



DEVELOPMENT SERVICES *Staff Report*

REPORT NO: DS 2022-014

TO: Council

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

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

REVIEWED BY: Sharon Chambers, CAO

DATE: June 13, 2022

SUBJECT: Draft Plan of Subdivision Application 30T-22601 and Zone Change Application 05/22, Wilmot Woods Developments Inc.

RECOMMENDATION:

THAT Report DS 2022-014 be received for information.

SUMMARY:

The Township of Wilmot is in receipt of 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. The lands are designated Urban Residential and Open Space 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 draft plan of subdivision and associated zone change 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 May 5, 2022. The following is a summary of comments received prior to the Public Meeting.

Public (complete comments included as Attachment C)

Colleen Dusky, Waterloo Street, New Hamburg – concerned with increased traffic.

Eric and Linda Kipfer, Waterloo Street, New Hamburg – opposed to rezoning farmland, concerned with increased traffic and safety for pedestrians, and concerned with noise and dust from construction.

Agencies

Enbridge – requesting necessary easements and/or agreements for the provision of gas services for this project to the satisfaction of Enbridge

CN – indicating the storm water management plan and environmental noise and vibration feasibility study are currently under review

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

Hydro One – indicating no comments or concerns

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

GRCA – requesting additional analysis related to floodplain limits and stormwater management

REPORT:

The lands subject to these applications were added to the New Hamburg Urban Area as part of the Township's Official Plan review and boundary rationalization process that was undertaken starting in 2017 and approved in April 2019.

Draft plan of subdivision application 30T-22601, is comprised of approximately 37.19 ha and includes between 436-835 dwelling units in the form of single detached dwellings, townhomes and other multiple residential buildings. 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. The development would represent a minimum density 47 people and jobs per hectare (pj/h) and a maximum density of 73 pj/h.

Zone change application 05/22 proposes amendments to the zoning by-law to implement the draft plan of subdivision. Development blocks which neighbour existing residential properties on the west side of the subject property are proposed to be zoned to permit single detached dwellings and accessory uses as currently permitted within that zone with site specific

regulations respecting lot size, building location and height. The remaining residential blocks are proposed to be zoned to permit either single detached dwellings and street fronting townhomes or cluster townhome and other multiple residential buildings. The stormwater management blocks, open space areas, park and trails would be zoned as open space.

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:

Holding public meetings to gather input on planning matters promotes an engaged community.

ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:

GOAL 17: Partnerships to achieve the Goal – holding public meetings to gather community input on planning matters acts as a partnership between residents and government to achieve goals.

FINANCIAL CONSIDERATIONS:

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

ATTACHMENTS:

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| Attachment A | Proposed draft plan of subdivision |
| Attachment B | Illustration of the proposed zoning |
| Attachment C | Public comments |