

## Township of Wilmot REPORT

**REPORT NO.** DS 2017-20

TO: Council

PREPARED BY: Harold O'Krafka, Director of Development Services

Andrew Martin, Manager of Planning / EDO

**DATE:** October 23, 2017

SUBJECT: Proposed OPA 9 – Conformity Review (2017)

Proposed OPA 10 – Settlement Boundary Rationalization Review

### **Recommendation:**

That Report DS 2017-20 be received for information.

### **Background:**

At its meeting of June 26, 2017, Council considered Report DS 2017-10 and directed staff to give Notice of a Special Meeting of Council, open to the Public, to discuss the revisions that may be required to bring the Township Official Plan into conformity with Provincial plans in accordance with Section 26 (3)(b) of the Planning Act, RSO 1990, as amended.

Notice was given in accordance with the requirements of the Planning Act and the Special Meeting of Council was held on August 28<sup>th</sup>, 2017. The Special Meeting represented the formal beginning of the public portion of the conformity review.

Additional opportunities for public input and comment were identified at that meeting including a Public Open House (which was held on October 16, 2017) and this formal Public Meeting.

### **Discussion:**

Notice of the Public Open House, and this Public Meeting, was placed in accordance with the requirements of the Planning Act in the New Hamburg Independent and the Ayr News. Notice was also provided on the Township website, the Township twitter feed and on the Township Community Events signs in New Hamburg, Baden, New Dundee and St. Agatha.

In addition written notice was sent to the prescribed agencies and to approximately 600 property owners. Property owners receiving direct notice included those in rural settlement areas whose property is proposed for designation or de-designation, property owners within the Countryside Line whose property is proposed for inclusion or exclusion from within the Countryside Line boundary, and those whose property within the Township Urban Areas of Baden and/or New Hamburg is proposed for designation or de-designation. Additionally property owners within

120m of those properties in the Township Urban Areas of Baden or New Hamburg proposed for designation by the draft amendment also received written notice.

### Public Open House

The Public Open House was held on October 16, 2017 and was well attended. The official sign in list contains over 100 names and staff expect that additional members of the public were in attendance who chose not to sign in.

Staff were pleased to see this significant level of engagement and interest by residents in the proposed amendments.

### **Public Comments**

Within the notice of the Public Open House and Public Meeting residents were encouraged to consider providing written comments on the proposed amendments.

Comments received to date are attached as Appendix A.

These comments together with verbal comments received at the Public Meeting and any additional written comments received subsequent to this meeting will be given consideration within the staff report and recommendation on the proposed amendments.

### **Agency Comments**

In accordance with the requirements of the Planning Act prescribed agencies were circulated the draft amendments for comment on September 14, 2017. To date no comments have been received from the circulated agencies.

Agency comments will be reviewed and considered in the staff report and recommendation to Council on the proposed amendments.

### Public Meeting

The purpose of this Public Meeting is to provide a brief overview of the proposed amendments as detailed within Report DS 2017-10 and to hear public input on the matters. Input received at the Public Meeting will be considered along with input received through the circulation of the Public and Agencies as part of a future staff report which will make recommendations to Council on the proposed amendments.

### **Strategic Plan Conformity:**

The proposed Official Plan Amendments and the public input processes in considering the amendments serve to ensure that all four goals of the Wilmot Township Strategic Plan are met through continued, effective long term planning to 2031 and beyond. Those goals are that we are an engaged community; that we have a prosperous economy; that we protect our natural environment; and, that we enjoy our quality of life.

### **Financial Considerations:**

Expenditures for completion of the Official Plan Update have been anticipated in the Wilmot Capital Budget (RMOW consulting fee) and Operating Budget (advertising, postage, staff time).

### **Conclusion:**

Staff recommend that Council receive this report for information and that they hear any interested parties who wish to speak on the two proposed Official Plan Amendments. Staff will take into consideration any public input received on the amendments as part of a future report and recommendation to Council.

Harold O'Krafka MCIP RPP	Andrew Martin MCIP RPP
Director of Development Services	Manager of Planning
Grant Whittington	
Reviewed by CAO	

