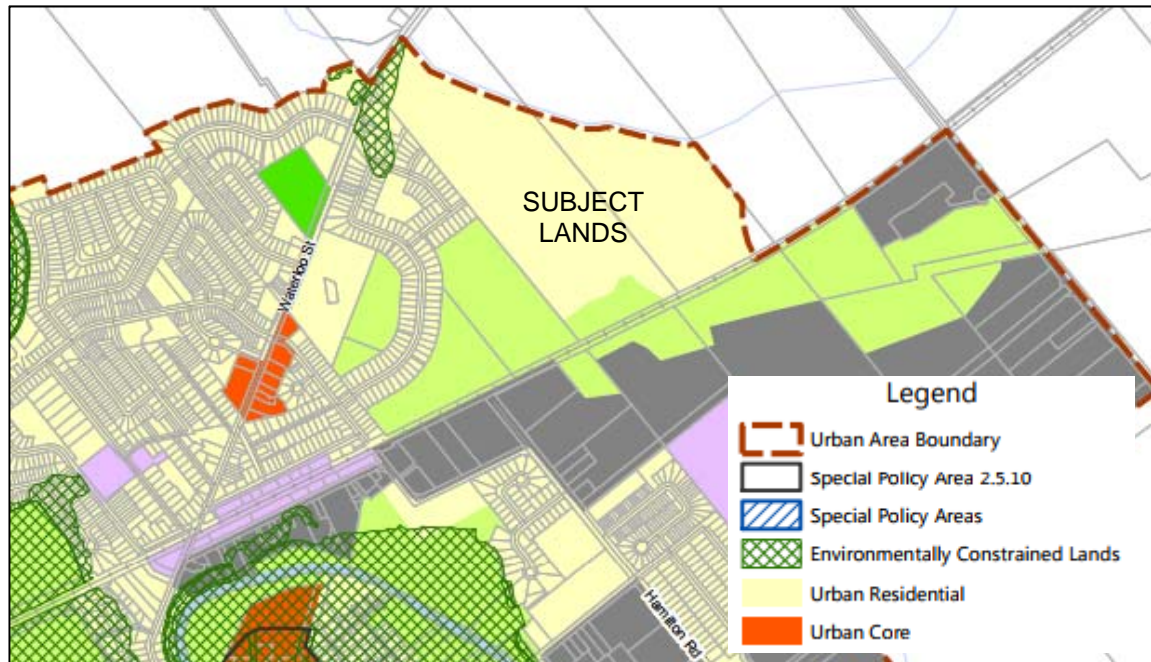


Figure 4: Proposed Map 4.2., Official Plan Amendment 9

If approved as currently proposed, the Urban Residential land use designation would permit new residential development and related land uses. Within this designation, Section 2.5.6 of the proposed Official Plan provides that a mix of housing types and densities will be encouraged.

We are supportive of the proposed Urban Residential land use designation proposed for the site, and are satisfied that the land use designation will allow for the type of residential development contemplated by our client for the use of the subject lands.

3. Request that small south-east corner of subject lands also be included

We understand that the boundaries of the proposed Official Plan correspond to the Settlement Boundaries currently proposed as part of the Township's Boundary Rationalization Exercise. Further to the earlier comment/request to have the small south-east portion of the subject lands included within the Proposed Settlement Boundary, we are requesting that all maps of the proposed Official Plan be updated to include this portion of the site.

LAND USE COMPATIBILITY

As detailed earlier in this report, the subject lands are located in close proximity to a number of industrial facilities, all of which are located south of the site beyond the rail line. Nearby industries include: Pestell Group, Nachurs Alpine, and Riverside Brass. As part of the background review and to support eventual development of a preliminary development concept, our client has retained R.J. Burnside and Associates who have conducted a preliminary assessment of air, dust, and odour as well as noise and vibration impacts of neighbouring uses and the adjacent rail line on the subject lands to address public policies and requirements relating to land use compatibility.

Based on R.J. Burnside and Associates initial findings and measurements, it was demonstrated that residential development may be compatible with the surrounding industries with respect to air quality and dust, but mitigation may be required for noise and/or vibration at the southern portion of the site. This preliminary work has been undertaken to demonstrate the appropriateness of including the subject lands within the Settlement Boundary and to identify the types of studies that and/or mitigation actions that could be required towards the eventual development of the site. The extent of specific mitigation measures would be determined through the development process (i.e., Plan of Subdivision or other Planning Act applications) in accordance with any applicable

Mayor Armstrong and Members of Council
c/o Mr. Harold O'Krafka – October 20, 2017

Provincial, Regional or industry accepted standards. It is expected that the requirement for such study would be outlined at the mandatory Pre-Submission Consultation Meeting.

