

Township of Wilmot REPORT

NO: PB 2003-20
TO: Council
PREPARED BY: Harold O'Krafka, Director of Development Services
DATE: July 21, 2003
SUBJECT: New Township Official Plan

RECOMMENDATION:

1. That Council adopt the Official Plan for the Township of Wilmot by By-law and be forwarded to the Region of Waterloo for approval; and,
2. That Council request that the Region of Waterloo amend the Regional Official Policies Plan as necessary to implement the expansions of the Baden TUA and New Hamburg TUA together with the reductions of the TUA – SSA in accordance with the plan.

REPORT:

The Official Plan for the Township of Wilmot replaces the Official Plan of the Wilmot Planning Area, adopted by Township Council on November 24, 1980.

The new Official Plan outlines Council's long term policy direction to guide the future development within the Township. The Plan has been prepared in accordance with the provisions set forth in the Planning Act.

The Township contracted the Region of Waterloo to serve as a consultant in the process of updating the Official Plan in June 2001.

The first step in updating the Official Plan was the completion of Residential and Employment Lands Growth Strategies. The Residential Growth Strategy updated the 1997 Growth Strategy and the Employment Lands Strategy represented a new document.

The Growth Strategies were first presented to Council in January of 2002 and a Public Meeting was held on January 25, 2002. Council adopted the Growth Strategies in June of 2002 and forwarded them to the Region for information.

Following the adoption of the Growth Strategy a number of issues were identified which needed to be addressed through the update to the Official Plan.

These issues included: Where should residential growth occur? Where should industrial growth occur? Where should commercial growth occur? What changes need to be made to bring the Plan into conformity with the Regional Plan?

These subjects were discussed in a series of meetings with Council and were presented to the Public in a series of Official Plan Public Open Houses which were held in Mannheim, New Dundee, St. Agatha, Baden and New Hamburg in October 2002.

Following these Open Houses the feedback received from the Public was reviewed and considered in the development of a draft Official Plan which was then presented to the Public in Public Open Houses in June 2003.

NOTICE OF FORMAL PUBLIC MEETING:

Notice of the formal Public Meeting on the Official Plan was given in several formats. A newspaper ad was placed in the KW Record to satisfy Planning Act requirements. The formal notice was supplemented by a display ad in the New Hamburg Independent and by direct mailings to all persons who signed in at Public Open Houses, who wrote letters during the 2 year process requesting consideration of certain aspects/issues, and to all persons within 120m of the four current OPA applications. The four current OPA applications are as follows: Tiger Lease – Baden (Industrial), Activa – Baden (Residential), Miller/Schout – Baden (Residential), and PAB Holdings – New Hamburg (Residential).

In addition, notices were sent to agencies, adjoining municipalities and the Waterloo Federation of Agriculture.

While Council is certainly aware of the history of the development of the policies and directions within the Official Plan, it is important to summarize several key components for the purposes of

KEY COMPONENTS:

The Township Residential Growth strategy focuses on the need for future housing in the Township to be focused primarily on full services within the settlements of Baden and New Hamburg. Full serviced development allows for smaller lot sizes and therefore minimizes the amount of land required to accommodate growth.

In order to consider the serviceability of certain lands for short term and long term residential growth, the Township commissioned Stantec to complete a brief servicing analysis of New Hamburg and Baden and the surrounding lands to determine the best strategy for minimizing infrastructure expenditures and maximizing the return for any public dollars spent on infrastructure.

As a result of the Stantec analysis, and in consideration of other factors such as the impact of growth on agriculture, the location of the new MURF site, and the location of the high school Township Council has given support to the vision that growth in Wilmot Township will be focused in the short and long term in the area between Snyder's Road/Waterloo Street and Highway 7 & 8 between New Hamburg and Baden.

Residential Growth in Baden:

Residential growth within the Baden Community to 2016 will be focused primarily in the area north of Castle Kilbride.

In review of the Official Plan the Township has considered the designation of two additional properties for residential growth, both of which are the subject of active Official Plan Amendment applications.

The first is that portion (5.4ha) of the Activa development which was within the MDS ring of the Murray Gingerich barn. These lands were excluded from the original approval but can now be considered for development due to the removal of the barn to the west. Development of these lands as part of the Activa subdivision represents a logical and orderly progression of development and is supported by the Township's servicing analysis. Not only can this portion of the Activa lands be easily serviced (as opposed to the rear of the property which cannot), the development of these lands is critical to the orderly progression of servicing and the road network in the long term to service the Gingerich lands in the post-2016 timeframe. The lands are identified as Parcel 3 on the attached sketch.

