



Township of Woolwich
Council Agenda

Date: **Monday, June 6, 2022**
Time: **7:00 p.m.**
Location: **Video Conference with YouTube Live Stream**
Hosted in Council Chambers
Chair: Mayor Sandy Shantz

Pages

1. Public Resolution to Move into Closed Session - (6:00 P.M.)

That the Council of the Township of Woolwich convenes in closed session on Monday, June 6, 2022 at 6:00 p.m. electronically in accordance with section 239 (2) of the Municipal Act, 2001, for the purposes of considering the following:

- a. the security of the property of the municipality or local board (Security Matter).

2. Public Resolution to Reconvene in Open Session (7:00 P.M.)

That Council reconvenes in open session.

3. Moment of Silence

4. Land Acknowledgement

5. Disclosures of Pecuniary Interest

6. Items to Come Forward from Closed Session

7. Adoption of Minutes

Resolution:

That the following minutes be adopted:

- | | |
|---|-----------|
| 7.1. Committee of the Whole Minutes - May 9, 2022 | 1 |
| 7.2. Council Minutes - May 16, 2022 | 7 |
| 7.3. Committee of the Whole Minutes - May 30, 2022 | 14 |

8. **Public Meetings**

9. **Presentations**

10. **Delegations**

Instructions for Delegations

1. Please leave your video and microphone off until you are called on to speak.
2. Each speaker has a maximum of 7 minutes unless the Clerk has given a group a longer speaking time. There will be a timer on the screen and you will hear a warning when you have 1 minute and when your time is up.
3. Once you are finished, please turn your microphone and camera off again. You may listen in to the rest of the meeting or leave when you want.
4. Council will hear from all speakers and ask questions of clarification. Council discussion and debate will start when all speakers on a topic have finished.

10.1. DS23-2022: Regional Official Plan Comments, Land Needs Assessment and Preliminary Boundary Adjustments

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Recommendation:

That the Council of the Township of Woolwich, considering Report DS23-2022 respecting Regional Official Plan Comments, Land Needs Assessment and Preliminary Boundary Adjustments:

1. support Concept 2 with respect to the Community Area Land Needs;
2. support a lower intensification rate with respect to the Employment Area Land Needs;
3. request that the Region ensure that the Concept chosen is appropriately implemented and enforced through other policies contained in the proposed Regional Official Plan, to address Township issues as noted in this report;
4. recommend that the preliminary lands for inclusion as attached, consistent with the recommended Concept, be forwarded to the Region for inclusion; and
5. direct staff to continue to work with the Region to finalize the Land Needs.

10.1.1. Delegate: Ken Lepard

7 minutes

10.1.2. Delegate: Kevin Thomason, Smart Growth Waterloo Region

7 minutes

10.1.3. Delegate: Barbara Schumacher, 50by30WR

7 minutes

11. Unfinished Business

12. Consent Items

Items listed under the Consent Agenda are considered routine, and are enacted in one motion in order to expedite the meeting. However, any Council member may request one or more items to be removed from the Consent Agenda for separate discussion and/or action.

Resolution

That the following consent items be approved and received for information:

12.1. Items for Approval

12.1.1. Recommendations from Committee of the Whole (May 30, 2022)

48

Resolution:

That the Summary of Recommendations of the Committee of the Whole dated May 30, 2022 be adopted as presented.

12.2. Correspondence

12.3. Items for Information and Public Notices

12.3.1. Liquor Licence Municipal Information Form - The Hemlock Stable Inc. (1217 Lobsinger Line, Waterloo)

50

12.3.2. Liquor Licence Municipal Information Form - Aviator Cafe at the Region of Waterloo International Airport (4881 Fountain Street N #1, Breslau)

52

13. Staff Reports and Memos

13.1. IS14-2022: Annual Pavement Marking Tender - 2022-11 54

Recommendation:

That the Council of the Township of Woolwich, considering Report IS14-2022 respecting the Annual Pavement Marking Tender - 2022-11:

1. award the contract to 2228977 Ontario Inc. o/a RanN Maintenance at a total cost of \$96,030.00 after HST rebate; and,
2. authorize the Director of Infrastructure Services to approve up to three additional one-year contracts (2023-2025) for the Annual Pavement Marking program, based on satisfactory performance by 2228977 Ontario Inc. o/a RanN Maintenance.

13.2. IS15-2022: Tender Award for the 2022 Annual Paving Program 59

Recommendation:

That the Council of the Township of Woolwich, considering Report IS15-2022 respecting the tender award for the 2022 Annual Paving Program, award Tender 2022-03 to Capital Paving Inc. at a total cost of \$1,222,020.53 after H.S.T. rebate.

13.3. R07-2022: Gas Detection System, Exhaust System, and Emergency Lighting at 19 Evening Star Lane, Conestogo 69

Recommendation:

That the Council of the Township of Woolwich, considering Report R06-2022, award Tender 2022-14 Gas Detection System, Exhaust System, and Emergency Lighting at 19 Evening Star Lane, Conestogo to Electrade Electrical Contractors Inc. at a total cost of \$83,389.01 after the H.S.T rebate.

14. Other Business

14.1. Mayor's Report on Regional Matters

14.2. Council Reports/ Updates

14.3. Outstanding Council Activity List as of Wednesday, June 1, 2022 73

15. Notice of Motion

16. By-laws

Resolution:

That the following by-laws in the hands of the Clerk be read a first, second, third time and finally passed, that they be numbered as By-law numbers 36-2022 to 39-2022, and that they be signed by the Mayor and Clerk and sealed with the corporate seal.