In advance of this letter, we were made aware that one nearby business (Pestell Group) raised concerns with the inclusion of our client's lands within the Settlement Boundary and Urban Residential land use designation of the proposed Official Plan until such time as a land use compatibility assessment is undertaken in accordance with the MOECC's D-Series Guidelines.

In our opinion, this detailed level of assessment should be undertaken during the development application stage, and not during a high-level policy exercise. Further, it is anticipated that the Region and/or the Township would require this type of assessment as part of any complete Planning Act application, and our client is prepared to undertake these studies at the appropriate time. We note that it is not uncommon for residential developments to be located within relatively close proximity to industrial/employment uses, subject to appropriate mitigation. Of note, we recognize that Pestell Group is located immediately north of an existing residential subdivision, which was developed within the past decade.

We also find it ironic that the same company that is requesting that a land use compatibility assessment did not cooperate when asked for the types of information (noise, vibration, odour etc.) when requested for it earlier in the year as part of our preliminary review and analysis. In our opinion, requesting this type of study while not cooperating when asked for the information required for this type of analysis seems peculiar/unfair.

CONCLUSIONS

On behalf of our client, NH Properties Inc. we would like to thank the Township for the opportunity to comment on the Township of Wilmot's Boundary Rationalization Exercise and Official Plan Conformity Exercise.

As detailed in this letter, our client, NH Properties Inc., is generally satisfied with the directions and recommendations set out in the Township of Wilmot's Boundary Rationalization Exercise and Official Plan Conformity Review Exercise, and the recommendation to include the majority of their lands within the Settlement Boundary of the New Hamburg Urban Area. Notwithstanding the above, this letter requests that the remaining portion of their lands (the small south-east corner of the site) also be considered for inclusion within the Settlement Boundary.

We trust the comments and recommendations as set out in this letter will be considered at the Statutory Public Meeting on October 23, 2017 and towards the refinement of the Boundary Rationalization and Official Plan Conformity Exercises, and kindly request that we be notified of all matters related to these projects moving forward. Should you have any questions about the comments or recommendations set out in this letter, please do not hesitate to contact the undersigned.

Sincerely,

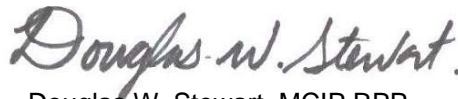
IBI GROUP



David Galbraith,
Planner

DG/DWS/baw

cc: Mike Schout, NH Properties Inc.



Douglas W. Stewart, MCIP RPP
Associate – Manager, Planning

December 6, 2017

Andrew Martin
Manager of Planning / EDO
Township of Wilmot
60 Snyder's Road West
Baden, ON N3A 1A1

Via email: planning@wilmot.ca

RE: Township of Wilmot – Official Plan Review- Implications for electricity generation facilities and transmission and distribution systems

Fotenn Planning + Design, on behalf of Infrastructure Ontario (IO) and Hydro One Networks Inc. (HONI), has reviewed the Township of Wilmot Draft Official Plan, dated December 2017.

Infrastructure Ontario is the strategic manager of the provincial government's real property, which includes hydro corridor lands, and has a mandate of maintaining and optimizing value of the portfolio. This letter identifies issues and recommendations related to the December 2017 Draft Official Plan in order to ensure the protection of hydro corridor lands for their primary intended use, the transmission and distribution of electricity, while facilitating appropriate secondary land uses.

This review stems from the Province's direction taken within the Provincial Policy Statement (PPS) (effective April 30, 2014) as it relates to electricity transmission and distribution facilities. In particular, PPS Section 1.6 provides specific direction for municipalities to maintain the primacy of hydro corridor lands for the transmission and distribution of electricity throughout the province. The relevant PPS Sections include:

1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
b) available to meet current and projected needs.

1.6.8.3 *Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.6.11.1 *Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.*

Concerns

1. Terminology

We request a consistent approach to defining hydro corridors and electricity infrastructure facilities throughout the province. Accordingly, it is requested that the following language be considered for use throughout the Official Plan:

- All reference to corridors used for the transmission and distribution of electricity should be referred to as “hydro corridors”
- All references to electricity infrastructure and facilities should be referred to as “electricity generation facilities and transmission and distribution systems.”

