

**Township of Wilmot
REPORT**

NO: PB 2003-12
TO: Council
PREPARED BY: Harold O'Krafka, Director of Development Services
DATE: June 2, 2003
SUBJECT: Township of Wilmot Response
Planning Our Future – Recommended Regional Growth Management Study

RECOMMENDATION:

1. That the Township of Wilmot forward a copy of Report PB 2003-12, "Township of Wilmot Response to Planning Our Future - Recommended Regional Growth Management Strategy" to the Region of Waterloo requesting that the Township's concerns and comments be addressed prior to finalization of the document; and,
2. That the Region be requested to respond to these concerns in writing.

REPORT:

Regional staff presented Report P-03-036 to the Joint Committee of Planning and Works and Community Services on May 20, 2003.

The Report outlines the Recommended Regional Growth Management Strategy and set out a proposed time table for public input on the document prior to Regional Council approval.

It would appear from the report that Regional staff do not wish to formally solicit comments from area municipalities on the final recommended strategy. Rather, the report suggests that stakeholders will be advised of a Special Public Meeting to be held on June 11, 2003.

Council will recall that the Township of Wilmot made formal comments to the Region on both Phase I of the Study and Phase II of the study. Phase I comments focused on the Township's exclusion from the Phase. Phase II comments were specific and clear in their intent and in the opinion of staff and identified three areas of concern.

Of the three concerns only one was fully addressed. That concern, that the southern boundary of the Wellesley Settlement be delineated with a Countryside line following the boundary of Wellesley Township and not dipping into the Township of Wilmot has been reflected in the revised document.

Unfortunately, the primary concern expressed by the Township of Wilmot was not addressed.

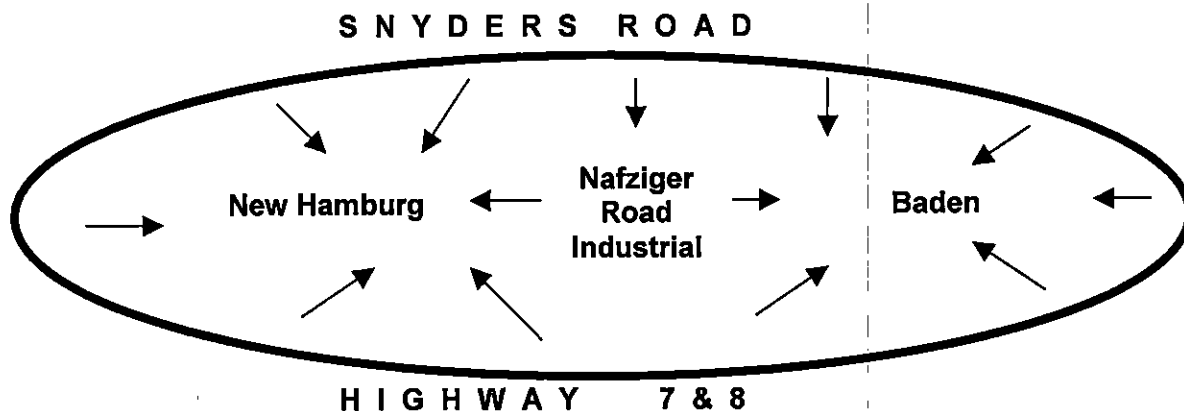
Lack of Regional Vision for Wilmot

Council clearly stated that if the Growth Management Strategy is to reflect a 40 year vision, the vision should not only properly identify planned growth in the short term (20 years) but also give focus to longer term intentions.

The development of Wilmot's vision towards long term growth in the Township was expressed as following similar ideals being promoted as the Regional vision and is supported by the Townships own consultations with its residents during the updating of its Official Plan.

The Wilmot 40yr Concentrated Growth Model

Concentrated growth on full services in and between Baden and New Hamburg to concentrate growth with minimal infrastructure requirements and maximum use of existing infrastructure as opposed to widespread growth throughout the Township on private services.



As its vision to guiding long term growth in the Township, Township Council suggested that the lands between New Hamburg, the Nafziger Road Industrial Area and Baden be shown as the site of both short term and long term growth in Wilmot Township.

This request was based on the belief that if the Growth Management Study for the Region is to have real value, it must be realistic in identifying those areas which, over time, will be the source of growth and development.

The Township's vision, has changed over time. In the early 1990's the focus of growth in Wilmot was the westerly and southerly expansion of New Hamburg towards Perth County and south of Highway 7 & 8. Today, based upon local public input and preliminary servicing analysis it is clear that the corridor from Snyder's Road to the 7 & 8 is an entirely logical focus for both short term and long term growth.