The second parcel is the parcel of land south and west of the water tower. The development of these lands (10.46ha), owned by J. Miller and proposed for development by M. Schout, can be also be accommodated without significant impacts or upgrading of existing infrastructure. While the removal of the lands from production could be viewed as a negative impact on agriculture, the size and configuration of the parcel limits truly limits its independent viability for agricultural use. Again, the servicing analysis completed for the Township demonstrates that the development of these lands can occur without significant modifications to existing infrastructure. These lands are identified as Parcel 4 on the attached sketch.

The design of the developments to be accommodated on the subject lands and the timing of the developments will be determined through the formal process of subdivision approval.

Residential Growth in New Hamburg

Residential growth in New Hamburg will occur on various properties with longstanding approvals for development including the MAK property on Forrest Avenue and the Bauman property on Catherine Street.

Additional growth to 2016 will occur in the area around the arboretum (linking to Hostetler and the MAK development) and expansion easterly from the Laschinger Blvd. development.

With respect to the latter, applications for the second phase of this development have been filed by PAB Holdings and the Official Plan designates these lands accordingly. The lands, identified as Parcel 2 on the attached sketch, consist of approximately 14.42ha of which only 6.6ha are proposed to be developed. The remainder of the lands is proposed to be gifted to the Township by PAB Holdings as part of the protection of the Locally Significant Natural Area.

Future growth to the east will be dependent on the forecasted needs to 2016 and on the location of the collector road/servicing corridor which will be required. This road/servicing corridor has been planned for many years and its need was confirmed by the Stantec analysis. The road will provide a much needed second crossing of the CNR line (preferably grade separated) and in so doing enhance emergency services.

The location of the corridor will be determined through completion of a Class Environmental assessment and upon the determination of the corridors location, consideration can be given to the development of lands to between the corridor and PAB Phase II to provide additional residential lands, if needed, to 2016. It is for this reason that the lands have been shown as Future Development Lands within the Official Plan.

As noted in the policies of the plan, Future Development is not a land use designation but rather an indication by Council of its intent to focus future growth in this area of the Township. Upon the completion of the additional studies noted above, an amendment to the Township and Regional plans will be required.

Residential Growth in New Dundee

Focusing on full serviced residential growth for the Township, the Township Residential Growth Strategy considered the opportunity to reduce the undeveloped potential of New Dundee by removing the Stoll farm from the settlement. These lands have been designated since 1980 for urban growth but to date have not been developed. It was considered that any development of the lands would be quite costly as it would require a communal sewage disposal system. That said, through the public input received during the development of the Official Plan it became clear that residents of New Dundee wish to have some measure of growth to support the community school and commercial enterprises.

In consideration of this input, the Official Plan did not reduce the New Dundee settlement area. Should a development proposal be filed for the Stoll farm, it will be necessary for Council to consider the impacts of the development, if any, on the projections of the Residential Growth Strategy.

Industrial Growth in the Township

The Employment Lands Growth Strategy for the Township identified the need for 33.38ha of land to 2016 and potentially an additional 18 ha of land to 2021.

The Official Plan designates approximately 58 ha of land between the Nafziger Road Industrial Area and Hamilton Road for Employment Lands in response to the Council's clear statement that the need for employment lands in Wilmot Township is at a critical level and that the forecast need represents a base or status quo scenario.

Township Council believes that the proper development of the future industrial area will require its servicing to be completed in conjunction with the servicing of the Multi-Use Recreation Facility in order to minimize costs and maximize the return on public expenditures.

In addition, the Official Plan designates the small portion (1.83ha) of land abutting the Pollock/Tiger Lease operation on Sandhills Road to address the longstanding application of amendment to the Official Plan and to recognize that the lands are already being used for the parking of transport trailers. The lands are identified as Parcel 1 on the attached sketch.

The designation of employment lands is long overdue in Wilmot Township. The availability of servicing and the quality access to both the Provincial Highway road network and the CNR line makes the lands ideal for the development of employment generating land uses.

Commercial Growth in the Township

The Township has received several inquiries respecting the development of large scale commercial facilities in the vicinity of Highway 7 & 8 in New Hamburg. The requests seek full retail and highway commercial type uses.