2. Major Utility Corridors or Rights-of-Way

Policy 6.10.3 states:

“The encroachment of abutting land uses onto Ontario Hydro, Interprovincial Pipeline and other utility easements are subject to the approval of the respective agency and the Township.”

Recommendation:

We request that the policy be revised to refer to “Hydro One Networks Inc.”

In addition, we request that the following wording be added to clarify and elaborate on the proposed policy:

“Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.”

The additional wording is requested to provide flexibility for future uses on hydro corridor lands. The inclusion of this policy offers clarity with respect to the types of secondary uses that are possible on hydro corridor lands, in accordance with the Provincial Secondary Land Use Program. Having these policies in place will also streamline the number of municipal planning approvals that a proponent must seek when they apply to HONI/IO for a secondary use.

3. Uses Permitted in All Designations

This section currently states:

“The following uses will be permitted in all designations within the Township except where they are expressly prohibited or precluded by any other policy of this Plan or the Regional Official Policies Plan:

- b) Electric Power Facilities: The development of electric power facilities occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. Such facilities are permitted provided that:
 - i. The provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statute are satisfied;
 - ii. The relevant Hydro utility takes into account the Township’s Official Plan policies in developing their own programs;
 - iii. Township Council is consulted prior to conducting any undertaking.

Recommendation:

As requested above, “electric power facilities” should be referenced as “electricity generation facilities and transmission and distribution systems.”

While IO and HONI make every effort to follow Official Plan policies and consult with local Councils prior to developing new infrastructure, development of electricity generation facilities and transmission and distribution systems is not conditional on fulfillment of these policies. As such, we request that subsection (b) above be replaced with the following wording:

“The development of electricity generation facilities and transmission and distribution systems is permitted in all designations, subject to any regulatory requirements for the utility involved.”

4. Environmental Impact Statements

Policy 8.1.2.11 currently states:

“Where construction of a road on a new right-of-way, widening or upgrading of an existing roadway, construction or upgrading of a truck sewer, trunk watermain, gas pipeline or electrical transmission line, wastewater treatment facility, waste management facility or groundwater taking project is proposed within or contiguous to an Environmentally Sensitive Landscape, the submission of an Environmental Impact Statement, or other appropriate study, in accordance with the policies in Section 8.4, which evaluates landscape level impacts, will be required.”

Recommendation:

As requested above, “electrical transmission line” should be referenced as “electricity transmission and distribution system” or “hydro corridor”.

As HONI infrastructure is subject to an EA process, the requirement for an EIS is redundant. As such, we request additional wording stating;

“Development that has received Environmental Assessment approval will be exempt from the requirement for an Environmental Impact Statement.”

5. Definitions

“Infrastructure” is currently defined as:

“Physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: municipal drinking-water supply systems; municipal wastewater systems; stormwater management systems; waste management systems; electric generation, electricity transmission and distribution systems; communications / telecommunications; transit systems and corridors; roads, including Township, Regional, Provincial Highways, and private roadways; rail facilities and oil and gas pipelines and associated facilities.”

Recommendation:

As a minor edit, we request that “electric generation” be adjusted to “electricity generation” to ensure consistency.

We would request that this letter be included as part of the record of submission on Official Plan Review and that we be notified of any decisions regarding these matters.

Contact information is as follows:

Tate Kelly, MCIP RPP
Planning Coordinator
Infrastructure Ontario
1 Dundas St. W., Suite 2000
Toronto, ON M5G 2L5
Tel: 416.327.1925
tate.kelly@infrastructureontario.ca

Jaime Posen, MCIP RPP
Planner
Fotenn Planning + Design
223 McLeod Street
Ottawa, ON K2P 0Z8
Tel: 613.730.5709 x236
posen@fotenn.com

We thank Staff for considering our comments and recommendations. Please contact us if you have any questions.

Sincerely,



Tate Kelly, MCIP RPP
Planning Coordinator

cc. Patrick Grace, IO
Enza Cancilla, HONI
Jaime Posen, Fotenn

October 30,2017

Township of Wilmot

Official Plan Conformity Review.

Map 5.7 Petersburg Rural Settlement Area Draft

To Township Planning:

Andrew Martin and Harold O'Kafka

I would like to comment on the Rural settlement area of Petersburg.