### APPENDIX A

### WRITTEN COMMENTS RECEIVED TO DATE

David Jutzi – Rebel Creek Petersburg – August 25, 2017

Mike Sehl – Philipsburg – September 18, 2017

MHBC Pierre Chauvin – Activa Holdings Baden – September 28, 2017

Huron Creek Developments Carlos DaSilva – Mannheim – October 4, 2017

Darlene Vanenakerboom – Baden – October 10, 2017

William R. Klassen – Luxemburg – October 12, 2017

Nith Valley Apiaries – Luxemburg – October 12, 2017

Craig Swartzentruber – Luxemburg – October 13, 2017

MHBC Carol Wiebe - C&A Wiebe Farms Baden - October 13, 2017

Karen & John Detzler – St Agatha – October 13, 2017

Malcolm Clarke - Baden - October 13, 2017

Marcia Schmidt – St Agatha – October 16, 2017



# Dueck, Sauer, Jutzi & Noll

### BARRISTERS • SOLICITORS • ADR SERVICES

Tel: (519) 884-2620 • Fax: (519) 884-0254 • e-mail: davej@dsjnlaw.com

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

403 Albert Street, Waterloo, Ontario, N2L 3V2

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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

Dayld R. Jutzi

DRJ:sw

Encl.

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

<sup>\*</sup> Chartered Mediator; Practising under T. C. Dueck Law Professional Corporation

<sup>\*\*</sup> Practising under David R. Jutzi Law Professional Corporation

<sup>\*\*\*</sup> Practising under Lee E. Sauer Law Professional Corporation

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From: Mike Sehl

To: <u>Harold O"Krafka</u>; <u>Andrew Martin</u>

Cc: <u>David Jutzi</u>

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

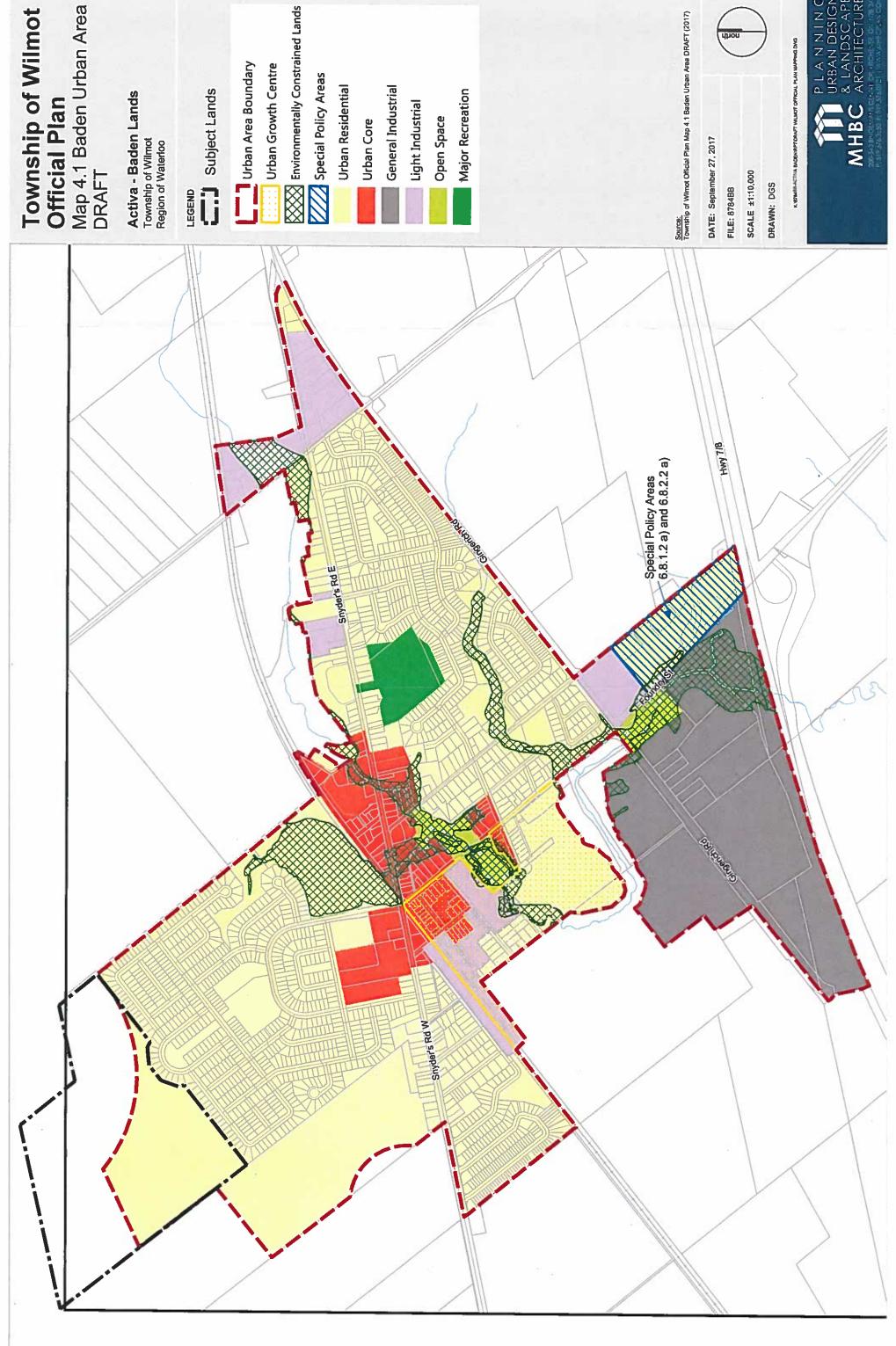
MHBC Planning

Pierre J. Chauvin, MA, MCIP, RPP

PJC/jb

Attach.