In order to ensure that the Official Plan provides policies to govern the consideration of such developments the Township has included specific requirements for the completion of detailed analysis to ensure that the core commercial area of New Hamburg remains vital.

The intent of the policies is not to block such developments but rather to ensure that proponents of such developments are aware of Council's clear support of the Core Area of New Hamburg as the preferred place for commercial development and redevelopment.

The core area of New Hamburg has maintained relatively low vacancy rates for many years and in order to facilitate the continued progression of the core, and to allow for its expansion and redevelopment, the Official Plan designates additional lands along Peel Street for long term commercial use between Highway 7 & 8 and the existing core.

It is anticipated that over time the conversion of residential dwellings along Peel Street will meet with similar success to that enjoyed by uses such as the Brittany, the Waterlot, and the Peak Realty offices.

Response to Longstanding Concerns From Perth County

Through the development of the new vision for longterm Township growth between Baden and New Hamburg, the Township has responded as well to the longstanding concerns of Perth County.

The previous vision that New Hamburg would continue to grow westerly was opposed by Perth County as they believed it would bring urban type growth pressures to the predominantly rural landscape of the Township of Perth East (formerly North Easthope).

It is reasonably expected therefore that the new Official Plan will therefore be supported by Perth County as addressing its concerns in this respect.

Locally Significant Natural Area

The new Official Plan also introduces a Locally Significant Natural Area to recognize the unique forested resource which lies between New Hamburg and Baden. The corridor is made up of portions of woodlots owned by many parties and the Township, over time, would hope to acquire the lands to ensure their protection as a natural link between the two communities. Through the generous contributions of PAB Holdings and the acquisition of the MTO lands, the Township has already begun the process of protecting this unique resource.

Conformity to ROPP

The Township Official Plan includes many smaller changes resulting from the conformity review completed by Regional staff. The required changes have been incorporated to ensure that the new Township Official Plan conforms to the Regional Plan.

Responses to Written Comments Received

Throughout the process of the OP review Township staff have received written comments from residents. Council is already aware of the majority of the comments save and except those received recently.

Appendix A attempts to summarize all written comments received by the Region and/or Township staff during the process and provide a brief comment as to the impact of the new Official Plan on the comment or concern.

Summary

In summary, the Township has completed a process of review and visioning over the past 2 years. This process has led to the formulation of a new Official Plan for the Township which will guide growth and development in the years to come.

The Plan addresses the longstanding need for additional industrially designated lands and provides for direction to the residential growth of the municipality in a fiscally responsible manner which has regard to the environment, and the preservation of agricultural lands.

Effectively, the vision for growth has changed substantially. Whereas the vision of the 1990s was continued outward growth of New Hamburg towards the west and south, the vision for 2016 and beyond now focuses on infilling growth between the industrial lands along Nafziger Road and the settlements of Baden and New Hamburg.

Through the adoption of this plan the Township is making clear statements respecting its focus to fully serviced growth at higher than traditional rural densities. The plan commits to building upon existing infrastructure rather than the extension of new fingers of growth into previously undeveloped areas.

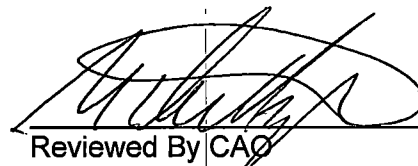
The adoption of this plan allows RMOW staff to proceed with a ROPP amendment to resolve the deferrals of the TUA-SSA around New Hamburg and Baden. That amendment will return lands west and south of New Hamburg to an agricultural designation which will hopefully address and resolve the long-standing concerns of Perth County.

Upon approval of the plan by the RMOW, development proposals of Miller/Schout, Activa, and PAB Holdings to meet the short and long term housing needs of the community will be allowed to proceed to the design stage. In addition, the development and design of future industrial lands will be able to proceed as the market warrants without unreasonable delays.