- | | | |
|-------|--|----|
| 16.1. | A By-law to Further Amend Zoning By-law 55-86, of the Township of Woolwich (Conestogo Mill, 1795 and 1805 Sawmill Road) | 75 |
| 16.2. | A By-law to Amend the Woolwich Township Traffic and Parking By-law No. 70-2006 regarding No Stopping and One Way Streets in the Township of Woolwich | 79 |
| 16.3. | A By-law to Amend By-law 27-2022 respecting Elmira - Sidewalk Snow Removal Program | 81 |
| 16.4. | A By-law to Confirm all Actions and Proceedings of the Council (June 6, 2022) | 83 |

17. Adjournment

Resolution:

That the meeting adjourns to meet again in regular session on Monday, June 27, 2022.

Due to COVID-19, members of the public are not able to attend this meeting in person. This meeting is being live streamed to the Woolwich Township YouTube account and a recording will be published following the meeting. Live meetings will appear on the home page once the live stream has started which may be shortly after the scheduled start time. If you don't see a live video, please be patient and try reloading the page.

To submit comments or participate in the meeting or if you have any questions about the content or outcome of this meeting, please contact the Council and Committee Facilitator at 519-669-6004 or councilmeetings@woolwich.ca



Development Services Staff Report

Report Number: DS23-2022
 Report Title: Regional Official Plan Comments, Land Needs Assessment and Preliminary Boundary Adjustments
 Author: Jeremy Vink, Manager of Planning
 Meeting Type: Council Meeting
 Meeting Date: June 6, 2022
 eDocs or File ID: 82867, 82868, 82869, 82870, 82871 and 82872
 Consent Item: No
 Final Version: Yes
 Reviewed By: Deanne Friess, Director of Development Services
 Final Review: Chief Administrative Officer

Recommendation:

That the Council of the Township of Woolwich, considering Report DS23-2022 respecting Regional Official Plan Comments, Land Needs Assessment and Preliminary Boundary Adjustments:

1. support Concept 2 with respect to the Community Area Land Needs;
2. support a lower intensification rate with respect to the Employment Area Land Needs;
3. request that the Region ensure that the Concept chosen is appropriately implemented and enforced through other policies contained in the proposed Regional Official Plan, to address Township issues as noted in this report;
4. recommend that the preliminary lands for inclusion as attached, consistent with the recommended Concept, be forwarded to the Region for inclusion; and
5. direct staff to continue to work with the Region to finalize the Land Needs.

Background:

As part of the Regional Official Plan (ROP) review, the Region has been completing the required Land Needs Assessment (LNA) to determine the needs for urban area expansions to accommodate growth to the year 2051. The assessment reviewed population, housing and employment trends and associated implications of the different growth concepts in land needs and area municipal growth.

Regional Staff originally presented a report to Regional Council identifying a preferred growth scenario, and Township staff presented a report, DS16-2021, to Township Council endorsing a direction based on the information presented at that time. As a result of public comments Regional Council requested additional work to be completed. Regional staff have presented this updated work for review by municipalities and the community in the spring of 2022. This report provides three growth concepts for consideration. Comments on which is the preferred Concept is requested by May 27, 2022. However, the Region has agreed to accept the Township's comments based on this report beyond this deadline.

The foundational themes and priorities of the ROP are as follows:

- Build equitable, thriving, transit-supportive complete communities.
- Intensification-first approach to growth management.
- Realizing transformational climate action.
- Advancing indigenous relationships and reconciliation.
- Continuing to protect water, agricultural and natural systems.

The LNA notes that the region's population is expected to grow faster than the Province as a whole, that the population is getting older, that a broad range of housing concepts are required, and that we need to plan for population growth across a diverse range of age groups and income levels. The Land Needs Assessment also identified that low density housing growth across the region is declining, even in the Townships.

As the Township has worked through the ROP review process with the Region, staff has also identified some important Township specific issues that need consideration, including:

Overall

- Ensure adequate allocation of population and employment growth to the Township of Woolwich with appropriate and achievable intensification and greenfield targets for growth specific to the Township.
- Implement Stockyards secondary plan with approval from the Region and help facilitate a cross-boarder servicing arrangement between the Township and the City of Waterloo.
- Plan for sustainable development primarily with focus in existing settlement areas of Breslau, Elmira and St. Jacobs. (Climate Action Planning)
- Goal to create complete communities and advocate for transit and active transportation network.
- Require that municipalities enter into appropriate, flow based cross border servicing agreements, to meet the Regional growth requirements.
- Ensure adequate supply of serviced employment and community lands within settlement areas to meet Woolwich's growth needs.
- Support and encourage investment to the settlement area downtown core areas.
- Protection of Agricultural land and Environmental features.

- Plan in a sustainable, cost-efficient manner with a climate change lens.
- Support for the old order Mennonite community and their unique needs (e.g., severances of churches and on farm diversified uses), and ensuring transportation planning includes accommodating for horses and buggies.
- Explore affordable housing opportunities, partnerships and implementation tools (policy, infrastructure, transit, intensification, incentives).
- Support existing employers and businesses in the Township and develop strategies for attracting and retaining business.
- Continue to advance partnerships with Cities and Townships abutting the Township of Woolwich.

Elmira Specific Items

- Facilitate development and intensification within the existing settlement area and the downtown core area. The Elmira core area needs a bypass in order to create a vital main street that is friendly to pedestrians, restaurants, etc.
- Servicing upgrades to accommodate existing and planned development to 2051.
- Provide additional designated lands to increase supply of employment lands and accommodate the future Elmira east side by-pass road.

