

March 24 2025

Mayor, Council and Staff,  
Township of Wilmot  
60 Snyder's Road  
West Baden, ON  
N3A 1A1



cc. Kaitlin Bos, Municipal Clerk  
cc. Lillianne Dunstall, Steve Martin  
cc. Harold O'Kafka, Andrew Martin

Dear Mayor, Council Members, Mr. O'Kafka, Mr. Martin and neighbours,

**Subject: OPA/ZBA Applications (ZCA-03/24) for 59 Bergey Court and 12 Shephard Place  
Residents of Shephard Place Follow Up Comments**

Good evening. Following the Committee of the Whole meeting on March 3rd, we wish to provide additional input regarding the proposed townhouse development at Shephard Place and Bergey Court.

There are currently 37 residents of Shephard Place, and none support the proposal due to concerns with density and neighbourhood character. We respectfully request a one-month deferral to explore the potential for single-detached homes along Shephard Place to maintain the established streetscape. This is the final opportunity for public input, as there is no engagement required at the site plan stage.

We acknowledge the Applicant has revised the concept plan to include internal sidewalks, which is appreciated. However, no new amenity space has been added.

We also formally request that Council include in its resolution a requirement for the applicant to submit an Urban Design Brief as part of a complete site plan application. This brief should address neighbourhood character, conceptual building designs, materials and tree preservation to guide the site plan and permit process. While Site Plan Control no longer governs architectural elements, a Design Brief can help secure a higher standard of design and better integration with the existing neighbourhood.

Lastly, we ask the applicant to confirm this evening that the proposed development will include enhanced design features that reflect and contribute to neighbourhood character.

While there is no formal appeal to the Ontario Land Tribunal, Council has the authority to defer this application or request meaningful revisions. We urge you to consider this path forward to ensure a more compatible and well-designed outcome. Thank you for your consideration.

Yours truly,



Ryan O. Mounsey. CEO. BES.MUDS.MCIP.RPP  
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Waterloo, N2J 1N8

File 59-NH-57-2025  
cc. Client (Shephard Place Neighbourhood Committee)  
Ryan Scott