The village of Petersburg currently has settlement core areas on three sides of the main intersection only, according to the current map 5.7. On the non settlement core area on the south-east corner of the village intersection, there are 2 businesses operating in a settlement residential area. Sanas Health operates at 1164 Notre Dame Drive and C-Clear Pools operates at 1170 Notre Dame Drive. Would it not make sense to have all 4 sides of village core to be settlement core, considering that there are existing business in the area. I also question why the existing church on the North east side of the village at 1716 Snyder's Road is not part of the settlement core as well. Perhaps redrawing the boundaries of the settlement core area would be in order, to encompass existing business and to allow for future business opportunity to be developed in the village. Our firm owns property at 1611 Snyder's Road and a portion of this lot, the south east side of Snyder's Road by Alder creek is an area we wish to develop and for our own purposes, would like this area to be included in settlement core as well. For a small village, there is substantial Industrial land in the town limits. Either changing some of these land into a commercial mix or adding more area as commercial space would help this village remain and develop into a vibrant community, just beyond the city limits.

Thank you,

Karin Demerling

1494807 Ontario Inc.

Paul E. Grespan
(519) 571-8800, Ext. 219
pgrespan@mgbwlaw.com

Leanne Currie, Law Clerk
(519) 571-8800, Ext. 217
Leanne@mgbwlaw.com



File No. 31031

Via Email

November 20, 2017

Mr. Harold O'Krafka
Township of Wilmot
60 Snyder's Road West
Baden, ON N0B 1G0

Dear Mr. O'Krafka:

**RE: Settlement Boundary Rationalization, ROP Conformity Exercise and Related
Amendment to the Township of Wilmot Official Plan**

Thank-you for the email follow-up of November 2, 2017.

We are aware of the zoning and to be clear, the Zoning By-law was interpreted to be industrial from the limit of the most recent plant expansion.

As you are aware, in respect of the use of the unopened road allowance, there is a long standing agreement with the Township (now embodied in an agreement and registered as instrument number WR468665) permitting Pestell to use the road allowance as access until such time as it becomes an open public road.

Regardless, your comments reinforce the need for a policy framework that protects existing employment lands as required by Provincial policies. In consideration of existing development including the spur line, minor adjustments to the buffer limits and area of influence could be considered. These minor adjustments don't change the primary issue which is compatibility and anticipating and preventing land use conflicts before they occur.

Please see attached revised mapping.

Yours truly,

MCCARTER GRESPAN BEYNON WEIR PROFESSIONAL CORPORATION

Per:

Paul E. Grespan

/lc
Encl

CC: Randy Coulombe - Pestell
Paul Britton - MHBC



Proposed Settlement Boundary



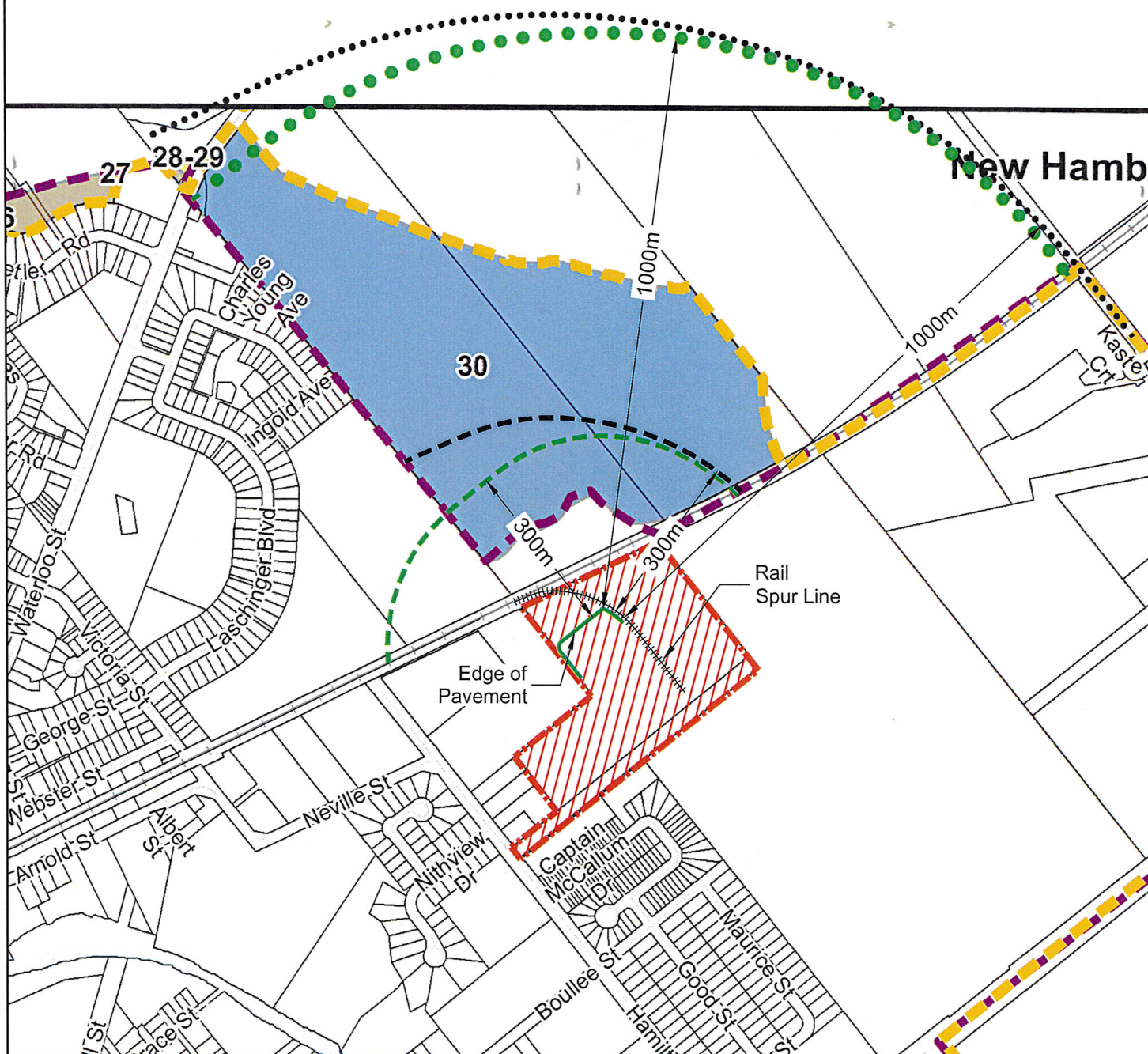
Add



Remove



Existing Settlement Boundary



D-6 Guidelines

LEGEND



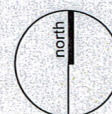
Subject Lands



D-6 Guideline
Recommended Minimum Separation Distances (MDS) Buffer
Class III = 300 metres



D-6 Guideline
Potential Influence for Industrial Areas
Class III = 1000 metres



Pestell Group
141 Hamilton Street
(Town of New Hamburg)
Township of Wilmot
Regional Municipality of Waterloo

Base Map Source:
Township of Wilmot Report No. DS 2017-10 Proposed OPA 10 Settlement Boundary Rationalization
(June 26, 2017)

DATE: November 7, 2017

FILE: 13205A

SCALE 1 : 10,000

DRAWN: DGS

Paul E. Grespan
(519) 571-8800, Ext. 219
pgrespan@mgbwlaw.com

Leanne Currie, Law Clerk
(519) 571-8800, Ext. 217
Leanne@mgbwlaw.com



File No.

Via Email and Regular Mail

October 23, 2017

Mr. Harold O'Krafka
Township of Wilmot
60 Snyder's Road West
Baden, ON N0B 1G0

Dear Mr. O'Krafka:

**RE: Settlement Boundary Rationalization, ROP Conformity Exercise and Related
Amendment to the Township of Wilmot Official Plan**

We are writing in on behalf of the Pestell group and in response to the Township's rationalization and ROP conformity exercises. We confirm that our clients (Don J. Pestell Limited, Pestell Minerals & Ingredients Inc. and Pestell Pet Products Inc. (Pestell)) attended the Public Open House on October 16, 2017, to express concerns with the rationalization and proposed residential designation of what has been identified as "Property 30" on the New Hamburg Rationalization Map. Property 30 is in close proximity to the Pestell lands, which are municipally addressed as 141 Hamilton Road, New Hamburg. The attached map identifies the location of Property 30 relative to Pestell's lands. Our clients are concerned that the proposed rationalization and residential designation of Property 30 may negatively impact Pestell's current operation, operational changes which will occur over time and future expansions that are anticipated.

Pestell's lands are zoned and designated for industrial purposes. Pestell's business involves manufacturing, processing, warehousing and shipping. Existing buildings are large in scale and are a result of considerable investment with additional investment anticipated. Raw and unfinished products are stored outside and there is continuous trucking to and from the site. The facility currently operates 24-hours a day, 5 days a week. Truck traffic to and from the site occurs 7 days a week and rail deliveries and shipments take place 5 days a week. Other buildings and structures include bins, conveyors, elevators, cyclones and a train loading facility which is planned to be expanded in the future. A number of structures are elevated and are sources of noise. Facilities have been intentionally oriented northerly and towards Property 30 to minimize incompatibilities with residential development located to the south.