St. Jacobs Specific Items

- Downtown core area is continuing to evolve. Goal to encourage alternative types of development to meet community needs and tourism

Breslau Specific Items

- Facilitate the development of a commercial core area along Woolwich St and Victoria St N.
- Enhance connections and transportation network.
- Provide services and infrastructure to support existing and future development in the area including transit and cross border servicing arrangements.
- Expansion of the settlement area boundaries and discussion of long-term servicing strategy.
- Integration of the airport plan and planning for supportive uses surrounding the airport.
- Find an appropriate location for the GO station with Metrolinx and plan for the development surrounding the GO station site.
- Investigate servicing options or land for significant employers to accommodate long term expansion plans.

Comments:

As required by the Province, the Regional Land Need Assessment is to determine the need for urban expansion to accommodate growth to 2051, which considers both the:

- Community Land Needs, being housing and commercial growth; and

- Employment Land Needs, being business and economic activities (industrial and large office) land needs.

The Province has assigned the overall population and employment targets to the Region but requires the Region to assess how that population and employment growth will be distributed across the region through a Municipal Comprehensive Review after completing a Lands Needs Assessment (LNA). The Region has prepared the LNA outlining three concepts for achieving the required growth that would meet the Provincial requirements.

Community Land Needs

The LNA has proposed the following information in regard to the current/historical and projected growth for each of the three concepts for the community land needs:

	Current/Historical	Concept 1	Concept 2	Concept 3
Intensification Rate	53% (2013-2019)	50%	60%	60%
People and Jobs Per Hectare in DGA		50	60	66
Housing Mix	Low Density – 25% Medium Density – 18% High Density 56% (2016-2021)	Low Density – 32% Medium Density – 18% High Density 49%	Low Density – 19% Medium Density – 26% High Density 55%	Low Density – 18% Medium Density – 26% High Density 56%
Total Community Area Land Need (ha.)	n/a	2,208	376	0
Woolwich lands needs (ha.)		(842-426) 384	(603-426) 176	(426-426) 0

These concepts are further broken down in Attachment 1, including projected density targets and land needs for each municipality to achieve the overall targets. Concept 1 would require 2,208 ha of lands which is proposed to be allocated to Cambridge, Kitchener, Wilmot, Wellesley, and Woolwich. This concept would also require developing beyond the current Countryside Line. Concept 2 would require 376 ha of lands within the Countryside Line to Cambridge, Wellesley and Woolwich, and Concept 3 would require no growth area expansion.

In connection with the above concepts the Region has identified the following population projections. These projections grow the Township from a population of 28,700 in 2021 to 58,200 (Concept 1), 49,500 (Concept 2), or 50,800 in (Concept 3) by 2051. This would breakdown to an average annual population growth of 983, 693 and 737 people respectively which is similar to the Township's growth between 2006 – 2011, but higher than recent years.

Population Forecast by Growth Option and Area Municipality

Period	Area Municipality							City Total	Township Total	Region of Waterloo
	City of Cambridge	City of Kitchener	City of Waterloo	Township of North Dumfries	Township of Wellesley	Township of Wilmot	Township of Woolwich			
2021	146,000	269,100	127,300	11,300	11,900	22,700	28,700	542,400	74,600	617,000
Option 1, 2051	267,900	368,500	159,200	18,800	14,000	36,400	58,200	795,600	127,400	923,000
Option 2, 2051	219,300	410,700	179,500	19,600	14,000	30,300	49,500	809,500	113,400	923,000
Option 3, 2051	213,400	417,500	182,900	17,200	12,400	28,800	50,800	813,800	109,200	923,000
Total Population Growth Percentage Change from 2021 to 2051 $[(2051-2021)/2021]$										
Option 1, 2021-2051	83%	37%	25%	66%	18%	60%	103%	47%	71%	50%
Option 2, 2021-2051	50%	53%	41%	73%	18%	33%	72%	49%	52%	50%
Option 3, 2021-2051	46%	55%	44%	52%	4%	27%	77%	50%	46%	50%

In a review of the LNA, staff note that Concept 1 requires significant urban lands and achieves lower greenfield densities. This concept is the least transit supportive, consumes more agricultural lands, is less supportive of a complete communities approach, would be the least sustainable and cost-efficient, and the least climate action friendly. This concept does have intensification, but it is mostly directed to the cities. Of the three concepts this development does not align with the Regional and Township goals.

Priorities / Themes	Concept 1	Concept 2	Concept 3
Transit supportive	X	✓	✓
Minimizes Greenfield/Agricultural lands	X	✓	✓
Supports intensification	X	✓	✓
Climate Action Friendly	X	✓	✓
Provides housing to meet Township needs	X	✓	X

Priorities / Themes	Concept 1	Concept 2	Concept 3
Will reflect Township character with a balance with different housing options in new greenfield development and intensification	X	✓	X
Best use of servicing	X	✓	?

Both Concept 2 and 3 would support transit-oriented development, support sustainable communities (climate action), help to create complete communities, support protecting agricultural and environmental features much more so than Concept 1. Both Concept 2 and 3 are proposed achieve similar housing mixes.

Intensification in the Built-Up Area is directed in the Cities along the ION, and then across the region along Other Strategic Growth Areas (i.e., nodes and corridors along the Major Transit Station Areas, Township Urban Core Areas), in existing Built-up Areas and through Employment conversions. The report suggests that in Woolwich that there is capacity for 120 units (medium and high density) in the core areas, and opportunity for 383 units in general infilling which would include accessory dwelling units. This totals 503 units over the next 32 years. It is staff's opinion that this is an appropriate and achievable target.

