

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Zone Change Application 53-75 Brubacher St., Baden  
**Date:** Monday, March 30, 2026 9:38:15 PM

---

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Kyle & Emily Staebler  
[REDACTED] Brubacher St.  
Baden, ON N3A 2V4

To: Township of Wilmot Council / Planning Department

Re: Zone Change Application – 53-75 Brubacher St. , Baden

Dear Members of Council,

I am writing to express my concerns regarding the proposed development of a 54-unit apartment building on my street.

I live on a short dead-end street consisting of only four single-family homes. The scale and nature of this proposal are significantly out of character with the existing neighbourhood. A development of this size represents a dramatic and incompatible increase in density for a street that was not designed to support it.

In particular, I am concerned about:

- Neighbourhood compatibility: The proposed building does not align with the established character, scale, or use of the surrounding homes. While I recognize one of these homes does function as a small-scale rental property, it is by no means comparable in scale, intensity, or impact to a 54-unit apartment building.
- Traffic and safety: Our street has only one point of access. Introducing a development of this size will substantially increase traffic volumes, raising concerns around congestion, emergency access, and pedestrian safety.
- Infrastructure limitations: A dead-end street with minimal existing traffic is not equipped to handle the demands of a 54-unit residential building.
- Private well water supply impacts: My property relies on a private water well, which has previously been negatively impacted by nearby development activity, resulting in the well running dry. This required significant personal expense to re-drill. Given this history, I have serious concerns that additional high-density development in close proximity could further impact groundwater availability and reliability. A thorough hydrogeological assessment with full transparency should be required to evaluate and mitigate these risks before any approval is considered.
- Regional water supply constraints: I understand that the Region has already placed limitations on development due to water supply shortages. Despite this, the current proposal represents a substantial increase in density from the originally proposed 22 townhomes to 54 apartment units. Approving a higher-density development under existing water constraints raises serious concerns regarding sustainability and consistency with regional planning direction.
- Quality of life impacts: Increased noise, reduced privacy, and overall disruption to a very small and quiet residential area are significant concerns.

While I understand the need for housing development, it is important that new projects are appropriate for their location and context. This proposal, in its current form, does not appear to meet that standard.

Given the existing water supply limitations alone, I respectfully submit that this application warrants significant reconsideration.

I respectfully request that Council carefully consider the scale and suitability of this application, including the

potential impacts on groundwater resources and existing residents, before making any decision.

Thank you for your time and consideration.

Sincerely,  
Emily Staebler

Emily Staebler



**From:** [EngageWR](#)  
**To:** [Planning](#)  
**Subject:** (ZCA-01/26) Public Comment Form Submission  
**Date:** Monday, March 30, 2026 3:43:11 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

# (ZCA-01/26) Public Comment Form Submission

There has been a submission of the form (ZCA-01/26) Public Comment through your EngageWR website.

**First Name**

Pat

**Last Name**

Boucher

**Address**

■ Foell Street

**Email address**

■

**Comments**

Hello,

I'm president of the condo board for the condo townhouses on Foell/Old Schoolhouse Road. For the past 5 years that I've lived here, there has been endless road construction, detours, disrespect toward myself and other residents in this area, from construction crews, I've had damage to my property from cars driving on my lawn, the inability to open windows due to dust and profanity from

workers. The list goes on. To be subjected to this again, and for years instead of months is already causing anxiety. I moved here from Kitchener to be in a peaceful, serene environment away from multi unit, multi storey dwellings. I understand the need for housing, however, I'm worried about the quality and quantity of water that is going to be available IF another 54 unit apartment building is constructed in this area. The original plan of 22 units is way more palatable and would meld into the current landscape seamlessly. And wouldn't be as taxing to resources. The Region already has water woes and has said NO to any new development. I'm truly hoping that Council will heed this directive from the Region to stop this development and will further deny the zone change application submitted by the developer, altering from the approved 22 units to a 54 unit apartment building.

Thank-you for your time.

Pat Boucher

To view all of this form's submissions, visit

[https://www.engagewr.ca/index.php/dashboard/reports/forms\\_new/data/1583](https://www.engagewr.ca/index.php/dashboard/reports/forms_new/data/1583)

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to EngageWR.