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To: [Natasha Salonen](#); [Council](#)
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Subject: Cachet Development Proposal
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Good evening Mayor Salonen and Wilmot Councillors,

Being one of the citizens who helped to lead the community response against the previous Cachet Development Ministerial Zoning Order (MZO) request in 2021 that sought to bypass proper planning processes, it is good to see this current proposal from Cachet coming forward through the proper development processes.

I had a good meeting with Wilmot Planning Staff last week and there are some improvements that deserve recognition such as:

- halving the density and number of units from over 4,000 people and jobs to now about 1,800 people (though the industrial/commercial lands are yet to be determined) that is perhaps more compatible with the surrounding rural community than a field full of 6 storey buildings.
- the addition of some parkland/greenspace that was absent from the last proposal,
- the removal of misleading things such as the proposed GO Train station despite never having ever spoken to Metrolinx,
However, there are still some very significant concerns that need to be addressed and more clearly understood;
- this single 46 acre development stands to increase the population of New Hamburg by 10% with dense Milton and Mississauga-like development not previously seen in Wilmot Township,
- the addition of commercial and potential retail could have adverse impacts on downtown New Hamburg and other existing commercial areas,
- better understanding the parking options and if parking is sufficient to meet rural demands where little public transit is available (and how better to facilitate/encourage transit as well as active transportation in this development),
- the traffic studies are totally insufficient and do not take into account any potential traffic from the 770 acre industrial mega-site or the Wilmot Industrial Park despite such close proximity and sharing the same main arterial road. Also, if roundabouts are the preferred traffic recommendations from the traffic reports and financial costing then why aren't they shown on any of the site plans/drawings?
- how will Wilmot meet its commitment to half GreenHouse Gases (GHG) by 50% by 2030 and 80% by 2050 by approving this development and adding thousands of people to its

population?,

- how can there be absolutely no consideration of Natures Alpine chemical plant this development is being built directly adjacent too? The single reference in hundreds and hundreds of pages of studies simply talks about noise decibels and odours - not the significant concerns raised in the past by citizens and Natures Alpine staff themselves about development in close proximity and the spectacular incidents and evacuations that have made global headlines in other communities.

If there is absolutely no risk then assure the public by stating this in the reports. The complete omission of any evacuation plan or proper mention of this facility only makes it look like the developer is trying to hide things and raises public concerns as well as suspicions. It will be very important to understand the Wilmot Fire Department's opinion on this development proposal.

I understand that tonight's report is just being brought forward for information only and I look forward to the chance to learn more and provide more feedback in the weeks ahead.

Please share any questions or ideas.

Cheers,
Kevin.

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