

Attachment A

Report DS 2023-003



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2023-003

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: March 6, 2023

SUBJECT: Modifications to Draft Plan of Subdivision 30T-19601, Badenview
Developments Inc., Wilmot Employment Lands, New Hamburg

RECOMMENDATION:

That Council recommend to the Region of Waterloo the following amendments to the Township's conditions of draft approval for Draft Plan of Proposed Subdivision 30T-19601 dated February 22, 2021:

- A. Replace condition 1 with:
 - 1. That this approval applies to plan of subdivision 30T-19601 by MHBC Planning, dated August 30, 2022 which shows a total of 6 industrial development blocks, 2 stormwater management blocks, 3 drainage channels, 4 reserve blocks (0.3m) and 3 streets proposed to be developed in 1 stage.
- B. Replace condition 2 with:
 - 2. That the following shall be conveyed to the Township of Wilmot for the purposes stated therein, at no cost and free and clear of all encumbrances:
 - a) Blocks 6 and 7 as a stormwater management facility;
 - b) Blocks 9, 10 and 11 as overland drainage and servicing channels; and,
 - c) Blocks 12, 13, 14, and 15 for 0.3m reserves

- C. Delete condition 3 and replace with:
3. That a 13.5m easement be conveyed to the Township of Wilmot along the west side of Block 1 for the purposes of preserving a landscaped 13.5m buffer along west property line that abuts residential development.
- D. Replace condition 14 with:
14. That the subdivider shall submit a landscaping plan prepared by a qualified landscape architect for boulevard tree plantings, the 13.5m buffer along the west side of Block 1, as well as Blocks 7, 8, 9, 10, and 11 to be approved by the Township.
- E. Replace condition 15 with:
15. That the Subdivider shall landscape the 13.5m buffer along the west side of Block 1 as well as Blocks 7, 8, 9, 10, and 11 in accordance with the approved plan required in condition 14 above.
- F. Replace all occurrences of “Street One” with “Howie Meeker Blvd.” within conditions 19 and 20.
- G. Delete conditions 25, 26, and 27.
- H. Renumber condition 28 as condition 25 and deleting “Stage 2”.
- I. Renumber conditions 29 as condition 26 and replace the words “the final approval of Stage 1” with “registration”.
- J. Renumber condition 30 as condition 27 and replace with:
27. That prior to registration, the Township, the Ministry of Transportation and other parties as deemed necessary, enter into an agreement or agreements to secure the following:
 - a. establish the entirety of Blocks 1-5 as being within the MTO control area;
 - b. that upon issuance of MTO and municipal permits for a cumulative gross floor area of 750,000 square feet within Blocks 1-5 (hereinafter referred to as the “Cap”) no additional Building and Land Use permits will be issued until the owner has submitted to the Ministry of Transportation for their review and approval, a copy of a Traffic Impact Study prepared in accordance with Ministry of Transportation requirements, indicating the anticipated traffic volumes and their impact upon the intersection of Highway 7/8 at Hamilton Road and Highway 7/8 at Nafziger Road;
 - c. that subsequent owners of any part of the development lands be advised that any existing buildings within the development will have used up some or all of the Cap, so there may be little or no Cap remaining to be utilized by such other subsequent owners before the Traffic Impact Study and subsequent highway improvements are completed;

- d. that should the Traffic Impact Study identify additional improvements to accommodate additional buildings within the subdivision, funding arrangements for the design and construction of the Highway 7/8 improvements shall be made to the satisfaction of the Ministry of Transportation and Township of Wilmot in consultation with the Region of Waterloo and Owners prior to issuance of any additional Building and Land Use permits; and
- e. that the Owners shall be financially responsible only for the portion of works attributable to the traffic generated from the development of their lands and the Township, Region and MTO shall be financially responsible for their respective portions of the intersection improvements attributable to the traffic from all other sources, as documented in the approved Traffic Impact Study.

K. Renumber condition 31 as condition 28.

SUMMARY:

Draft Plan of Subdivision 30T-19601 was given approval in March 2021. While progressing through the detailed design stage, the developer identified several minor changes to the plan that do not change the overall intent of the approval, but provide additional flexibility for both large and small lot configurations within the plan.

Changes include the consolidation of drainage channels, a minor re-location of Street 2 (now Vernon Erb Drive), removal of a previously proposed noise attenuation berm, and registration as one stage instead of two.

The previously proposed noise attenuation berm is not required to be installed given the zoning limitations that were imposed within the light industrial block (Block 1) abutting the existing residential area. The developer proposes a landscaped buffer along the west property line to offer visual mitigation, but noise attenuation measures are not anticipated to be required. Staff proposes that the Township maintain an easement over the 13.5m buffer area to ensure the slope and landscaping is preserved through future development of Block 1.

The draft plan was originally proposed to be registered in two stages to allow for future assessment of traffic impacts on the Highway 7/8 corridor and associated intersections. The Ministry of Transportation (MTO) has indicated they have no concerns with a single stage and has agreed upon implementation measures utilized in other MTO regulated areas that will result in the same future traffic assessment only tied to the building and land use permit process as opposed to staging of registration.

The Region of Waterloo, as the approval authority for plans of subdivision, has deemed the requests to be minor amendments to the draft approval. The revised Township draft approval conditions continue to maintain the intent of the original approval to ensure logical and orderly development, addressing drainage within the development, addressing immediate and future traffic matters, and mitigating any perceived incompatibility between the employment uses and abutting residential lands.

BACKGROUND:

Badenview Developments Inc. is owner of the west portion of the lands collectively referred to as the Wilmot Employment Lands. The two plans of subdivision that make up the Wilmot Employment Lands received draft approval from the Region of Waterloo in March 2021.

Through the commencement of detailed grading and servicing design, the applicant identified minor changes to the plan resulting from proposed finished grade elevations and that result in more appropriately size development blocks within the plan.

The applicant subsequently filed an application with the Region of Waterloo for modifications to the draft approval. In addition to the design changes, the applicant now proposes to develop this subdivision plan as one stage, so conditions of draft approval that related to staged registration are proposed to be modified and/or removed.

Subdivision approval is currently the responsibility of the Region of Waterloo. The Region of Waterloo deemed the proposed changes to be minor modifications to the draft approval. Although public notice is not required to make minor modifications to draft approval, to ensure transparency, notice that this matter would be returning to Council on March 6, 2023 was provided to neighbouring property owners February 13, 2023. Details of the meeting and the proposed amendments were also posted on the Township's development applications webpage at that time.