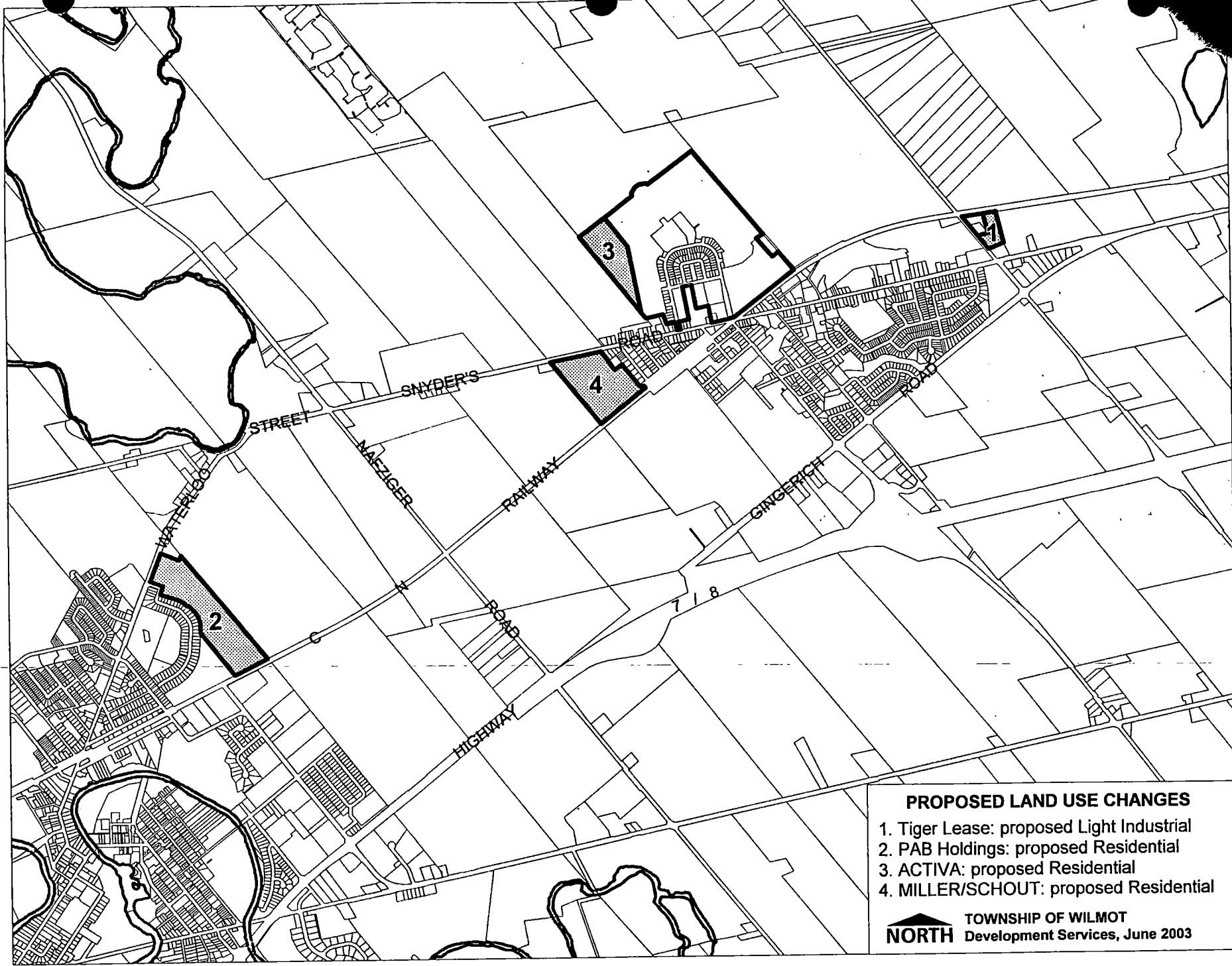
Staff are confident that this document represents the vision of Township Council to 2016 and beyond and recommend that Council adopt the Official Plan and forward it to the RMOW for approval.



Harold O'Krafka
Director of Development Services



Reviewed By CAO



PROPOSED LAND USE CHANGES

- 1. Tiger Lease: proposed Light Industrial
- 2. PAB Holdings: proposed Residential
- 3. ACTIVA: proposed Residential
- 4. MILLER/SCHOUT: proposed Residential

