

From: [REDACTED]
To: [Planning](#)
Subject: Zone Change Application 04/24 - 430 Snyders Road East
Date: August 22, 2024 10:45:01 PM

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Good day,

I am writing in response to your Notice of Public Meeting in regard to the zone change application for the commercial property located at 430 Snyders Rd E, Baden. The lot is currently zoned amended (83-38) Zone 8 Commercial but was originally zoned as urban residential. The request to allow a four-stories commercial building directly impacts my spouse and I are residential property owner directly across from the lot. We are located at [REDACTED] Snyders Rd E.

Some of my questions and concerns are as follows:

1. the proposed height of the building will be 40 to 60 feet in height using an average story height. This will make the commercial building the tallest building in all of residential Baden in what was originally zoned as a strictly residential area and is surrounded by residential properties on all sides. Currently, the tallest single structure is the new three-story apartment complex being completed on Snyders Rd.
 - is it possible to have the zone returned to original zoning and build multi-dwelling units on the site.
 - if not, is it possible to have the zoning remain the same and have the commercial building double the size of the footprint and build only to the two-story maximum. This could mean the elimination of the trailer storage area of their plan.
 - is it possible for the proposed commercial building to be built in a solely commercial zoned area of Baden and/or the township to save the residential neighbourhood that is adjacent to the property on all sides?
 - what will be the allowed business hours?
2. has a study been conducted to gauge the impact that a four-story commercial building will have on the property values of the surrounding residential properties, whether it is positive or negative?
3. has a traffic study been completed for the increase in traffic brought into to the residential area, particularly with an entrance being established on Snyders Rd.?
4. what is the main anchor business that will be in the commercial property, and will it be used for manufacturing or is it strictly office space?
 - will there be an increase in noise brought to the area due to any manufacturing on premise?
5. will the building, if zoning approved, be built to blend in aesthetically with the surrounding residential properties or will it be in contrast to the residential properties.

These are the questions that I have at this time. I am sure that I will have more questions as this process progresses. I hope that my concern about the impact on property values can be addressed so that I have a better understanding of the personal impact this proposal will have. As of now, I would rather see this zoning be reverted back to its original designation as Urban Residential. I cannot support this proposed change to four-story commercial structure that would be the tallest building in Baden being built in what is a residential area.

Thank you,
Steven Schmelzle

Excerpt from September 9, 2024 Township of Wilmot Council Minutes

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7.2 DS-2024-12 - Zone Change Application 04/24, 430 Snyder's Road East, Baden

Councillor S. Cressman declared a conflict of interest on this item, and recused from voting.

Manager of Planning and Economic Development, A. Martin presented the report.

Delegate H. Price from GSP Group Inc. on behalf of the applicant addressed Council.

Council asked and received response from the agent of the applicant regarding the following:

- The site set-backs of the proposed development in comparison to the existing building;
- The proposed height of the building;
- Compatibility with the residential area; and,
- Tree planting specifications.

Council asked and received response from staff regarding the following:

- Height of the proposed development in respect to other developments within Baden.

Moved by: Councillor L. Dunstall

Seconded by: Councillor S. Martin

THAT Report DS 2024-12 be received for information.

Motion Carried