Concept 2 would serve to address all of the Region and Township goals and is the most balanced approach with the greenfield and intensification targets. The concept allows for growth and provides housing to match the needs of the community with an appropriate level of intensification that will not substantially alter the small-town character of Elmira and St Jacobs. The concept also seeks an overall density of 45 ppj/ha which is achievable across the Township, and an average density of 60 ppj/ha for all greenfield development which staff feel is also achievable.

Concept 3 requires no additional settlement lands as all growth to 2051 can be addressed within current settlement limits. Concept 3 would be the most climate friendly as it does not add new greenfield lands. Although the concept addresses many of the Regional and Township themes, it requires that the Township reach an average density of 65 people and jobs per hectare, and 66 ppj/ha in the greenfield areas. Although potentially achievable, this density of development does not take into consideration that Township Urban Areas (TUAs) like Elmira and St Jacobs are different from the Cities that are supported by significant transit opportunities and maintain a different type of growth, where these higher densities are not as in keeping with the "character" of the communities. These TUAs serve a segment of the population that does not necessarily

want to live in the cities and the intensification needed may change the character of these communities. Concept 3 may also provide less choice for certain traditional housing options within the greenfield areas relative to Concept 2. Since this Concept does not take these items aspect into account, Concept 3 is not recommended.

In review of the above, Concept 2 in staff's opinion is the preferred option which best suits the needs and the goals of both the Region and the Township.

Employment

The LNA also includes the analysis of Employment land needs (Attachment 2). The LNA has provided two concepts using 15% and 25% intensification rates in each concept. The options generate the same land area need but result in varying the employment allocations by municipality subject to anticipated market demand and total land available for urban boundary expansion connected to Concept 1 and 2 of the Community Land needs. The Employment Land Needs Concept 1 proposes a need for 424 ha (15% intensification) or 242 ha (25% intensification), and Concept 2 proposes 306 ha (15% intensification) and 152 ha (25% intensification).

Staff question whether the 25% infill intensification rate can be achieved. Although the intensification is anticipated in the cities and not Woolwich Township, the concern is that 25% seems less likely to be achieved. Also, staff often see requests for large land areas for employment uses from Waterloo Region Economic Development and 306 ha would allow opportunity to provide for these uses. Given the support for Concept 2 in the Community land needs and concerns with meeting intensification, it is recommended that the Employment Lands Concept 2 at 15% intensification would appear to best serve the growth of complete communities in the Township. This would require 306 ha of additional Employment lands in Woolwich.

Implementation Issues

It is important to consider that the LNA is connected to many of the issues being addressed by the Region and the Township. The implications of the LNA needs to be in keeping with other policies and decisions to ensure that the outcome addresses all of the Regional and Township needs. Regardless of the concept chosen, the Regional Official Plan needs to appropriately implement the following items as part of implementing the LNA into the Regional Official Plan to ensure the proper long-term growth:

- a) Implement Stockyards secondary plan. As part of the LNA the lands in the Stockyards would have been considered in the existing inventory for development. The Region needs to complete this ROP process and approve the Secondary Plan to allow for its implementation.
- b) To create complete communities and advocate for transit and active transportation. With Concept 2 or 3 the Township and the Region can work to develop adequate densities to support transit and create more complete communities for Elmira, St Jacobs and Breslau. As part of complete communities, the appropriate mix of housing and employment lands for each community needs

to be considered. Concept 2 will allow Elmira, St Jacobs and Breslau to achieve a balanced growth of both residential and industrial.

- c) Require that municipalities enter into appropriate flow based cross border servicing agreements to meet the Regional growth requirements. The Region should consider how any existing and new lands can be serviced. If relying on shared services, the Region should advocate and include policies that require the municipalities enter into those necessary servicing agreements, based on flows through the pipes.
- d) Ensure adequate supply of serviced employment and residential lands within settlement areas to meet community growth needs. As noted, the Region needs to consider how lands added to the urban area can be appropriately serviced. Only lands that can reasonably be serviced should be considered for being included in any settlement area expansion.
- e) Plan in a sustainable, cost-efficient manner with a climate change lens. Similar to the above, the LNA needs for Concept 2 which adds some lands to the settlements can be done so in a sustainable, cost-efficient manner with Regional policy support,
- f) Support existing employers and businesses in the Township and develop strategies for attraction and retaining business. The Region should consider how to support businesses that wish to grow in various areas of the Region. This includes providing a broad range of employment lands in various communities to support complete communities but also support existing businesses to grow in the community that they are established in.
- g) Provide additional designated lands to increase supply of employment lands and accommodate the future Elmira east side by-pass road. In connection with above, Elmira needs additional employment lands to develop over time. As part of that development, it should be considered how a by-pass can be added to support the industrial area, but also reduce truck traffic in the downtown. Such a by-pass should be provided in the most efficient and sustainable fashion.
- h) Any growth directed to Breslau should be considered as to how best to:
 - o enhance connections and transportation network,
 - o provide services and infrastructure to support existing and future development in the area including transit and cross border servicing arrangements,
 - o integrate the airport plan and planning for supportive uses surrounding the airport,
 - o accommodate the construction of a GO station and plan for the development surrounding the GO station site, and
 - o investigate servicing options or land for Conestoga Meats to accommodate long term expansion plans.