 **TOWNSHIP OF WILMOT**
NORTH Development Services, June 2003

APPENDIX A

1. PAB Holdings Support growth in Northeast New Hamburg. Recommends Township participation in development of Industrial lands. Support inclusion of lands south of NH due to ease of servicing and postponement of lands to the west due to difficulty in servicing them. Perhaps lands to west should be estate type lots on private services.
- Response:** *The development of lands south of 7 & 8 adjacent to the STP is technically feasible and cost effective. Nonetheless, the development of these lands at this time would create other community planning issues the foremost of which is the linkage of the lands to the rest of the New Hamburg community. The lands would ideally be suited to a seniors type development, similar to Morningside or Stonecroft, upon completion of the Stonecroft development and realistically within the next planning horizon (2016-2036).*
-
2. Mark Dorfman Representing River Meadow Homes request consideration of Block 4 Plan 1668 for long term development in conjunction with lands to the west.
- Response:** *The lands owned by River Meadow Homes are rear lands and could only be developed through access from the PAB lands to the west. Development of the PAB lands south of 7 & 8 is not anticipated during the lifetime of this plan.*
-
3. RBA Planning Representing Tiger Lease request resolution of Official Plan Amendment application through designation of additional industrial lands abutting Tiger Lease property.
- Response:** *The proposed plan proposes the designation of additional industrial lands to the east of the Tiger Lease property in response to the Official Plan Amendment application.*
-
4. DS & H Representing Werner Kuehlenborg request inclusion of the lands of Mr. Kuehlenborg within the Mannheim Settlement. Suggest church at corner of Trussler/Knechtel should also be included.
- Response:** *The lands of Mr. Kuehlenborg and the church are proposed to be included within the Mannheim Settlement Area. Nonetheless, development of the subject lands is constrained by servicing.*
-
5. D. Morgan Request inclusion of 1303 Bridge Street in New Dundee Settlement.
- Response:** *1303 Bridge Street is proposed to be included in the New Dundee Settlement Area by the new Official Plan.*

6. D. Poth Request inclusion of Poth farm within New Dundee Settlement.

Response: *The remainder of the Poth farm would represent a significant expansion of the New Dundee Settlement Area in contradiction to the Residential Growth Strategy. In addition, Mr. Poth successfully argued that additional development to the southwest of New Dundee would not occur in justifying the rounding out/completion of Poth Drive several years ago.*

7. B. Brown Requests reconsideration of floodplain as it affects her lands in New Dundee.

Response: *The determination of floodlines is the sole jurisdiction of the GRCA. The lands are indeed significantly constrained by the floodplain.*

8. J & R Numan Request policies that support the many varied aspects of farming and support for a greater variety of agriculturally related businesses including greenhouse operations.

Response: *The Official Plan maintains a commitment to the protection of agricultural and agriculturally related activities on rural properties. The development of greenhouses is a permitted use already within the agricultural zones. The development of garden centres, however, is not.*

9. PEIL Representing the Concordia Club requests opportunity to participate in any discussions respecting campgrounds.

Response: *The opportunity for the Concordia Club to participate in the project has been made at several stages throughout the process. Existing campgrounds have been recognized by the Official Plan and designated as Major Recreation thereby assuring the potential to fully legalize operations in accordance with proper planning principles.*

10. PEIL Requesting opportunity to participate in any discussions respecting the development of golf courses and the expansion thereof.

Response: *The opportunity for the expansion of existing golf courses has not changed through the development of the new Official Plan. Any expansion or new course would require an amendment to the Township Official Plan subject to compliance with the Regional Official Policies Plan as well.*

11. CHUBPAC Requesting rezoning of the property at 367 Victoria Street (former Stanley property) for Highway Commercial and full retailing.

Response: *Policies have been included in the Official Plan to set out the framework by which applications for redesignation of lands for Highway Commercial uses will be considered.*

12. Alloy Casting Requesting that 374 Hamilton Road and the Koenig property be permitted to develop with High Commercial and full retailing.

Response: ***Policies have been included in the Official Plan to set out the framework by which applications for redesignation of lands for Highway Commercial uses will be considered.***

13. M. Gingerich Requesting consideration of future development on his lands west of the Activa development.

Response: ***Development of the Gingerich lands is dependent upon the completion of servicing expansions through the Activa Development. As the Activa Development has been staged to ensure that it is not completed until near to the end of the horizon of the Official Plan it is reasonable to expect that development of the Gingerich lands will not occur until post 2016.***

Development of the Gingerich lands and their serviceability was considered as part of the servicing analysis completed for the Township by Stantec and supports the longterm development of the front portion of the lands as being justified.

