



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS-2025-04

TO: Committee of the Whole

SUBMITTED BY: Harold O'Krafka, MCIP RPP PLE
Director of Development Services

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

REVIEWED BY: Greg Clark, Acting Chief Administrative Officer

DATE: April 7, 2025

SUBJECT: Official Plan Amendment Application 01/24, Draft Plan of
Subdivision Application 30T-24601, Zone Change Application
02/24, Nafziger Road, New Hamburg

RECOMMENDATION:

THAT Report DS 2025-04 be received for information.

SUMMARY:

The Township of Wilmot is in receipt of an Official Plan Amendment Application, an application for Draft Plan of Subdivision and an application for changes to the Township Zoning By-law. The lands to which these applications apply are presently undeveloped and located on the east side of New Hamburg, south of Waterloo Street and west of Nafziger Road. The lands are designated Township Urban Area and Employment Area within the Regional Official Plan, Prime Agricultural in the Township Official Plan, and are presently zoned Zone 1 (Agricultural) within the Township Zoning By-law 83-38, as amended.

This report provides a summary of the applications that have been filed for the subject property along with comments received to date.

BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on February 28, 2025. The following is a summary of comments received prior to the Public Meeting.

Public - none

Agencies

CN – providing standard requirements for buffering and setbacks related to protection of the railway.

Canada Post – requesting draft approval conditions relative to the provisioning for community mailbox locations and standards.

Hydro One – indicating no comments or concerns.

WRDSB – providing standard school board related development conditions (accommodation, education development charges, school signage, and student transportation).

GRCA – requesting additional analysis associated with hydraulic analysis and stormwater management related to the Ivan Gingerich Drain.

Enova Power Corp – no concerns.

Bell – requesting standard draft plan approval conditions related to provision of services to the development.

Region of Waterloo – review of traffic study still under review

REPORT:

The lands subject to these applications were added to the Township Urban Area in part through the Provincial approval of Regional Plan Amendment No. 6 and in their entirety through Bill 162.

As a result of Bill 23, the responsibility for the Regional Official Plan (as it applies to lands within the Township of Wilmot) was transferred to the Township of Wilmot as of January 1, 2025. The Township at present effectively has two official plans.

Official Plan Amendment

Official plan amendment application 01/24 proposes two changes to the Regional Official Plan.

Firstly, lands currently identified as Employment Area north of the CN railway and south of the Ivan Gingerich Drain are proposed to be changed from Employment Area to Township Urban

Area. The change is proposed to allow for flexibility of land uses including commercial uses not presently permitted within employment area policies introduced within the 2024 Provincial Planning Statement following initial filing of the subject applications. The Provincial Planning Statement includes a policy framework to remove lands from an identified Employment Area when their designation as such does not align with the planned function of an area and does not impact the viability of an employment area. The intent of the amendment is to emphasize that the area is a transitioning land use area between the existing Nachurs Alpine operations south of the CN railway and planned residential development north of the Ivan Gingerich drain providing for a range of uses to serve current and future residents.

Secondly, the application proposes an amendment to align policies within the two Official Plans with respect to the percentage of specific residential unit types permitted within the development. The amendment would adopt current policies of the Township Official Plan requiring that 30% of the residential units to be in the forms other than single and semi-detached dwellings, such as street fronting or single unit condominium townhomes, stacked and/or back-to-back townhomes, and other multiple or apartment dwellings. The current Regional Official Plan requires 30% of residential units includes to be in the form of single detached dwellings, semi-detached dwellings, and street fronting or single unit condominium townhomes.

As the subject lands have not yet been brought into the New Hamburg Urban Area within the Township Official Plan, official plan amendment 01/24 proposes to apply Urban Area designations of Urban Residential north of the Ivan Gingerich Drain and Light Industrial/Commercial designation to the lands south of the Ivan Gingerich Drain.

Draft Plan of Subdivision Application

Draft plan of subdivision application 30T-22601, is comprised of approximately 43.07ha and includes approximately 677 residential units in the form of single detached dwellings, townhomes and other multiple residential buildings. Three commercial/light industrial development blocks are proposed for the lands between the CN railway and the Ivan Gingerich Drain. The plan includes storm water management areas, open space areas, parkland and an integrated trail network that will be interconnected with existing and future sidewalks, trails and walkways.

Zone Change Application

Zone change application 05/22 proposes amendments to the zoning by-law to implement the draft plan of subdivision. Residential lands north of the Ivan Gingerich Drain are proposed to be zoned to permit single detached dwellings, street fronting townhomes or cluster townhomes, other multiple residential buildings, and accessory uses along with site specific regulations respecting lot size, building location and height. The commercial/light industrial lands south of the Ivan Gingerich Drain are proposed to be zoned to permit a range of commercial uses to serve existing and future residents as well as to provide future employment opportunities. The stormwater management blocks, open space areas, park and trails would be zoned as open space.

Next Steps

The purpose of this report is to summarize the applications that have been filed and to include comments received through the public circulation process preceding the public meeting.

At such time as any additional comments received at the Public Meeting are considered and review of all technical documents provided in support of the applications have been completed and accepted by internal departments and external agencies, staff will return to Council with a detailed report and recommendation on the application including a summary of all comments received and how they have been addressed.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Prosperous Businesses & Balanced Growth

FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

ATTACHMENTS:

Attachment A Conceptual development plan