Preliminary Recommended Lands

As noted above, Concept 1 would need all the lands within the countryside line to develop, while Concept 3 relies on intensification and does not require any adjustments to urban boundaries. Neither of these two concepts are recommended, but also do not

require significant consideration as they either add all the lands in the Countryside line or do not require any boundary adjustments.

Consistent with the recommendation of Concept 2, consideration needs to be given to what lands may be appropriate to be included in Woolwich as it relates to the 176 ha. of Community Lands and 306 ha. of Employment Lands that are allocated as per the LNA. First, it should be noted that these are lands to be allocated within urban (serviced) areas of Elmira, St Jacobs, Stockyards and Breslau and not the smaller rural settlements. As most of the growth is to be directed to these fully serviced settlements, the Region is considering separately adding some lands to the rural settlements to address some minor rounding out or issues where appropriate. Township staff have provided some comment as to which lands may be appropriate.

To consider which lands should be included, staff reviewed the lands around each settlement to determine what lands would be recommended, based on the following criteria:

- Are the Lands within the Countryside Line/Previously supported?
- Logical expansion to the settlement
- Servicing availability
- Provides/supports key transportation connections
- Appropriate land use
- Appropriate Township housing mix
- Rural Settlement - minor rounding

Similarly, in Attachment 3 staff reviewed the private landowner requests that the Region received in the Township regarding boundary adjustments. Attachment 3 reviews these land requests relative to the criteria and provides a staff recommendation whether or not to include the lands as part of any settlement boundary adjustment in the ROP.

The proposed lands to be included for Community and Employment lands align with the recommended Concept 2 as provided in Attachment 4.

The recommended land for designation addresses that there are constraints in Elmira and St Jacobs with respect to servicing capacity at the sewage treatment plants. There is almost no growth available in St Jacobs (approx. 300 people) and Elmira can accommodate about 3000 more people in new greenfield lands along with associated employment lands.

Given the servicing capacity constraints in St Jacobs, no new community lands are proposed to be added. Due to the servicing constraints in both and Elmira and St Jacobs mean that the majority of growth will be directed to Breslau.

The proposed additional Community lands in Elmira (approx. 50 ha) would allow Elmira to grow at a similar consistent 3% rate with both infill and greenfield development, as it has been doing historically and can be planned for and serviced.

Staff note that the proposed lands to be included are preliminary, and there are still implications with addressing some major employers needs which may impact the proposed parcels to be included. Direction in this regard will come from the Region. These issues along with the final concept approved by the Region will impact the final lands to be included. Staff will need to work with the Region over the next few months to finalize these land issues.

Staff also completed an initial review of the impacts to Agricultural operations using Minimum Distance Separation (MDS) calculations to determine impacts of the proposed settlement expansions to existing farms. Staff are satisfied that the impacts will be minimal and mostly to the industrial lands proposed around Elmira. There are no issues in the Breslau area.

Based on the proposed lands to be included, the following breakdown/summary outlines the lands to each of the settlements and the overall total consistent with Concept 2 as recommended.

Settlement	Developable Community Lands	Developable Employment Lands
Elmira	50.04	56.85
St Jacobs	0	15.44
Breslau	123.18	223.18
Total	173.22	295.47

Next Steps

Once Regional Council selects a Concept and finalizes the lands needs with regard to the land area allotment to Woolwich, staff can work to finalize the preliminary proposal on lands to be included with Regional staff.

Interdepartmental Impacts:

Growth and location of growth will impact all departments.

Financial Impacts:

Impacts to budgeting and taxation. If the Region endorses Concept 2 it will add growth and associated tax assessment. Increased development will impact both capital and operating budgets, but this will be mitigated by the Township's phased and staged approach to development

Strategic Plan Impacts:

The recommended concept supports the following sections of the plan:

- Planning for Growth and Exploring Economic Development Opportunities
- Healthy Communities
- Infrastructure Maintenance and Transportation Planning

- Fiscally Responsible and Sustainable Community
- Communication with the Public and the Marketing of Community Services
- Best Managed and Governed Municipality

The review of Regional Plan Concepts aligns with the Township Strategic Plan direction of planning for future growth and community development.

Conclusion:

The Region is working to finalize the Land Needs Assessment as part of the Regional Official Plan. Three concepts were provided for Community land needs and two concepts for Employment lands. Given the fundamental goals and issues of both the Region and the Township it is recommended that Council support Concept 2 for the Community lands and Concept 2 at the lower intensification rate for the Employment lands. A preliminary recommendation on lands to be included to achieve Concept 2 is also proposed for recommendation to the Region and provided for Council endorsement in Attachment 4.

Regardless of the concept the appropriate corresponding policies needs to be implemented into the Regional Official Plan to achieve the intended plan.

As the process will be moving forward over the summer and Council does not have meetings in July to discuss the process further, it is also recommended that staff be given direction to work with the Region on implementing any recommendation.