REPORT:

The proposed revised conditions of draft approval provided within the recommendation ultimately implement three (3) changes to the draft plan: consolidation and minor changes to the size and location blocks within the plan, the removal of the redundant noise attenuation berm, and removal of staging. The existing and modified draft plans as well as the original Township conditions of draft approval are included as Attachments A, B, and C.

Size and location of blocks

The design has been modified to consolidate the two drainage channels originally proposed and to shift Street 2 (now identified as Vernon Erb Dr.) slightly west, in order to maximize the size of the central development block (Block 3) within the plan. The applicant has indicated that the resulting reduced depths of Blocks 1 and 2 better reflect the potential lot size needs for light industrial/commercial uses anticipated to be located within that block.

Noise attenuation berm

The original noise study prepared for this development identified two scenarios for the development block immediately abutting the residential lands to the west.

The first scenario contemplated vehicle movements and loading within the rear and side yards of buildings adjacent to the residential lands. That scenario required a 2.5m earthen berm along the west property line. Depending on the specific uses and the findings of subsequent noise study updates completed during building construction, a noise barrier may also have been required on top of the berm.

The second scenario contemplated all loading operations being on the opposite side of the building from the residential lands. Under that scenario, no noise controls were required.

The zoning by-law specifically prohibits any parking area, loading facility, or outdoor storage within the rear yard, between a building and rear property line, or within a side yard. With these zoning restrictions, development will proceed under scenario 2 and a berm is not required for noise attenuation purposes.

Through the commencement of detailed grading and servicing design, the developer determined that the construction of a berm along the west property line was not feasible given the elevation differences between the neighbouring residential lands and the finished elevation of the employment lands. That, coupled with the fact that the berm is not required given the zoning restrictions in place, resulted in the developer proposing to remove the requirement for the construction of a berm.

While not required for noise mitigation, the berm was anticipated to provide the added benefit of visual buffering. To ensure that visual mitigation measures remain in place along the west property line, the developer proposes to maintain a 13.5m buffer area between the west property line and any proposed building. This area will accommodate a 3:1 slope from the higher elevation of the residential lands to the lower finished elevation of the employment lands. Conceptual cross-sections at several points along the west property line illustrate the grade difference and proposed landscaping at or close to the rear property line. These illustrations are included as Attachment D.

An updated noise analysis was completed in support of the proposed draft plan amendments that further concluded that a berm and other noise attenuation measures are not required given the zoning restrictions in place. The Region of Waterloo reviewed the report and concurred with its findings.

Staff propose that the Township retain an easement over the proposed buffer area to ensure the slope and landscaping are preserved. The revised conditions of draft approval implement the requirements for the 13.5m landscaped buffer secured through a Township easement.

Removal of staging

The development was initially proposed to be registered in stages. At that time, the MTO agreed that a combined maximum of 1 million square feet of construction anticipated within Stage 1 of both the Badenvue Developments and New Hamburg/Lrs plans could be accommodated with minimal intersection improvements (the lengthening of left turn lanes at the expense of the developers) at both Hamilton Road and Nafziger Road intersections with Highway 7 & 8. The

distribution of the 1 million square feet within Stage 1 was anticipated to be 750,000 square feet within the Badenview plan and 250,000 square feet within the New Hamburglrs plan.

As currently approved, prior to the registration of Stage 2 the developers are required to complete an updated Traffic Impact Study analyzing the impact of the development and assessing the anticipated impact of Stage 2. Prior to registration of the Stage 2, the developer is required to fund any improvements attributable to their development while the Township, Region and Province will fund their respective portions of works within their road allowances not attributable to the developments. This agreement represented a significant improvement for the developers, the Township and the Region from the initial position of MTO that all works be funded by the developer/Township/Region without contribution from the Province.

As proposed to be amended, the previously agreed upon terms for future traffic analysis and intersection improvements do not change. The only difference will be that the MTO will monitor the square footage of buildings through the issuance of building and land use permits. At such time as the Badenview plan reaches 750,000 square feet of buildings within the plan, the previous agreed upon triggers of Stage 2 registration would apply. This requirement would be secured through a multiple party agreement as previously utilized by MTO for similar scenarios within other jurisdictions.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

The proposed modifications to draft approval will facilitate continued progress towards physical construction of the Wilmot Employment Lands which will expand the opportunity for continued economic development of the Township over the next decade and will serve to further enhance Wilmot as a complete community for its residents.

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	Approved Draft Plan
Attachment B	Changes to Township Conditions of Draft Approval
Attachment C	Revised Draft Plan
Attachment D	West property line conceptual cross-sections

Attachment A

Approved Draft Plan

DRAFT PLAN OF SUBDIVISION

Legal Description
PART OF LOT 20, NORTH OF BLEAMS ROAD
PART OF LOT 20, SOUTH OF SNYDERS ROAD
TOWNSHIP OF WILMOT
REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: December 4, 2018
Badeview Development Inc. (OWNER)

Surveyor's Certificate
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: Nov. 22, 2018
TREVOR D.A. McNEIL, OLS (MTE OLS LTD.)

Key Plan

Subject Lands

SCALE: NTS

Source: Region of Waterloo SLRN

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN B. AS SHOWN C. AS SHOWN
D. INDUSTRIAL, STORMWATER MANAGEMENT, DRAINAGE CHANNEL
E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL WATER SUPPLY I. SILTY CLAY LOAM
J. AS SHOWN K. ALL SERVICES AS REQUIRED L. AS SHOWN

Area Schedule		30T-19601		
	Stage 1		Stage 2	
Description	Blocks	Area (ha)	Blocks	Area (ha)
Industrial	1-4	15.625	1,2	13.942
Stormwater Management	5,6	7.089		
Drainage Channel	7-10	1.444		
0.3m Reserve	11-15	0.011		
Roads		2.614		1.349
Sub-Total	15	26.783	2	15.291

Description	Total	
	Blocks	Area (ha)
Industrial	6	29.567
Stormwater Management	2	7.089
Drainage Channel	4	1.444
0.3m Reserve	5	0.011
Roads		3.963
Total	17	42.074

Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. SITE BOUNDARY AND TOPOGRAPHIC BASE PLAN PREPARED BY MTE AUGUST 25, 2017 AND UPDATED JUNE 2018.
3. DRAINAGE CHANNEL DESIGN FROM MTE, NOVEMBER 2019.
4. ADJACENT PARCEL FABRIC IS APPROXIMATE.

