



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS-2025-06

TO: Council

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: Harold O'Krafka, Acting Chief Administrative Officer

DATE: June 23, 2025

SUBJECT: Zone Change Application 03/25, 63 Benjamin Street, New Dundee

RECOMMENDATION:

THAT Report DS 2025-06 be received for information.

SUMMARY:

The Township of Wilmot is in receipt of an application to change the zoning of the subject property from Zone 10 (Industrial) to Zone 2a (Residential) and Zone 11 (Open Space). Site specific regulations are proposed to recognize the existing lot configurations and apply setbacks to ensure adequacy of driveway depths and maintenance access to the rear of properties.

Ultimately the application would allow six existing lots to be developed with single detached dwellings and accessory uses.

This report provides a summary of the application that has 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 May 14, 2025. The following is a summary of comments received prior to the Public Meeting.

Public - none

Agencies

WCDSB – noting applicable education development charges to be collected at the building permit stage.

GRCA – requesting clarification on the civil drawings with respect to the regulatory flood elevation.

Enova Power Corp – no concerns.

Region of Waterloo – noting the requirement for a Regional Access permit prior to installation of the emergency access to Bridge Street.

WRDSB – noting what schools will accommodate students from these homes, supporting the installation of sidewalks on Benjamin Street, and identifying applicable education development charges to be collected at the building permit stage.

REPORT:

The lands to which the application applies are designated Settlement Core in the Township Official Plan and are zoned Zone 10 (Industrial) within the Township Zoning By-law 83-38, as amended.

The lands were previously home to the New Dundee Creamery which stopped operating in 1998 with all buildings demolished in 2005. The now vacant property consists of six separately conveyable properties. The application proposes to change the zoning to Zone 2a (Residential) to allow development of the lots with single detached dwellings as opposed to industrial uses presently permitted on the property. Site specific regulations are proposed to recognize the existing lot configurations, to increase the setback to a garage to ensure adequate driveway space should a sidewalk be installed in the future, and to increase one side yard setback on each of the Benjamin Street facing lots to provide adequate space to access the rear yard for septic system maintenance. Lands below the regulatory flood elevation are proposed to be zoned Zone 11 (Open Space).

The lands were previously subject to a Regional Official Plan amendment in 2023. That amendment was approved to facilitate this zoning amendment by allowing residential lots to be sized base on the use of tertiary sewage treatment systems instead of traditional systems. In support of that approval, a hydrogeological investigation was completed that demonstrated that

development with the use of tertiary treatment systems could occur without negatively impacting ground water.

At the time of writing this report, the applicant was working to respond to peer review comments provided in response to the applicant's completed noise study as well as to address GRCA comments. At such time as those matters have been satisfactorily addressed and any comments received during the public meeting are considered, staff will return to Council with a report and recommendation on the application.

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: Site Layout