The Provincial policy framework provides for the protection of employment areas. Reference is made to Policy 1.3.2.1 of the Provincial Policy Statement which provides that:

“Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.”

The land use planning framework recognizes that one of the best means of protecting employment lands is to prevent the encroachment of sensitive land uses.

The Provincial Policy Statement and the Regional Official Plan contain policies that relate to land use compatibility. Policy 1.2.6.1 of the PPS provides that:

“*Major facilities* and *sensitive land* uses should be planned to ensure they are appropriately designed, buffers and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety and to ensure the long-term viability of *major facilities*.”

Policy 2.G.10 of the Regional Official Plan (ROP) provides that:

“Area municipalities will establish policies in their official plans to prevent or minimize potential adverse effects due to the encroachment of sensitive land uses and potentially incompatible uses on one another. Such policies may include requirements for noise and other applicable technical studies, building setbacks, separation distances, berms, security fencing and noise attenuation and other measures.”

The land use compatibility policy framework has been implemented by provincial guidelines and in this regard, reference is made to the ‘D’ series of guidelines identifying Guideline D-6 (Compatibility between Industrial Facilities and Sensitive Land Uses). The D series of guidelines generally speak to preventing incompatibility. Guideline D-6 establishes the principle of “Existing and Committed Industrial Land Use”. Pestell is an “Existing and Committed Industrial Land Use” and as a result, the residential proponent is tasked with minimizing or preventing encroachment upon Pestell’s existing facility. We confirm our understanding that there have been no studies or analysis demonstrating the compatibility of residential development in proximity to Pestell’s use, the surrounding employment area or the active rail line which defines the southerly limits of Parcel 30.

The Province’s Land Use Capability Guidelines provide for the identification of influence areas for industrial land uses as well as minimum separation distances from “Existing and Committed Industrial Land Uses”.

In consideration of the nature of our clients’ use, the 24-hour/7 day a week operation, elevated noise sources, significant truck traffic and train loading facility, Pestell is considered to be a

Class III industrial land use with a potential influence area of 1,000 metres and a minimum separation distance of 300 metres. These distances are shown on the attached plan.

We request that land use schedules and mapping for Property 30 identify the potential influence area of 1,000 metres. We also request the extent of the Township Urban Area rationalization and the extent of the residential designation proposed for Property 30 be reduced such that lands within the minimum 300 metre separation distance remain designated for agricultural purposes.

We have reviewed the Township's proposed implementation of the Region's Land Use Compatibility policies. Proposed Policy 6.1.2 confirms the Township intends to prevent or minimize potential adverse effects between incompatible uses. We support this policy intent. Unfortunately, the proposed policy provides little, (if any) guidance regarding how this will occur and how the policy will otherwise be implemented. We request that Policy 6.1.2 be revised to address these issues. The policy should make provision for the "Existing and Committed Industrial Land Use" framework as outlined in Provincial guidelines. The policy should require the delineation of potential influence areas around "Existing and Committed Industrial Land Uses" and require the proponent of sensitive land uses to undertake studies as necessary to determine whether or not potential influence areas should be adjusted and to determine and implement those measures that are required to reduce, eliminate or otherwise intercept adverse effects. Pestell would be content if these policies were applied only to Property 30.

In summary, Pestell has made a significant investment in their facilities, further investment is anticipated and the facilities and operation will evolve over time. Pestell's industrial use and the ability to make changes should be protected. The protection of employment uses is specifically contemplated by the planning framework which is in place. Provincial guidelines provide that the best way to protect "Existing and Committed Industrial Uses" is to prevent incompatibilities in the first instance. Provincial guidelines provide the framework for addressing compatibility between industrial facilities and sensitive land uses. We respectfully request that the Township in respect of the proposed designation, implement Provincial policies, related guidelines as well as Regional Official Plan policies.

We ask that you circulate this letter to Township Council as input to the public meeting scheduled for October 23, 2017, at which time we understand a decision will not be made.