Revision No.	Date	Issued / Revision	By
8.	Jan. 25, 2021	Revisions as per comments from Township staff;	DGS
7.	Jul. 20, 2020	Revise turning radii at west leg intersection of Street One/Two;	DGS
6.	Jun. 4, 2020	Revs. to add area to Stormwater management block;	DGS
5.	Mar. 13, 2020	Revs. as per Township comments;	DGS
4.	Nov. 20, 2019	Revs. as per revised drainage channel design;	DGS
3.	Sept. 23, 2019	Revs. as per road realignment and drainage channels;	DGS
2.	Nov. 22, 2018	For submission to Region;	DGS
1.	Nov. 5, 2018	For review by surveyor and client;	DGS

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MHBC

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3690 | F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp	Date January 25, 2021
	File No. 1159A
	Plan Scale 1:2,000 (24x36)
	Drawn By D.G.S.
Project Wilmot Employment Lands	Checked By P.C.
Applicant Badenview Developments Inc. P.O. Box 249 Breslau, ON N0B 1M0 P: 519.648.2285	
File Name DRAFT PLAN	Dwg No. 1 of 1
Scale Bar	

ATTACHMENT B: Changes to Township Conditions of Draft Approval

March 2021 draft approval conditions with proposed 2023 modifications.

Modifications are shown in red text with deletions identified with strikethrough text.

THAT Council recommend to the Region of Waterloo the following conditions of draft approval for Draft Plan of Proposed Subdivision 30T-19601:

1. That this approval applies to plan of subdivision 30T-19601 by MHBC Planning, dated ~~January 25, 2021~~ **August 30, 2022** which shows a total of 6 industrial development blocks, 2 stormwater management blocks, ~~4~~**3** drainage channels, ~~5~~**4** reserve blocks (0.3m) and 3 streets proposed to be developed in ~~2 stages~~ **1 stage**.
2. That the following shall be conveyed to the Township of Wilmot for the purposes stated therein, at no cost and free and clear of all encumbrances:
 - a) ~~Stage 1, Blocks 5 and 6~~ **6 and 7** as a stormwater management facility;
 - b) ~~Stage 1, Blocks 7, 8, 9 and 10~~ **9, 10 and 11** as overland drainage and servicing channels; and,
 - c) ~~Stage 1, Blocks 11, 12, 13, 14 and 15~~ **12, 13, 14, and 15** for 0.3m reserves
- ~~3. That prior to the registration of Stage 1 the subdivider shall provide an easement for the purposes of a temporary turning circle at the terminus of Street Two to the satisfaction of the Township of Wilmot. The Township shall release the easement concurrent with the registration of Stage 2.~~
3. **That a 13.5m easement be conveyed to the Township of Wilmot along the west side of Block 1 for the purposes of preserving a landscaped 13.5m buffer along west property line that abuts residential development.**
4. That the subdivider shall enter into a subdivision agreement with the Township which will cover all planning and engineering aspects of the development and identify in detail applicable Township standards and specifications relative to municipal services. The agreement will further address all requirements, financial and otherwise of the Township of Wilmot concerning the provision of roads and the installation of services, facilities and drainage, landscaping, the payment of fees and provision of financial securities and deposits to ensure the proper and orderly completion of the development.
5. That the subdivider shall make satisfactory arrangements with Kitchener-Wilmot Hydro for the provision of permanent electrical services to the plan, prior to registration. The Subdivider further agrees that should permanent installations be impractical at the time, to pay all costs incurred through the provision of temporary electrical services and the removal of such services when permanent installations are possible.

6. That street lighting shall be provided at the owner's expense in accordance with the standards and specifications of the Township of Wilmot, the Region of Waterloo and Kitchener-Wilmot Hydro.
7. That prior to or concurrent with the registration of any Stage the subdivider shall grant any easements required for utility or municipal servicing purposes.
8. That prior to any grading or construction on site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority, the Region of Waterloo and the Township of Wilmot:
 - a) A detailed stormwater management report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual";
 - b) A detailed Lot Grading, Servicing and Storm Drainage Plan;
 - c) An Erosion and Sedimentation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control indicating the means whereby erosion will be minimized and sediment maintained on-site throughout all phases of grading and construction; and,
 - d) The approval and issuance of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit from the GRCA prior to the construction in a wetland and/or grading in a regulated area and/or construction of the Stormwater Management outlet in a regulated area.
9. That the subdivider agree to complete and maintain the above works in accordance with the approved plans and reports noted in condition 8.
10. That prior to registration the subdivider shall confirm that a legal outlet for post-development stormwater flows has been secured to the satisfaction of the Township.
11. That the subdivider agrees to obtain and comply with all necessary Environmental Compliance Approval (ECA) requirements from the Ministry of Environment, Conservation and Parks (MECP) for stormwater management and Form 1 for Township and Region for watermain works.
12. That, prior to the issuance of any building permits, the owner of any lot or block on which the building is proposed shall pay the applicable development charge in force at the time of building permit issuance.
13. That the subdivider agrees to provide all prospective purchasers with a copy of the grading control plan and a copy of the subdivision agreement.
14. That the subdivider shall submit a landscaping plan prepared by a qualified landscape architect for boulevard tree plantings, ~~the noise attenuation berm~~ **the**

13.5m buffer along the west side of Block 1 and Blocks ~~5, 6, 7, 8, 9 and 10~~ 7, 8, 9, 10, and 11 to be approved by the Township.