cc. Larry Masseo, Jason Malfara, Paul Britton



# Township of Wilmot Official Plan



### 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.

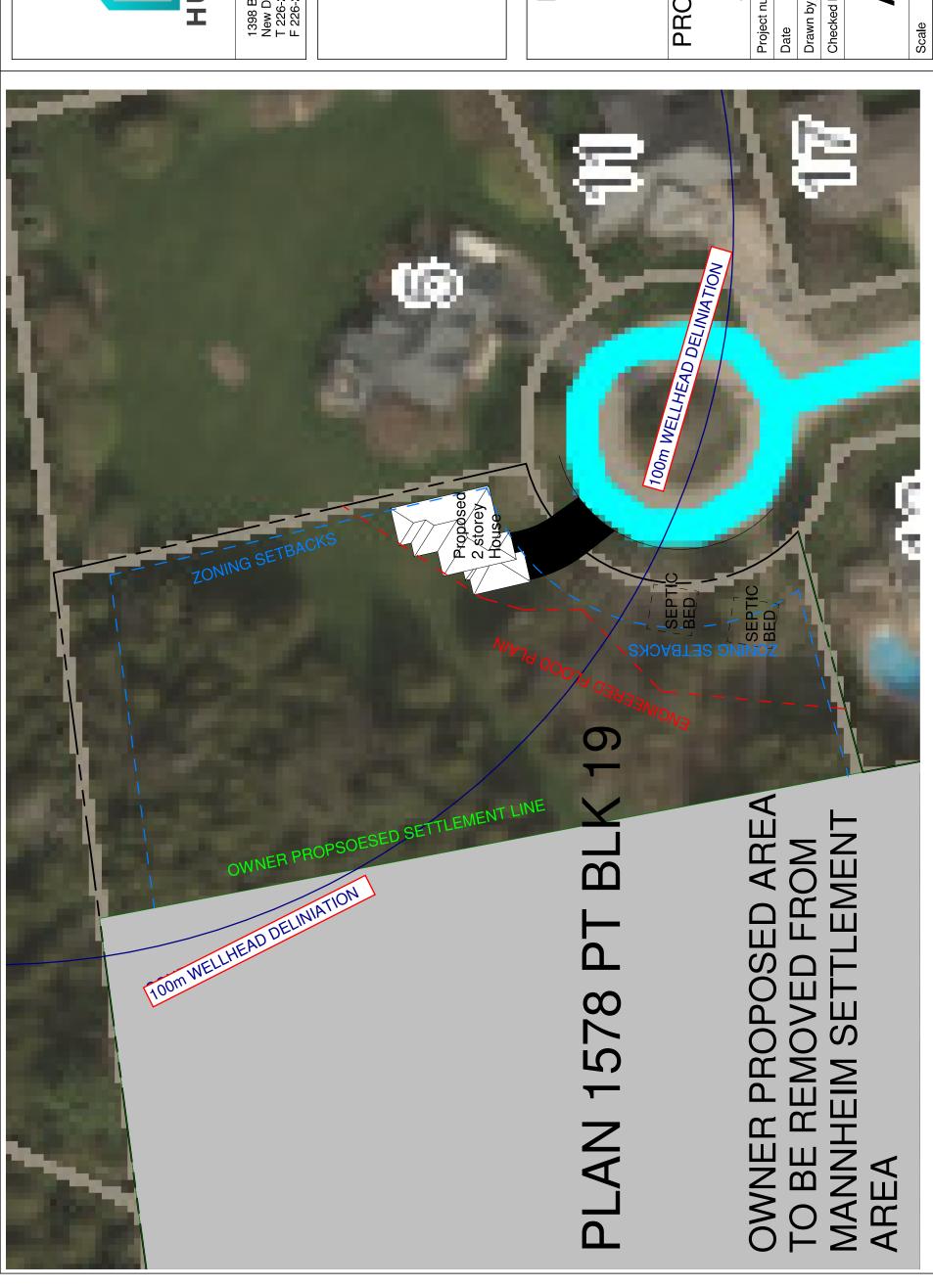
**HURON CREEK DEVELOPMENTS** 

Carlos Da Silva

Manager, Production and Land Development

2066577 ONT INC

Peter Catana Owner





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

PLAN 1578 F BLK 19 PROPOSED AREA TO LEMEN1 **BE LEFT IN** SEI

Project Number OCTOBER 10, 2017 Project number

Checked by

Checker

A0-03

1:500

From: <u>Darlene Vandenakerboom</u>

To: <u>Andrew Martin</u>

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 (1<sup>st</sup> 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 <a href="mailto:nithvalleyapiaries@gmail.com">nithvalleyapiaries@gmail.com</a>

