

DEVELOPMENT SERVICES

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MEMORANDUM

TO: Council

CC: Corporate Leadership Team

PREPARED BY: Andrew Martin, Manager of Planning and Economic Development

DATE: March 24, 2025

RE: Supplementary information to Report DS 2025-02
59 Bergey Court / 12 Shephard Place, New Hamburg

This memo has been prepared in response to direction from Council to provide additional information regarding the inclusion of internal sidewalks within the proposed development.

The applicant's consultant has provided an updated concept plan that includes an internal sidewalk on one side of internal streets consistent with what exists in other similar townhome developments. The plan demonstrates that the sidewalk inclusion is feasible, and as discussed at the March 3 meeting, will ultimately be refined through detailed design at the site plan approval stage should the OPA and ZC be approved.

The updated concept did not impact the number of units, any of the setbacks from external property lines, or the required road widths and turning radii. The distance between the rear walls of the townhome block fronting Shepard Place and the block immediately behind, was reduced to accommodate the internal sidewalk. To account for this adjustment, item 9 from the March 3 recommendation is required to be revised from:

“reduce the minimum setback resulting from future title separation of a street townhouse from 7.6m to 6.4m.”

to read:

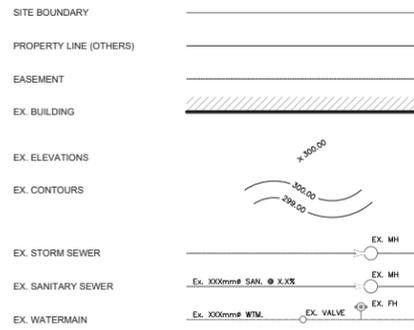
“reduce the minimum setback resulting from future title separation of a street townhouse from 7.6m to 5.8m.”

The proposed amending by-law includes this revision.

PROPOSED FEATURES

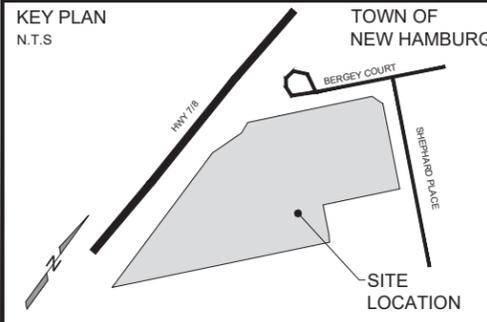
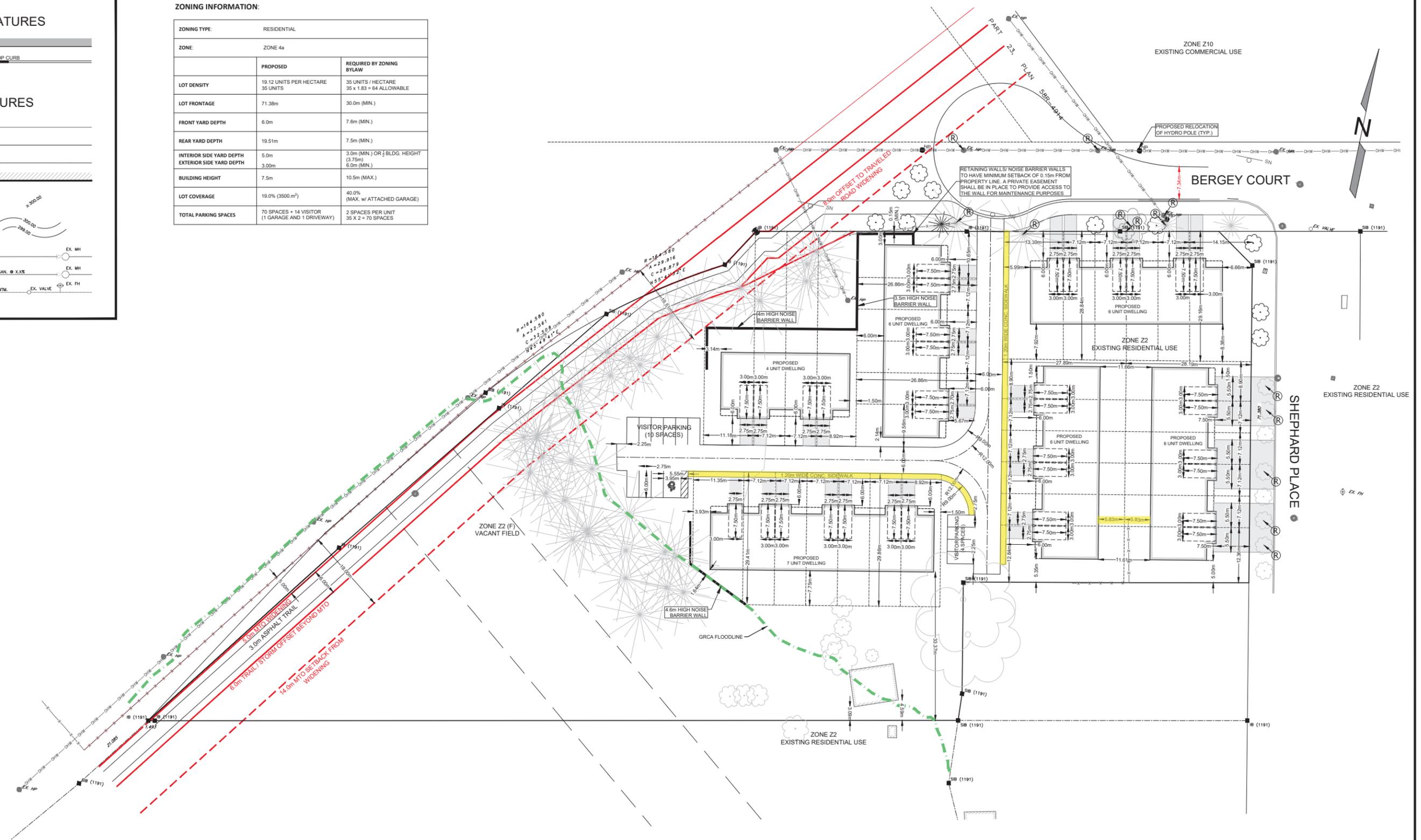