15. That the Subdivider shall landscape the ~~noise attenuation berm and Blocks 5, 6, 7, 8, 9 and 10~~ 13.5m buffer along the west side of Block 1 as well as Blocks 7, 8, 9, 10, and 11 in accordance with the approved plan required in condition 14 above.
16. That all streets shall be constructed by the subdivider in accordance with the specifications and requirements of the Township and as identified within the Subdivision Agreement.
17. That the streets shall be named to the satisfaction of the Township of Wilmot and said names shall be assigned by the Township of Wilmot within the Subdivision Agreement.
18. That the subdivider shall pay, prior to registration, 100% of the cost of regulatory street signs.
19. That the road allowances linking ~~Street One~~ Howie Meeker Blvd. to Hamilton Road and Nafziger Road are to be rebuilt to urban industrial standards and that the Township will repay the subdivider for the actual costs of the works to a maximum of 100% of the preliminary estimate (MTE, 2019) which shall be further and specifically defined within the subdivision agreement.
20. That a separated asphalt boulevard multi-use trail (MUT) with a minimum width of 3.0m shall be constructed along the north/east side of ~~Street One~~ Howie Meeker Blvd. and a concrete sidewalk with a minimum width of 1.5m shall be constructed along the south/west side of ~~Street One~~ Howie Meeker Blvd. from Hamilton Road to Nafziger Road. The Township shall repay the developer for the portions of the MUT and sidewalk within the limits of the unopened road allowances linking ~~Street One~~ Howie Meeker Blvd. to Hamilton Road and Nafziger Road. The developer shall be responsible for the costs within the limits of ~~Street One~~ Howie Meeker Blvd.
21. That sidewalks on all other streets shall be constructed to the standard, in the location and of the width specified by the Township of Wilmot.
22. That the subdivider will provide a master utility locate plan for all services to the specifications and satisfaction of the Township of Wilmot.
23. That all lands abutting Blocks to be conveyed to the ownership of the Township of Wilmot, adjacent lands owned by the Township of Wilmot and the westerly property line of the development which abuts residential development shall be fenced or otherwise appropriately delineated to the satisfaction of the Township of Wilmot.
24. That prior to the review of detailed engineering designs and prior to release of the plan for registration, the subdivider shall pay the Township fees to cover Township

administration, planning, engineering and legal fees related to the processing, approval and monitoring of this plan in accordance with the fees and charges Bylaw of the Township of Wilmot.

- ~~25. That, prior to the issuance of any building permits in Stage 1, a 2.5m landscaped earthen berm shall be installed along the western edge of Block 2, Stage 2 in accordance with recommendations contained in the Badenview Industrial Subdivision Air Quality & Noise Compatibility Study (Novus Environmental Inc, December 19, 2018).~~
- ~~26. That, prior the construction of the earthen berm required by condition 24 above, detailed design drawings, including grading and landscaping plans, shall be prepared for the berm to the satisfaction of the Township of Wilmot.~~
- ~~27. That, the subdivider convey an easement to the Township of Wilmot over the lands containing the earthen berm required by condition 25 above, to ensure the berm is retained and landscaping maintained for the lifetime of the development.~~
25. That, the subdivider enter into an agreement with the Township of Wilmot that, prior to the issuance of a building permit on Block 1 or 2, ~~Stage 2~~, or future parts thereof, the owner shall have a noise assessment prepared by a qualified professional engineer, to determine if individual lot mitigation measures are required and that said assessment be prepared and reviewed to the satisfaction of the Township of Wilmot and the Region of Waterloo.
26. That, prior to the final approval of Stage 1 **registration**, the owner shall complete or secure the completion of the necessary extensions of southbound left turn lanes on Hamilton Road (5m) and Nafziger Road (15m) in accordance with the approved Traffic Impact Study (TIS) to the satisfaction of the Township of Wilmot, the Region of Waterloo and the Ministry of Transportation.
- ~~27. That prior to final approval of Stage 2, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a Traffic Impact Study prepared in accordance with Ministry of Transportation requirements, indicating the anticipated traffic volumes and their impact upon the intersection of Highway 7/8 at Hamilton Road and Highway 7/8 at Nafziger Road.~~
27. That prior to registration, the Township, the Ministry of Transportation and other parties as deemed necessary enter into an agreement or agreements to secure the following:
 - a. establish the entirety of Blocks 1-5 as being within the MTO control area;
 - b. that upon issuance of MTO and municipal permits for a cumulative gross floor area of 750,000 square feet within Blocks 1-5 (hereinafter referred to as the "Cap") no additional Building and Land Use permits will be issued until the owner has submitted to the Ministry of Transportation for their review and approval, a copy of a Traffic Impact Study prepared in accordance with Ministry of Transportation requirements, indicating the anticipated traffic volumes and

their impact upon the intersection of Highway 7/8 at Hamilton Road and Highway 7/8 at Nafziger Road;

- c. that subsequent owners of any part of the development lands be advised that any existing buildings within the development will have used up some or all of the Cap, so there may be little or no Cap remaining to be utilized by such other subsequent owners before the Traffic Impact Study and subsequent highway improvements are completed;
- d. that should the Traffic Impact Study identify additional improvements to accommodate Stage 2 of the subdivision, funding arrangements for the design and construction of the Highway 7/8 improvements shall be made to the satisfaction of the Ministry of Transportation and Township of Wilmot in consultation with the Region of Waterloo and Owners ~~prior to final approval of Stage 2~~ prior to issuance of any additional Building and Land Use permits.
- e. that the Owners shall be financially responsible only for the portion of works attributable to the traffic generated from the development of their lands and the Township, Region and MTO shall be financially responsible for their respective portions of the intersection improvements attributable to the traffic from all other sources, as documented in the approved Traffic Impact Study.

- 28. That prior to release of the plan for registration, the subdivider will provide the Township of Wilmot with a detailed description of how each condition of draft approval has been satisfied.

Attachment C

Revised Draft Plan

DRAFT PLAN OF SUBDIVISION

Legal Description
PART OF LOT 20, NORTH OF BLEAMS ROAD
PART OF LOT 20, SOUTH OF SNYDERS ROAD
TOWNSHIP OF WILMOT
REGIONAL MUNICIPALITY OF WATERLOO

Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: December 4, 2018
Bader Development Inc. (OWNER)

Surveyor's Certificate
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: Nov. 22, 2018
TREVOR D.A. McNEIL, OLS (MTE OLS LTD.)