Attachments:

1. Land Needs Assessment Community Concepts
2. Land Needs Assessment Employment Concepts
3. Review of land requests
4. Recommended Boundary Adjustments based on Scenario 2

ATTACHMENT 1

Comparison of Land Needs by Area Municipality (Shortfall), Land Area, ha

Area Municipality	Concept 1	Concept 2	Concept 3
Cambridge	(1310)	(146)	0
Kitchener	(192)	0	0
Waterloo	0	0	0
North Dumfries	(55)	(29)	0
Wellesley	(38)	(25)	0
Wilmot	(197)	0	0
Woolwich	(416)	(176)	0
Total	-2,208	(376)	0

Comparison of People and Jobs Density, 2019 to 2051 Incremental D.G.A. Density, People and Jobs/ha

Area Municipality	Concept 1	Concept 2	Concept 3
Cambridge	51	68	78
Kitchener	53	69	74
Waterloo	53	69	77
North Dumfries	43	54	50
Wellesley	42	59	67
Wilmot	43	67	55
Woolwich	41	43	70
Total	49	63	73

Comparison of People and Jobs Density, 2051 Total D.G.A. Density, People and Jobs/ha

Area Municipality	Concept 1	Concept 2	Concept 3
Cambridge	51	64	69
Kitchener	55	66	69
Waterloo	52	62	67
North Dumfries	44	53	50
Wellesley	43	52	50
Wilmot	42	51	46
Woolwich	43	45	65
Total	50	60	66

ATTACHMENT 2

Employment Land Needs

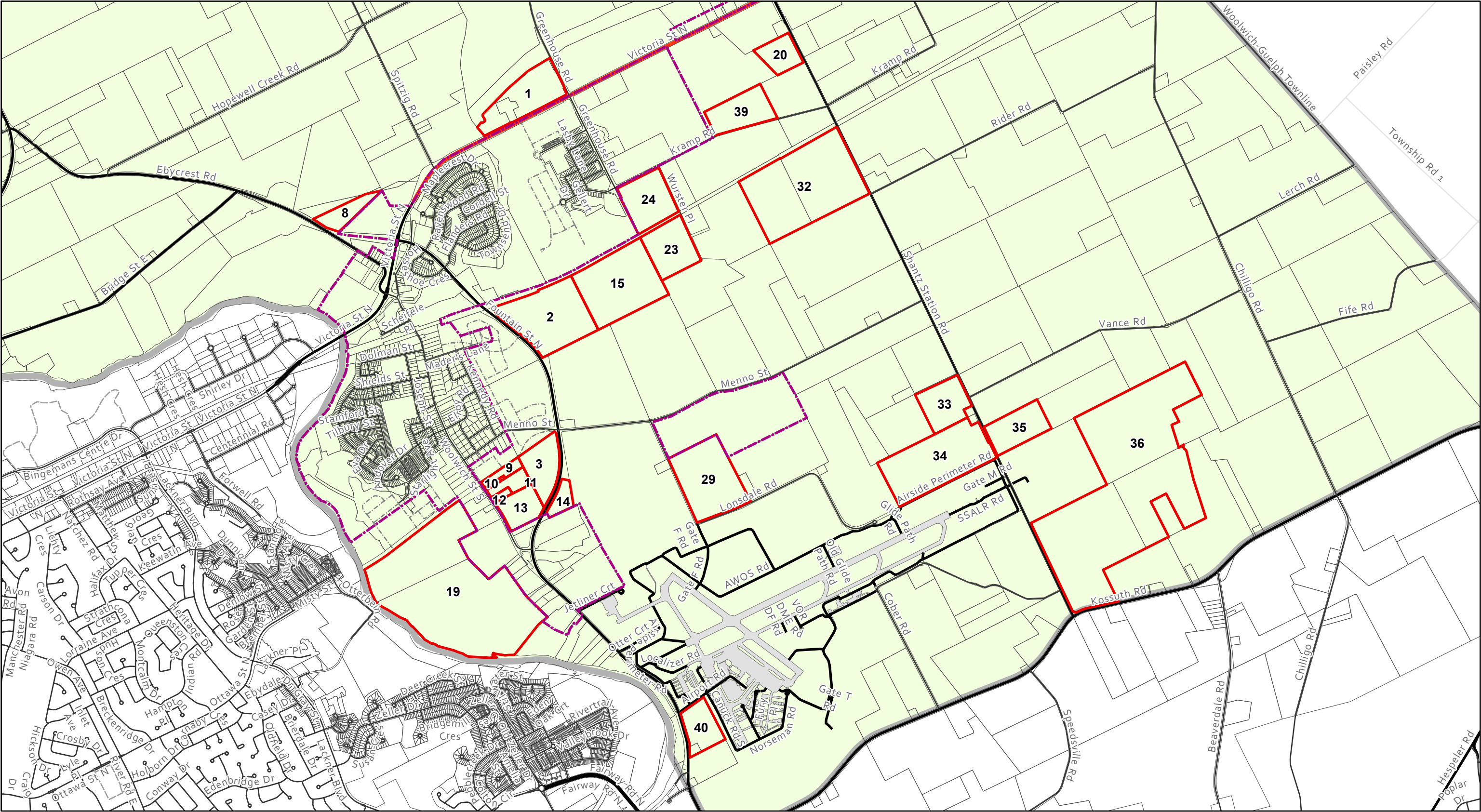
Intensification Rate	Concept 1 Woolwich Land needs	Concept 2 Woolwich Land needs	Total Employment land needs- Regional
15%	424 ha	306 ha	659 ha
25%	242 ha	152 ha	456 ha