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** 



KITCHENER WOODBRIDGE LONDON KINGSTON BARRIE BURLINGTON

October 13, 2017

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

Attn: Mr. Harold O' Krafka Mr. Andrew Martin

Director of Development Services 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 norther 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.

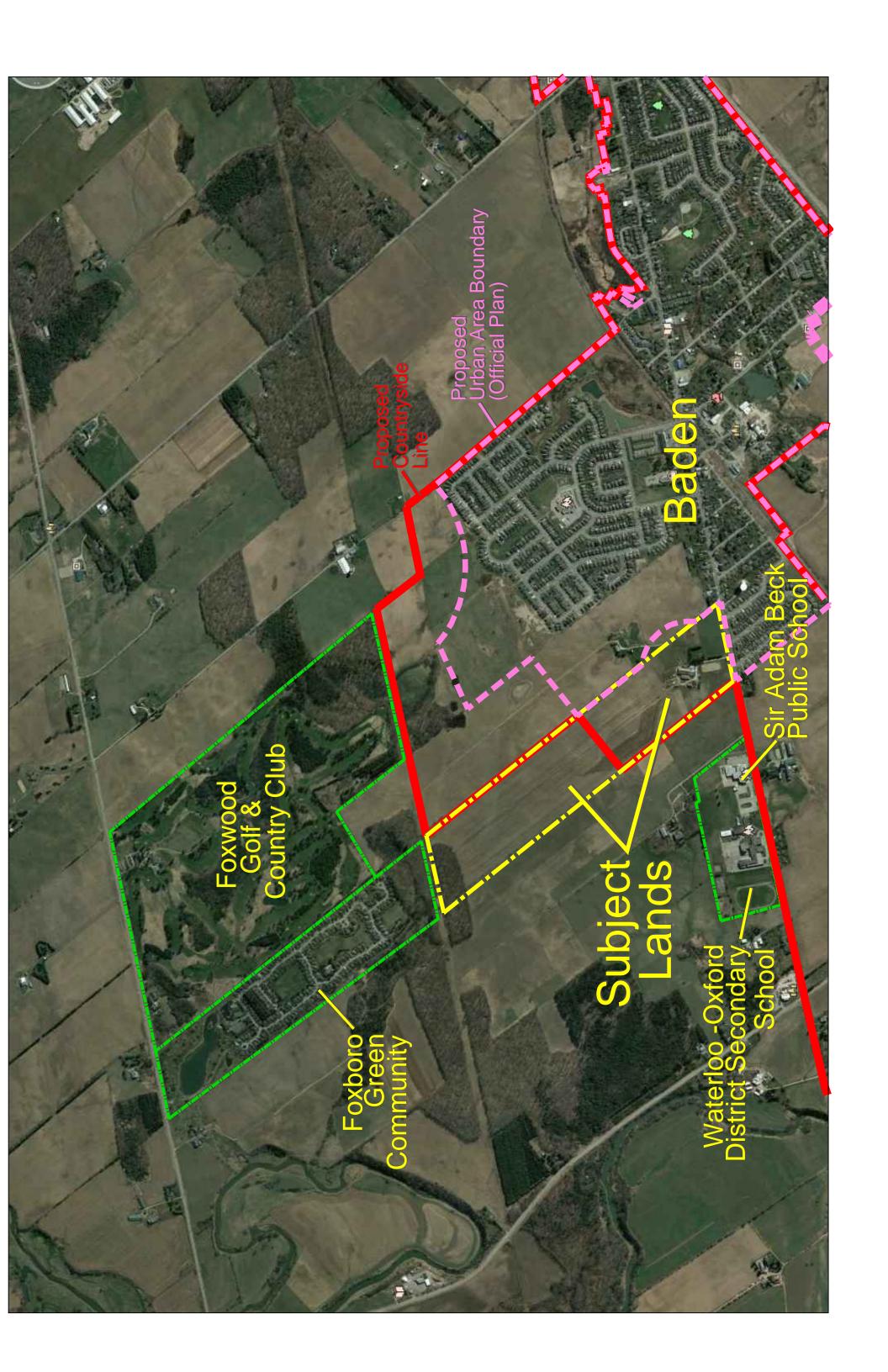
Yours truly,

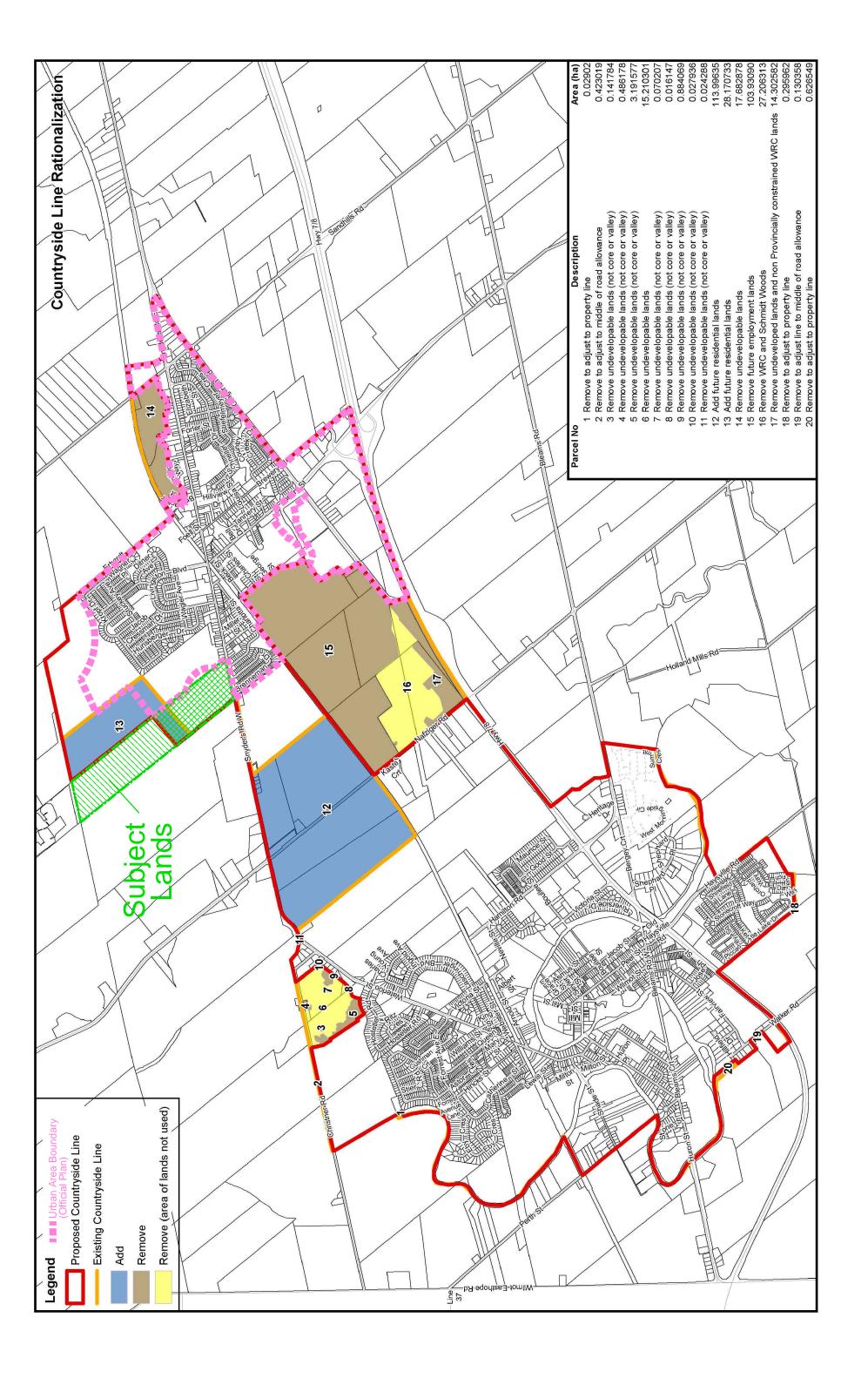
MHBC

Carol Wiebe Partner

Cc C & A Wiebe Farms Limited

Evile





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 2<sup>nd</sup> 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

2038780 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 be 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 advantages 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 yo

Sept 16, 2017 We think that having 1609 Etb's wood 9

the lot behind it as the settlement
and having the whole of 1817 as

agricultural makes no sence.

We prefer that 1609 9 the property

behind I be out of the settlement and

zoned agricultural marciaschmidthome @ gmail . com