Key Plan

Subject Lands

SCALE: NTS

Source: Region of Waterloo SLRN

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. INDUSTRIAL, STORMWATER MANAGEMENT, DRAINAGE CHANNEL	E. AS SHOWN	F. AS SHOWN
G. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. SILTY CLAY LOAM
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

Area Schedule 30T-19601

Description	Blocks	Area (ha)
Industrial	1-6	29.362
Stormwater Management	7,8	7.049
Drainage Channel	9-11	1.649
0.3m Reserve	12-15	0.009
Roads		4.005
Total	15	42.074

- Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
 2. SITE BOUNDARY AND TOPOGRAPHIC BASE PLAN PREPARED BY MTE AUGUST 25, 2017 AND UPDATED JUNE 2018.
 3. BOUNDARY INFORMATION ALSO TAKEN FROM PLAN 58R-20194.
 4. DRAINAGE CHANNEL DESIGN FROM MTE, NOVEMBER 2019, REVISED AUGUST 2022.
 5. ADJACENT PARCEL FABRIC IS APPROXIMATE.
- | | | | |
|-----|----------------|---|-----|
| 11. | Aug. 30, 2022 | Further revs. to Drainage Channel width along northeast part of property; | DGS |
| 10. | May 18, 2022 | Revise Drainage Channel width along northeast part of property; | DGS |
| 9. | Apr. 7, 2022 | Revise Drainage Channel location; Shift Vernon Erb Drive; | DGS |
| 8. | Jan. 25, 2021 | Revisions as per comments from Township staff; | DGS |
| 7. | Jul. 20, 2020 | Revise turning radii at west leg intersection of Street One/Two; | DGS |
| 6. | Jun. 4, 2020 | Revs. to add area to Stormwater management block; | DGS |
| 5. | Mar. 13, 2020 | Revs. as per Township comments; | DGS |
| 4. | Nov. 20, 2019 | Revs. as per revised drainage channel design; | DGS |
| 3. | Sept. 23, 2019 | Revs. as per road realignment and drainage channels; | DGS |
| 2. | Nov. 22, 2018 | For submission to Region; | DGS |
| 1. | Nov. 5, 2018 | For review by surveyor and client; | DGS |

Revision No.	Date	Issued / Revision	By
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PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MHBC

200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3690 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp	Date August 30, 2022
File No.	1159A
Plan Scale	1:2,000 (24x36)
Drawn By	D.G.S.

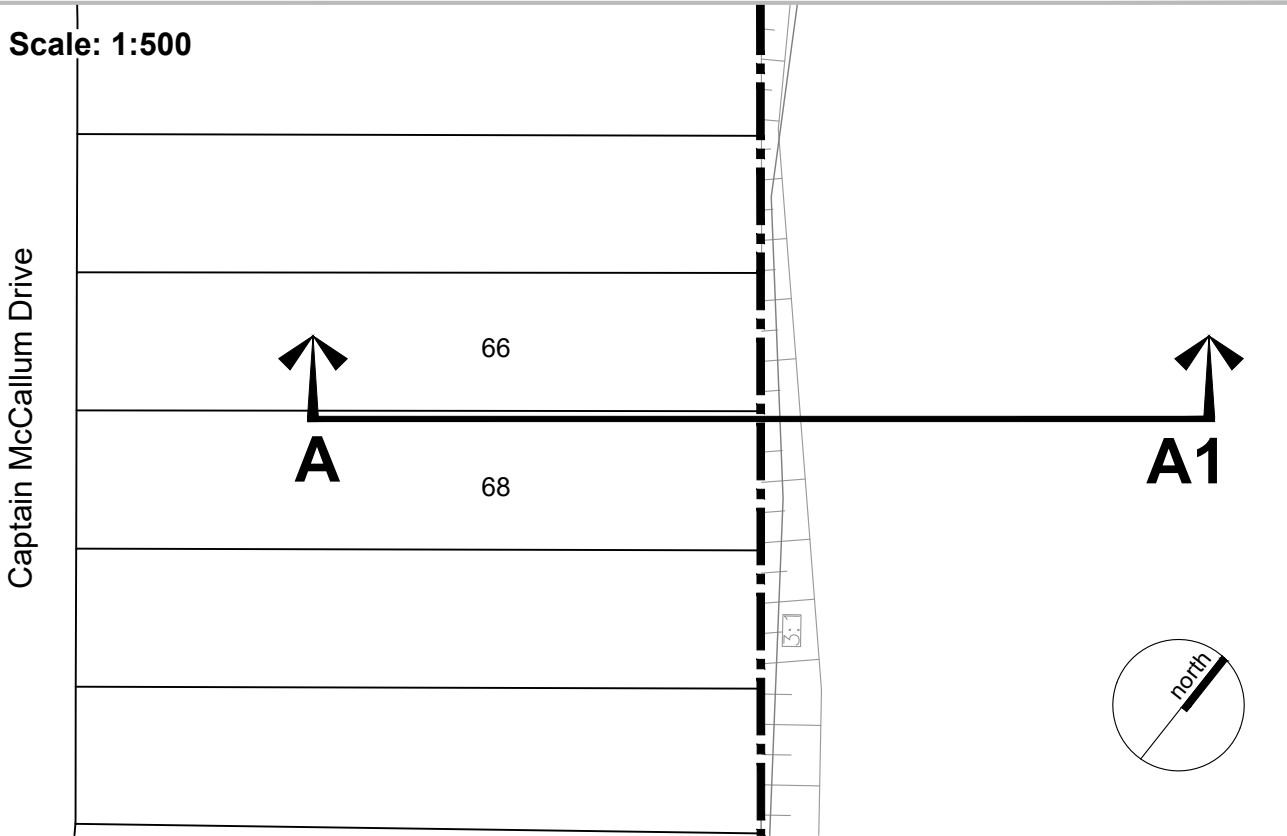
Project	Wilmot Employment Lands	Checked By	P.C.
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Applicant	Badenview Developments Inc. P.O. Box 249 Breslau, ON N0B 1M0 P: 519.648.2285	
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Scale Bar	0 10 25 50 75 100 125 150m
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Attachment D