Parcel (see map)	Expansion Request	Location	Settlement	Proposed Land Use	Area (ha)	Comments	Priority	Within Countryside Line/ previous recommendation	Provides for logical extension of services/ settlement	Available Servicing Capacity	Appropriate land use	Timing of servicing	Rural Settlement - Minor/ fill hole
BRESLAU													
3	Breslau Properties (Polocorp) and Woolwich Township	Fountain St	Breslau	Employment	10	Facilitates shovel ready employment lands for heavy-type industrial uses and is a logical extension of the existing industrial in South Breslau as per Staff Report DS 16-2021.	High	✓	✓	✓	✓	Short-term	n/a
9	Woolwich Township - Staff Report DS 16/2021 (Nedlaw Roofing)	231 Woolwich St S	Breslau	Employment	2.3	Facilitates shovel ready employment lands- heavy type industries, logical extension and fill the "hole in the doughnut" as per Staff Report DS 16-2021	High	✓	✓	✓	✓	Short-term	n/a
10	Woolwich Township - Staff Report DS 16/2021 (Douglas Snyder)	255 Woolwich St S	Breslau	Employment	0.4	Facilitates shovel ready employment lands for heavy-type industrial uses, is a logical extension of the South Breslau Industrial Area and will fill the "hole in the doughnut" as per Staff Report DS 16-2021.	High	✓	✓	✓	✓	Short-term	n/a
11	Woolwich Township - Staff Report DS 16/2021 (786 Group Inc.)	265 Woolwich St S	Breslau	Employment	3.4	Facilitates shovel ready employment lands- heavy type industries, logical extension and fill the "hole in the doughnut" as per Staff Report DS 16-2021	High	✓	✓	✓	✓	Short-term	n/a
12	Woolwich Township - Staff Report DS 16/2021 (Gregory Pixner)	275 Woolwich St S	Breslau	Employment	0.81	Facilitates shovel ready employment lands- heavy type industries, logical extension and fill the "hole in the doughnut" as per Staff Report DS 16-2021	High	✓	✓	✓	✓	Short-term	n/a
13	Woolwich Township - Staff Report DS 16/2021 & Anchor Property by Dryden Smith & Head	285 Woolwich St S	Breslau	Employment	7.7	Facilitates shovel ready employment lands for heavy-type industrial uses, is a logical extension of the South Breslau Industrial Area and will fill the "hole in the doughnut" as per Staff Report DS 16-2021. Also addresses a temporary use/non-conforming trailer parking operation.	High	✓	✓	✓	✓	Short-term	n/a
14	Woolwich Township - Staff Report DS 16/2021 & Breadner Trailers (by Dryden Smith & Head)	5185 Fountain St	Breslau	Employment	3.3	Facilitates shovel ready employment lands for heavy-type industrial uses, is a logical extension of the South Breslau Industrial Area and addresses a temporary use/non-conforming trailer parking operation.	High	✓	✓	✓	✓	Short-term	n/a
32	Green Horizon	1770 Shantz Station Rd	Breslau	Employment	47.3	Provides future employment lands for Breslau and adjacent Airport but timing of services may delay expansion. To far away to be a logical and serviceable extension at this time.	Low	✓	✗	✓	✗	Long-term	n/a
33	Green Horizon	Shantz Station Rd	Breslau	Employment	11.3	Provides future employment lands for Breslau and adjacent Airport but timing of services may delay expansion. To far away to be a logical and serviceable extension at this time.	Low	✓	✗	✓	✗	Mid to Long-term	n/a
34	Green Horizon	1292 Shantz Station Rd	Breslau	Employment	30.3	Provides future employment lands for Breslau and adjacent Airport but timing of services may delay expansion. To far away to be a logical and serviceable extension at this time.	Low	✓	✗	✓	✗	Mid to Long-term	n/a
35	Green Horizon	1371 Shantz Station Rd	Breslau	Employment	10.9	Outside the Countryside Line and there is sufficient lands identified by the Region for future employment growth	Not supported	✗	✗	✗	✗	✗	n/a
36	Green Horizon	1625 Kossuth Rd	Breslau	Employment	124.2	Outside the Countryside Line and there is sufficient lands identified by the Region for future employment growth	Not supported	✗	✗	✗	✗	✗	n/a
40	MHBC on behalf of Amjen Financial	4827-4835 Fountain	Breslau	Employment	8.7	Provides future employment lands for Breslau and adjacent Airport. Timing of expansion/development	High	✓	✓	✓	✓	Short-term	n/a
29	House of Walker (by Dryden Smith & Head)	2117 Lonsdale Road	Breslau	Employment or expansion to Conestoga Meats	24	Provides for future employment lands for Breslau and/or the Airport but dependant upon the timing of trunk services Fountain Street	Med/High	✓	✓	✓	✓	Short-term	n/a
23	Octavian Rosu (email from BLG Law Firm)	1085 Wurster	Breslau	Estate Residential	13.1	There are access issues over the railway and the uncertainty on the land use that would be appropriate (res vs employ) given the lands are in proximity to employment lands to the north and issue related to the Airport. Timing of services is also uncertain at this time	Low	✓	✗	✓	✗	Mid-term	n/a
1	Thomasfield Homes (Letter by GSP)	Victoria Street /2450 Victoria Street	Breslau	Residential	17.06	Need to understand the Region's population allocation for Woolwich to determine supply of residential designated lands. Capacity issues at the Victoria Street pumping station needs to be confirmed upon CBSA with Kitchener	Med/High	✓	✓	✓	✓	Short-term	n/a
24	Lion's Mane Ministry (by Weston Consulting)	1700 Kramp Rd	Breslau	Residential	13.7	Land use compatibility next to an adjacent employment area for future residential may be an issue as well as height issues with the airport . Timing of expansion is also dependant on servicing. - The use of the lands for employment or to facilitate a GO Station may elevate its priority.	Med/High(Employement./GO Station)	✓	✓	✓	✗	Short-term	n/a
39	Rick & Nancy Pereira (212485 Ontario Inc.	Kramp Road	Breslau	Residential	12	Servicing capacity and land use compatibility issues, and may not be a logical extension of services at this time given other lands available in the area	Low	✓	✗	✓	✗	Mid-term	n/a
8	Smart Centres (MHBC) replaced by Thomafield Homes/Fieldgate (GSP)	Victoria/Ebycrest	Breslau	Residential / Commercial	15	Delivers additional commercial lands to develop the Breslau Core Area as well as providing an opportunity to accommodate high density residential that would support the new core. It is also in a strategic location for transit oriented development - bus station and proximity to GO Station.	High	✓	✓	✓	✓	Short-term	n/a