Obviously the rate of growth in the Township of Wilmot beyond 2016 will be influenced by many factors and will be a small portion of the overall growth within the Region. That said, the mapping presented in the preferred concept does not reflect or provide a long term vision of the Township of Wilmot. The mapping was amended to recognize the existing Nafziger Road industrial area, but the area between

Snyder's Road and the CNR line which Council views to be longterm location of future residential growth in the Township (post 2016 to ?) has not been identified.

The Township's revision to Phase II reconfigured lands identified by the Region from the south side of Highway 7/8 to add additional lands north of Highway 7/8 and north of the Railway. The most recent plan form the Region did no reflect this reconfiguration; instead, the region removed lands from both the south side of Highway 7/8 and the north side of the railway. Essentially the Region has reduced the amount of land that they had originally identified for designation.

The graphic representation of a separated Baden and New Hamburg within the Recommended Strategy does not reflect the anticipated areas of growth to 2016 contained in the soon to be released Draft Official Plan for Wilmot Township. (a document being prepared by the Region of Waterloo)

In summary, the continued promotion of a long term vision by Regional staff which contains a visual representation of a clearly separate Baden and New Hamburg does not reflect the vision of the elected Council of the Township of Wilmot and is cause for significant concern.

Mannheim is a Settlement in Wilmot not an extension of the City of Kitchener

Township Council requested that a clear delineation of both the identity of Mannheim and its separation from the City of Kitchener be made on the mapping.

The Recommended Strategy continues to graphically show Mannheim as an extension of the City of Kitchener. In the absence of communication from Regional staff as to why the requested alterations to the representation of Mannheim were not made, staff can only assume that it was a drafting oversight.

In summary, staff suggest that the countryside line should be extended along Trussler Road between Mannheim and the City of Kitchener to highlight and emphasize that Mannheim is a settlement area in the Township of Wilmot and that the western boundary to the City of Kitchener is as hard an urban boundary as the western boundary of the City of Waterloo or the southern boundary of the Settlement of Wellesley. Mannheim should be labelled in similar fashion to all other rural settlement areas which appear on the mapping.

Summary

For the most part, the concerns expressed by Township Council have not been addressed in the Recommended Regional Growth Management Study.

The lands identified by the Strategy fail to fully provide for planned development in Wilmot to 2016 and provide apparently no opportunity for the consideration of additional growth beyond 2016.

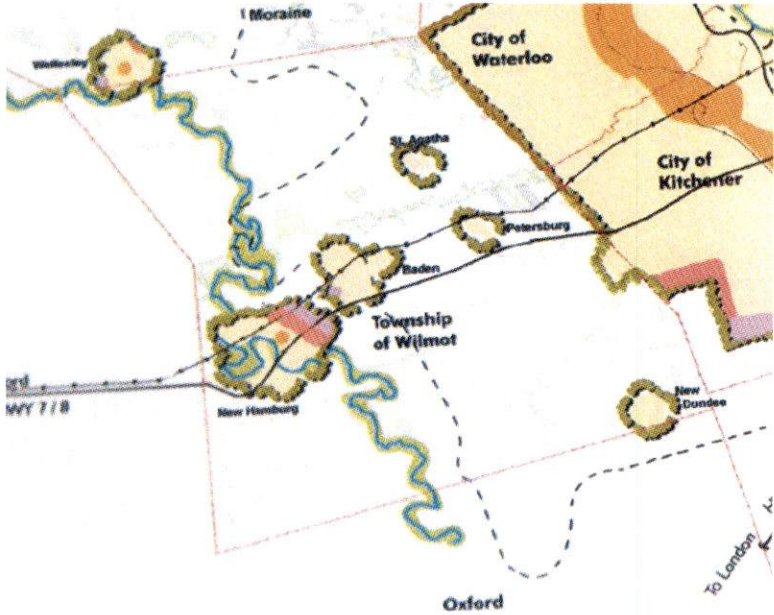
Staff suggest this is an unrealistic vision, a weakness in the strategy and should be a cause for significant concern by Wilmot Township Council.