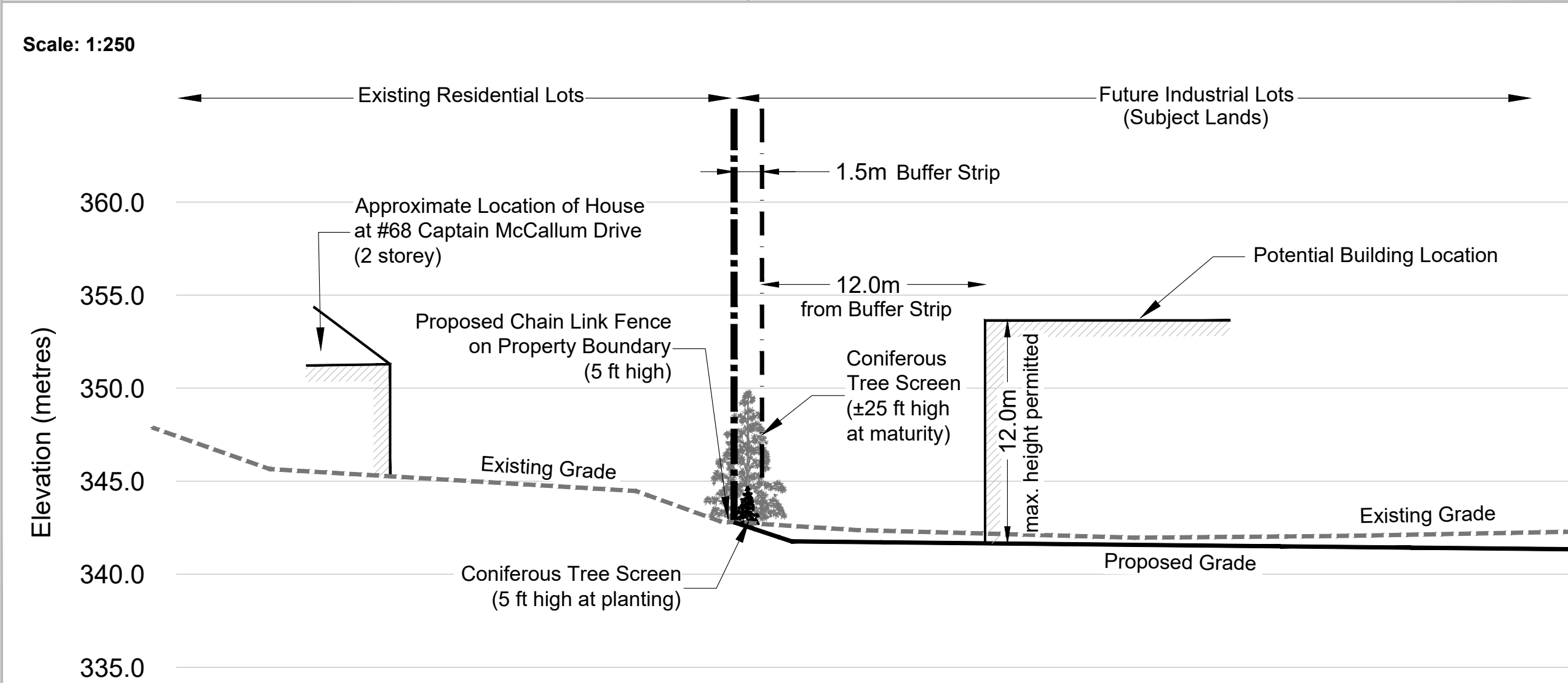
West property line conceptual cross-sections



Cross Section A-A1

Badenview Developments Inc.

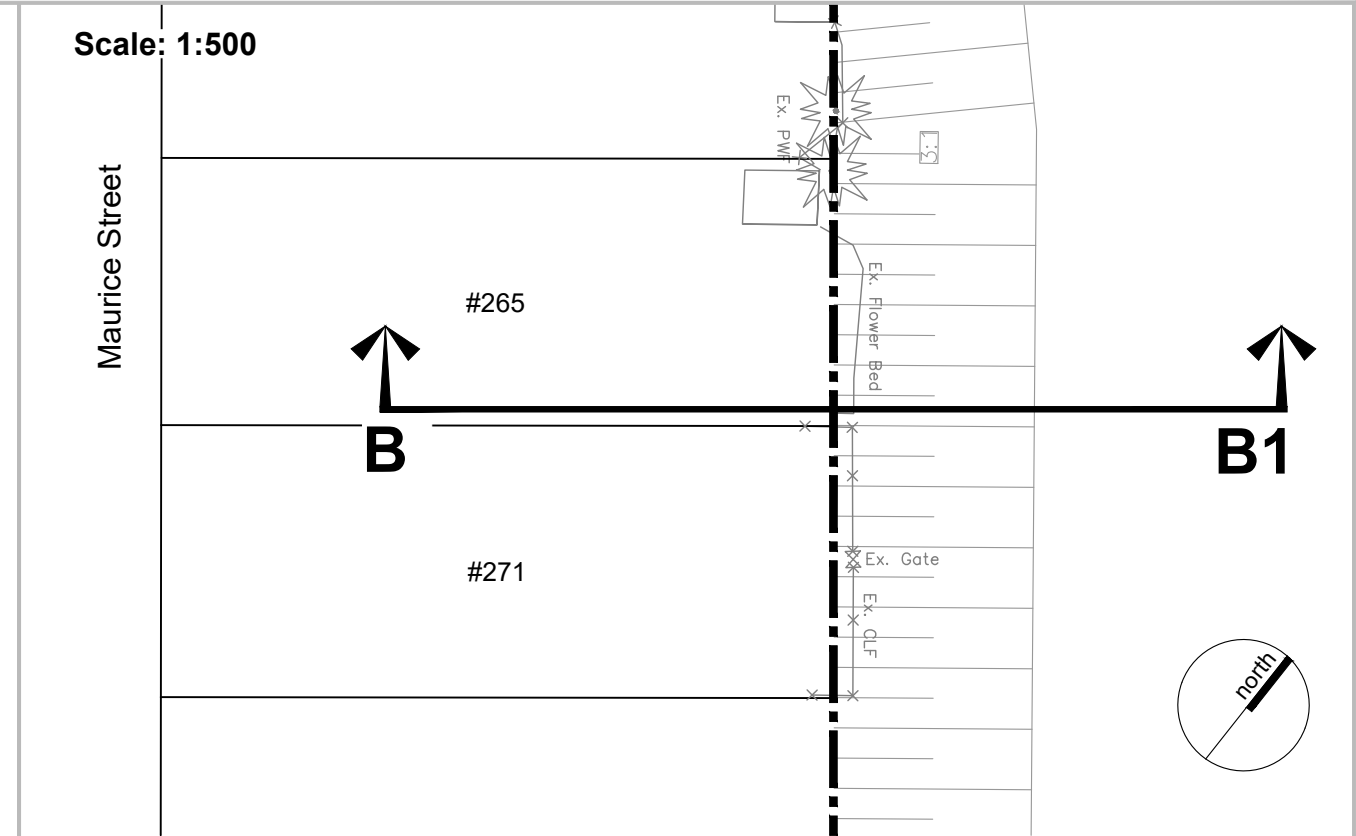
Part of Lot 20, North of Bleams Road
Part of Lot 20, South of Snyders Road
Township of Wilmot
Regional Municipality of Waterloo