14. B. Schumm Requesting the consideration of his lands for future development.

Response: ***The lands owned by Mr. Schumm exhibit long term potential for residential development. That said, development would logically expand from New Hamburg towards the east and therefore Mr. Schumm's property would not reasonably see development until mid to latter stages of the next Official Plan (2026-2036?) horizon.***

15. B. Steinmann Requesting the consideration of his lands for future development.

Response: ***The lands owned by Mr. Steinmann exhibit long term potential for residential development. That said, development would logically expand from New Hamburg towards the east and therefore Mr. Steinmann's property would not reasonably see development until the latter stages of the next Official Plan (2036?) horizon or the early stages of the planning horizon thereafter (2036-2056) or later.***

16. PEIL Requesting consideration of Jim Miller / Mike Schout lands for residential development.

Response: ***The Official Plan proposes the designation of the Miller/Schout lands for residential development within the Planning horizon of this plan. (pre-2016)***

17. Grant Transport Stressing that future residents north of CNR tracks in New Hamburg should recognize that industries exist south of the tracks.

Response: ***The protection of the natural habitat corridor between New Hamburg and Baden will ensure that future residential development is located at a greater distance from the operations of Grant Transport than the Laschinger Blvd. development.***

18. A. Campbell Requesting that steps be taken to avoid the flooding which occurred this past winter at Summer's Field Lane.

Response: ***The flooding at Summer's Field Lane was the result of a blocked drainage course over which the RMOW has an easement. While the prevention of flooding from the easement is a Regional operational matter, the comments have been forwarded to the Township Public Works department for information..***

19. J. Corbett Concerned that the RMOW is expanding too fast without enough H2O. Recommends keeping our H2O and standing up the cities demands for more.

Response: ***The Regional Growth Management Strategy projects the growth of the RMOW population to approximately 700,000 persons using groundwater resources.***

20. M. Schiffer Concerned about prime farm land and provincially significant wetlands.

Response: ***The Official Plan provides for long term protection of the prime farm lands in Wilmot by focusing residential growth to Baden and New Hamburg and the corridor between on full services.***

The vision of Council in this respect provides for the agricultural community to make long term investments in agricultural operations knowing the long term focus for growth within the Township.

The plan provides for the protection of Provincially, Regionally and Locally significant wetlands.

21. D. Fischer Seeks development of baseball diamonds at Community Centre in New Dundee.

Response: ***The Official Plan provides the opportunity for the development of recreational facilities subject to the direction of the Recreational Master Plan for the Township.***

22. M. Mihajlov Requests expansion of Philipsburg Settlement to include additional lands.

Response: *Expansion of Philipsburg as proposed by Mr. Mihajlov would be in contravention of the vision expressed in the Residential Growth Strategy, the Regional Official Policies Plan and the Township Official Plan. Specifically, these documents support new growth on full services and restrict growth in unserviced settlements to those lands which are currently developed.*

23. C. Thomas Concerned that current subdivision approvals already utilize the available capacity in the STP and that new considerations are based upon proposed upgrades. Concerned with proposed Activa Development, suggests Activa lands to north are more logical than Activa lands to the west. Supports Miller/Schout development. Feels developers should pay lot levies towards recreational facilities.

Response: *Residential designations proposed by the new Official Plan are not based upon future expansions to the sewage treatment plant. They, combined with existing approvals and lands identified as Future Development, will make up the growth to 2016. Developments will not be approved for which capacity does not exist.*

The lands of Mr. Gingerich cannot be considered for development until such time as the development of the Activa lands is completed in order to ensure the logical extension of streets and servicing. That said, the servicing analysis completed by Stantec supports the development of the front portion of the Gingerich lands in the post 2016 time frame.

Developers already pay substantial development charges towards the construction of recreational facilities in accordance with the Township's Development Charges By-law. Proper use of Development Charge funds ensures that the component of new facilities attributable to growth is funded by growth. The first phase (100 lots) of Activa will contribute over \$200,000 in Recreational Development Charges alone.

24. J. Keil Questions the basis for the ESPA designation on Lot 19, Concession II, Blk A.

Response: *The designation of the ESPA was based upon research completed by the Region of Waterloo in the mid 1970's and is included in the Regional Official Policies Plan.*

25. D. Bowman Supports Areas 3, 4 & 6 for future growth in Baden and New Hamburg. Feels areas 1, 2 and 5 would take up too much land and add too many houses.

Response: *The Official Plan proposes the residential development of only those lands required to meet population projections to 2016.*