Yours truly,

MCCARTER GRESPLAN BEYNON WEIR PROFESSIONAL CORPORATION

Per:

Paul E. Grespan

/lc
Encl

CC: Randy Coulombe - Pestell
Paul Britton - MHBC



Proposed Settlement Boundary



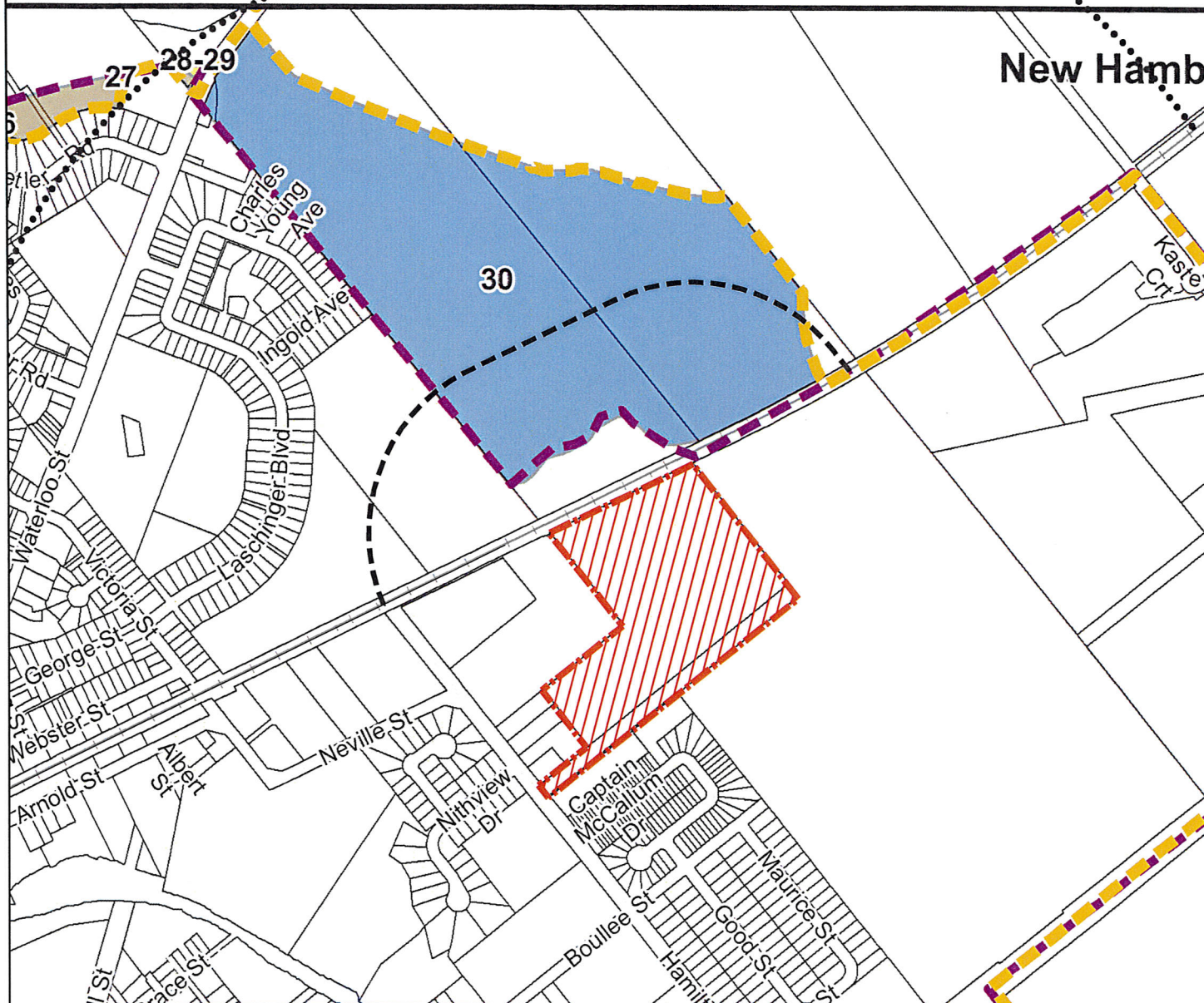
Add



Remove



Existing Settlement Boundary



D-6 Guidelines

LEGEND



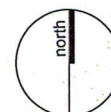
Subject Lands



D-6 Guideline
Recommended Minimum Separation Distances (MDS) Buffer
Class III = 300 metres



D-6 Guideline
Potential Influence for Industrial Areas
Class III = 1000 metres



Pestell Group

141 Hamilton Street
(Town of New Hamburg)
Township of Wilmot
Regional Municipality of Waterloo

Base Map Source:
Township of Wilmot Report No. DS 2017-10 Proposed OPA 10 Settlement Boundary Rationalization
(June 26, 2017)

DATE: October 19, 2017

FILE: 13205A

SCALE 1 : 10,000

DRAWN: DGS

Andrew Martin

From: Dawn Mittelholtz
Sent: Wednesday, December 06, 2017 3:08 PM
To: Harold O'Kafka; Andrew Martin
Subject: FW: Street Name Typo - Dec 11 Council Package