Sources:
- 2018 Imagery: Google Earth
- Draft Plan of Subdivision prepared by MHBC Planning (August 30, 2022)
- Grading Plan prepared by MTE (2022)

DATE: November 14, 2022	
FILE: 1159A	
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DRAWN: DGS	

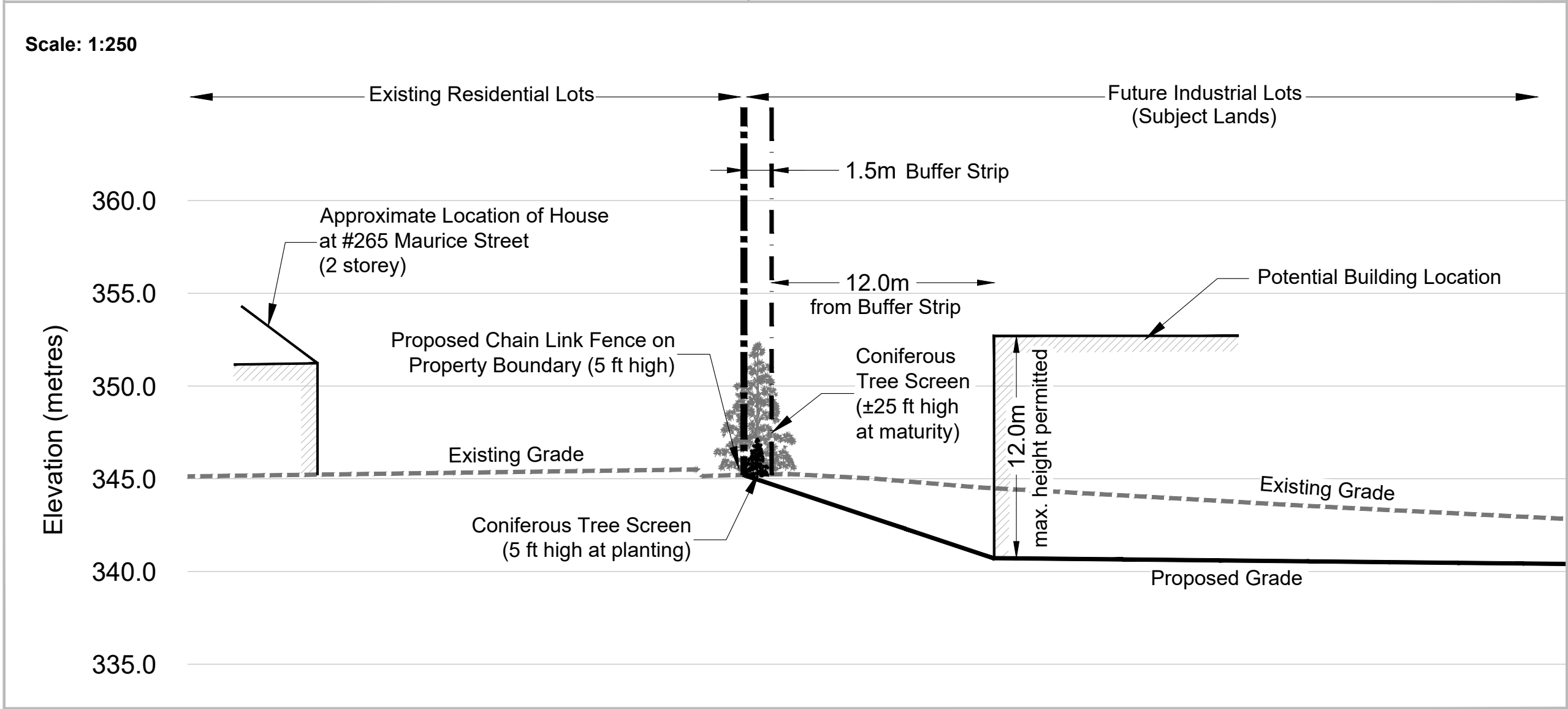
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Cross Section B-B1

Badenview Developments Inc.

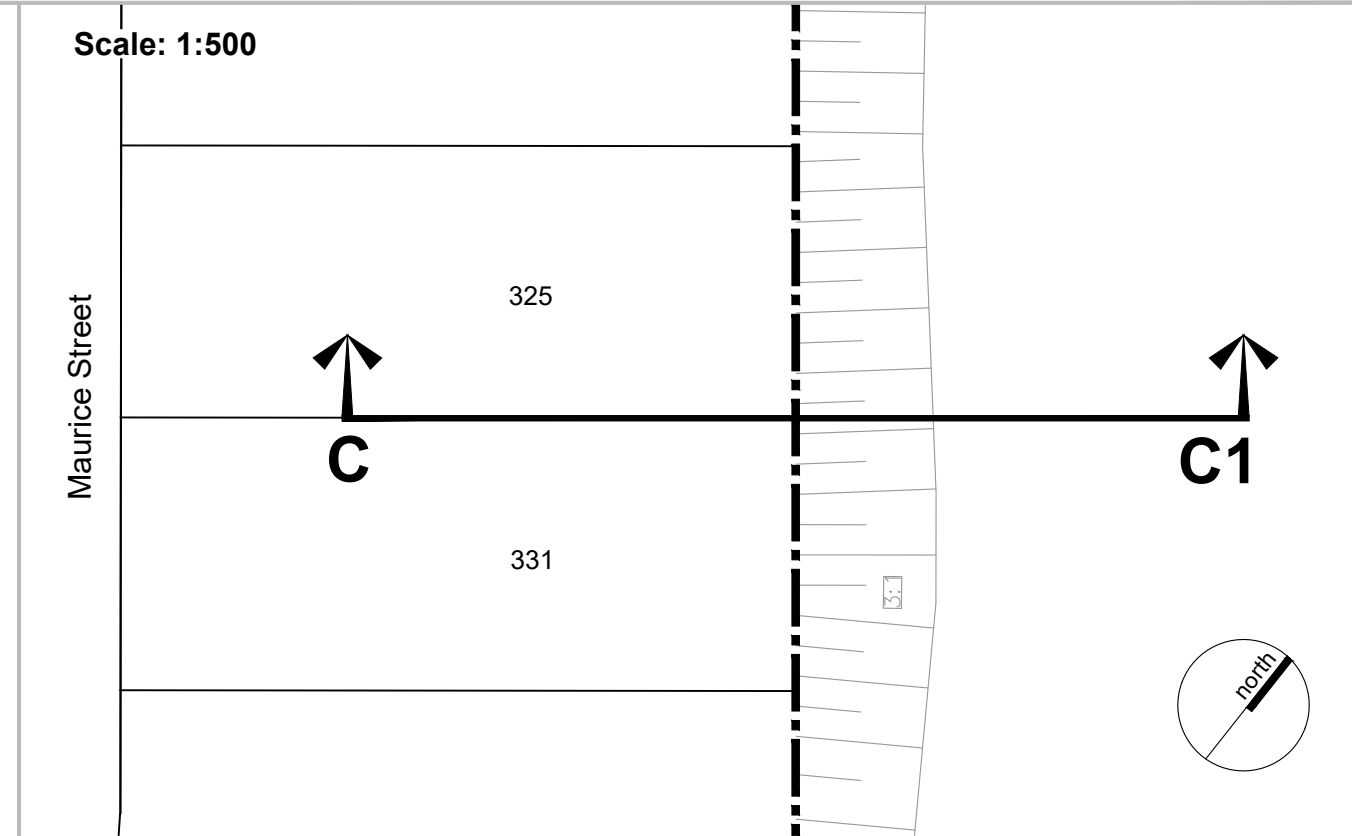
Part of Lot 20, North of Bleams Road
Part of Lot 20, South of Snyders Road
Township of Wilmot
Regional Municipality of Waterloo