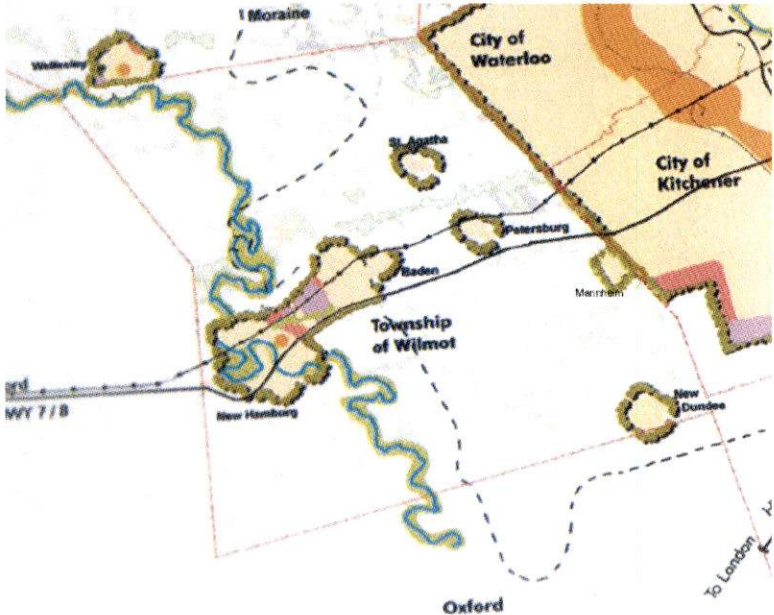
Harold O'Krafka
Director of Development Services



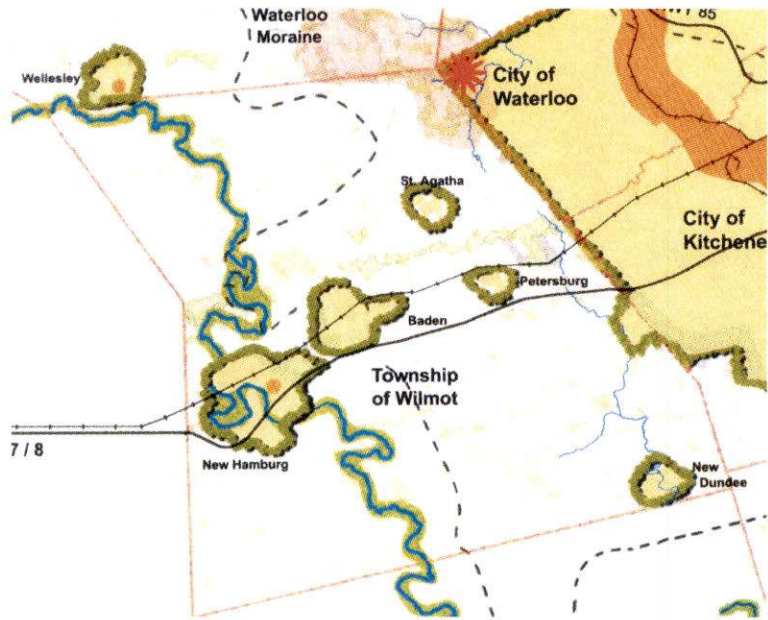
Reviewed By CAO



Wilmot Township concept in Phase II as prepared by the Region



Township amendments to Phase II concept forwarded to Region in Report PB 2003-07 on March 19, 2003



Wilmot Township as conceived in the Region's Recommended Growth Management Study dated May 2003



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May 14, 2003

Dear Sir / Madam,

Re: Regional Growth Management Strategy

The purpose of this letter is to inform you of the next steps to be taken regarding the Regional Growth Management Strategy. A Joint Meeting of the Planning and Works and Community Services Committees will be held to consider the recommended Strategy. Details of the Joint Meeting are outlined below:

Date: Tuesday, May 20, 2003
Time: 11:00 a.m. to 12:30 p.m.
Place: Regional Council Chambers
150 Frederick Street, 2nd Floor, Kitchener

At the May 20th meeting, the Joint Committee will be asked to authorize the distribution of information for purposes of receiving delegations at a public meeting.

Once the Joint Committee has considered this information, it will be available on the Region's website at www.region.waterloo.on.ca under the heading "Living Here – Growth Management". Hard copies of the information may be requested by contacting the undersigned. We will advise you of the date, time and place for a public meeting related to the recommended strategy. We expect the public meeting will take place in early June. Then, Regional Council would be in a position to consider the final strategy at a regular Council meeting in June.

If you would like more information please call me at (519) 575-4758 or David Aston at (519) 575-4551.

Sincerely,

A handwritten signature in cursive script that reads "W. Richardson".

Wanda Richardson, B.Sc., MCIP, RPP
Corporate Strategic Advisor
Chief Administrator's Office

cc: Ken Seiling, Regional Chair
Gerry Thompson, Regional Chief Administrative Officer
Fred Kent, Chair, Planning and Works Committee
Sean Strickland, Chair, Community Services Committee
Regional Clerk's Office