EXISTING FEATURES



ZONING INFORMATION:

ZONING TYPE:		RESIDENTIAL	
ZONE:		ZONE 4a	
	PROPOSED	REQUIRED BY ZONING BYLAW	
LOT DENSITY	19.12 UNITS PER HECTARE 35 UNITS	35 UNITS / HECTARE 35 x 1.83 = 64 ALLOWABLE	
LOT FRONTAGE	71.38m	30.0m (MIN.)	
FRONT YARD DEPTH	6.0m	7.6m (MIN.)	
REAR YARD DEPTH	19.51m	7.5m (MIN.)	
INTERIOR SIDE YARD DEPTH	5.0m	3.0m (MIN.) OR 1/3 BLDG. HEIGHT	
EXTERIOR SIDE YARD DEPTH	3.00m	3.75m 6.0m (MIN.)	
BUILDING HEIGHT	7.5m	10.5m (MAX.)	
LOT COVERAGE	19.0% (3500m ²)	40.0% (MAX. w/ ATTACHED GARAGE)	
TOTAL PARKING SPACES	70 SPACES + 14 VISITOR (1 GARAGE AND 1 DRIVEWAY)	2 SPACES PER UNIT 35 X 2 = 70 SPACES	



CONTRACTOR NOTES:
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
 ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES.
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED. BEARING AND DISTANCES SHOWN WERE DERIVED FROM DEPOSITED PLAN No. 58R-6480
BENCHMARK (GEODETIC)
 ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM THE CANSEL CAN-NET REAL TIME NETWORK UTM ZONE 17 NAD83 (CSRS-2010).
BENCHMARK (SITE)
 ELEVATIONS ARE RELATED TO TOP OF IRON BAR FOUND AT THE NORTHEAST CORNER OF SUBJECT PROPERTY.
 ELEVATION: 334.52m - 337.44m

No.	ISSUED DESCRIPTION	DATE
5	ISSUED FOR ZONING	2023-01-26
6	REVISED FOR NOISE WALL	2023-02-09
7	RE-ISSUED FOR CLIENT REVIEW	2023-04-28
8	RE-ISSUED FOR CLIENT REVIEW	2023-06-23
9	RE-ISSUED FOR APPROVALS	2023-10-18
10	RE-ISSUED FOR APPROVALS	2024-02-08
11	RE-ISSUED FOR APPROVALS	2024-06-28
12	RE-ISSUED FOR APPROVALS	2025-01-13
12	RE-ISSUED FOR APPROVALS	2025-03-07



**BERGEY COURT
RESIDENTIAL DEVELOPMENT**

PROJECT INFORMATION: 59 BERGEY COURT, NEW HAMBURG, ONTARIO
 CLIENT INFORMATION: 1000024818 ONTARIO INC.
 59 BERGEY COURT, NEW HAMBURG, ONTARIO

DRAWING NAME: **SITE PLAN**

PROJECT No: **GE21-0024-1**

DRAWING No: **C200**

SCALE: 1:400 METRIC

SHEET SET No: 1 of 1