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

From: noreply@esolutionsgroup.ca [mailto:noreply@esolutionsgroup.ca] On Behalf Of Joseph Henhoeffter
Sent: Wednesday, December 06, 2017 2:57 PM
To: Dawn Mittelholtz <dawn.mittelholtz@wilmot.ca>
Subject: Street Name Typo - Dec 11 Council Package

Hello. In the package that is posted for the December 11, 2017 council meeting, there is a type in a street name on page 164. Our street is named "Meadowcliff" ... in the council package, it is spelled "Meadowcliffe". Thank you.

Origin: http://www.wilmot.ca/en/township-office/Council-and-Committees.aspx?_mid_=98242

This email was sent to you by Joseph Henhoeffter<joe.henhoeffter@gmail.com> through <http://www.wilmot.ca/>.
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Paul E. Grespan
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pgrespan@mgbwlaw.com

Leanne Currie, Law Clerk
(519) 571-8800, Ext. 217
Leanne@mgbwlaw.com



File No. 31031

Via Email

December 11, 2017

Mr. Harold O'Krafka
Township of Wilmot
60 Snyder's Road West
Baden, ON N0B 1G0

Dear Mr. O'Krafka:

**RE: Settlement Boundary Rationalization, ROP Conformity Exercise and Related
Amendment to the Township of Wilmot Official Plan**


Further to our previous correspondence, please see suggested changes to the proposed Official Plan Amendment attached. We believe the language has to be more proactive to protect the existing uses and any future expansion to avoid land use conflicts and to comply with provincial policy.

Thank you.

Yours truly,

MCCARTER GRESPLAN BEYNON WEIR PROFESSIONAL CORPORATION

Per:


for Paul E. Grespan

/nh

Encl

CC: Randy Coulombe - Pestell
Paul Britton - MHBC

- 6.1.2 The Township will minimize the impacts on and by new and existing industrial facilities by restricting sensitive lands uses in industrial areas. Compatible uses may be encouraged as a buffer between sensitive lands uses and industrial areas, where the intervening use is compatible within both industry and the sensitive land use. ~~The Township will prevent or minimize potential adverse effects from odour, noise and other contaminants, and risk to public health and safety due to the encroachment of sensitive land uses and potentially incompatible uses on one another. Compatible uses may be encouraged as a buffer between sensitive land uses and industrial areas, where the intervening use is compatible within both industry and the sensitive land use.~~ The Township will ensure *major facilities* which includes industries and *sensitive lands uses* are planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability, protection and preservation of major facilities.
- 6.1.3 Effective separation distances for minimizing the impacts of industrial activities on surrounding land uses ~~sensitive land uses~~ will be established ~~applied~~ by the Township in consultation with the applicant ~~Region~~ and the Ministry of Environment or its delegated authority ~~the Province's land use compatibility guidelines~~. ~~The development approval of new employment uses major facilities~~ which includes new industries and new *sensitive land uses* will have regard for the ~~Province's~~ Province's land use compatibility guidelines and policies including guidelines respecting separation distances between ~~employment uses major facilities~~ and *sensitive uses*. In locating any new *sensitive land uses* in the vicinity of any established or approved ~~employment uses major facilities~~, and vice versa, the Township, in consultation with the Region, ~~and the Province's land uses compatibility guidelines will apply effective separation distances for minimizing the impacts of noise, vibration, odour and particulate matter.~~ will require the proponent of the zone change and/or plan of subdivision, condominium or consent to undertake studies to determine required mitigation measures that are to be implemented by the proponent to the satisfaction of the approval authority. Required mitigation measures shall be imposed as a condition to the approval of a draft plan of subdivision, condominium or consent and/or zone change through the use of holding provisions.

Andrew Martin

From:
Sent: Wednesday, October 25, 2017 1:44 PM
To: Andrew Martin
Subject: Settlement boundary review

Hi Andrew,

I am the owner of the property at Lot 20 Bleams Rd N. I regret I was unable to attend the public meeting on October 23 regarding the proposed amendments.

According to the map the existing Settlement boundary line on the west side of our farm is adjoining three other properties that at some point may be interested in purchasing additional land.

Would it be an issue if I would want to sell the land to an adjoining property owner if the settlement boundary is moved back to the property line?

Thanks ,
Stewart Good

Sent from my Bell LG device over Cana! da's largest network.