Sources:
- 2018 Imagery: Google Earth
- Draft Plan of Subdivision prepared by MHBC Planning (August 30, 2022)
- Grading Plan prepared by MTE (2022)

DATE: November 14, 2022	
FILE: 1159A	
SCALE: 1:750	
DRAWN: DGS	

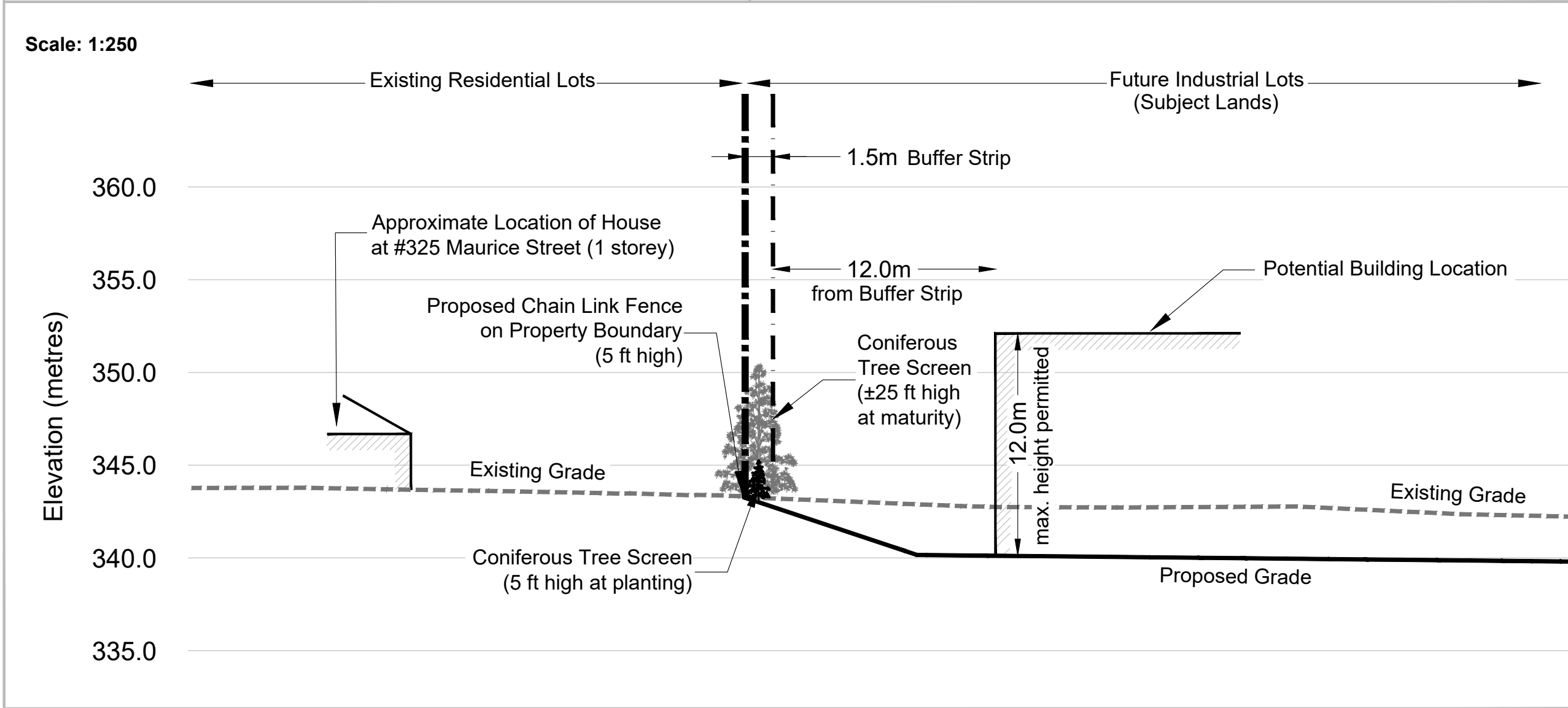
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Cross Section C-C1

Badenview Developments Inc.

Part of Lot 20, North of Bleams Road
Part of Lot 20, South of Snyders Road
Township of Wilmot
Regional Municipality of Waterloo



Sources:
- 2018 Imagery: Google Earth
- Draft Plan of Subdivision prepared by MHBC Planning (August 30, 2022)
- Grading Plan prepared by MTE (2022)

DATE: November 14, 2022	
FILE: 1159A	
SCALE: 1:750	
DRAWN: DGS	

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