Parcel (see map)	Expansion Request	Location	Settlement	Proposed Land Use	Area (ha)	Comments	Priority	Within Countryside Line/ previous recommendation	Provides for logical extension of services/ settlement	Available Servicing Capacity	Appropriate land use	Timing of servicing	Rural Settlement - Minor/ fill hole
2	Breslau Properties (Polocorp) and Woolwich Township - Staff Report DS 16/2021	Fountain St	Breslau	Residential/ Employment	26/27.5	Facilitates the extension of the Breslau Connector Road (i.e. Dolman Street extension) as per Staff Report DS 16-2021. Extension of services and enviromental issues needs to be addressed	High	✓	✓	✓	✓	Short-term	n/a
15	Woolwich Township - Staff Report DS 16/2021	No frontage property south of the railway and Greenhouse Road	Breslau	Residential/ Employment	29	Facilitates the extension of the Breslau Connector Road (i.e. Dolman Street extension) as per Staff Report DS 16-2021. Extension of services and enviromental issues needs to be addressed	High for Employ.	✓	✓	✓	✓	Short-term	n/a
19	McCarter Grespan on behalf of Forwell Lands /957859 Ontario Ltd.	Woolwich St S	Breslau	Unknown	88.3	Issues related to: (1) source water protection (in proximity to Regional wells), (2) access, (3) the existing ponds and how it may impact the development potential, (4) uncertain land use and (6) land use compatibility, etc.	Low	✓	✓	✓	✗	Mid-term	n/a
20	271601 Ontario Inc.	2000 Shantz Station Rd	Breslau/Shantz Station	Employment / Commercial	6.7	Not a logical extension of services or expansion of the Breslau Settlement at this time as the extension of services is long-term	Low	✓	✗	✓	✓	Long-term	n/a
ELMIRA													
16	Woolwich Township - Staff Report DS 16/2021 (Delmar/ Wayne / Andrew Martin)	Arthur /Scotch Line	Elmira	Employment	73	Facilitates a section of the Elmira By-pass and addresses the need for medium/long term shovel ready employment lands in Elmira as per Report DS 16-2021	Medium	✓	?	?	✓	Mid-term	n/a
17	Woolwich Township - Staff Report DS 16/2021 (Stroh and Martin)	6770 Line 86 and 144 Southfield Dr.	Elmira	Employment	89.9	Facilitates a section of the Elmira By-pass and addresses the need for medium/long term shovel ready employment lands in Elmira as per Report DS 16-2021	High	✓	✓	✓	✓	Short-term	n/a
ST JACOBS													
18	Woolwich Township Staff - Report DS 16/2021 Hardwood Forest - Mike Good	1115 King Street	St. Jacobs	Employment	2.1	May facilitate a section of a truck collector road to address truck traffic from St. Jacobs industiral area but separation to the railway could prclude it	low	✗	✓	✗	✓	✗	n/a
22	Stuart Martin (Letter by Polocorp)	51 Hawksville Rd	St. Jacobs	Residential	7.22	Limited servicing capacity in St Jacobs may preclude expansion of these lands at this time.	Low	✓	✗	✗	✓	Long-term	n/a
6	Giles, Frede and Martin (GSP)	52 Hawksville Rd and landlock parcel to the rear	St. Jacobs	Residential	26.3	Limited servicing capacity in St Jacobs may preclude expansion of these lands at this time.	Low	✓	✓	✗	✗	Long-term	n/a
21	Conestogo River Farms Ltd (Jeremy Martin)	1020 Old Scout Rd	St. Jacobs	Residential	22.2	The lands are outside the Countryside Line and the Township has other lands designated within the current Township Urban/Urban Areas for future residential development.	Not supported	✗	✗	✗	✗	✗	n/a
27	Don Kenesky	55 Spring St S	St. Jacobs	Residential /Employment	5.9	Outside the Countryside Line but fills in hole of St. Jaocb behind a major employer for employment land expansion. The lands were considered through rationalization but deferred to the Region's MCR process	Medium for Employ.	✓	✓	✓	✓	✓	n/a
STOCKYARDS													
31	Ronald W. Martin on behalf of Martin's Historical Place	1057 Bridge Street	Stockyards	Non-Residential	0.73	Outside the Countryside line. Would also require the inclusion of 5 other non-farm lots mostly residential. See Comments to Parcel #7	Low	✗	✗	?	?	?	n/a
7	Cook Lands Group	985-999 Bridge St	Waterloo	Employment	44	Outside the Countryside Line and there may be servicing issues/CBSA with Waterloo. May be considered as a higher priority only if the lands were to accommodate a major employer generating significant job creation.	Low	✗	?	?	?	?	n/a
RURAL /OTHER													
30	Bill Southern (by Dryden Smith & Head)	5009 Crowsfoot Rd	Crowsfoot Corners	Residential	1.2	Outside the Countryside Line and there is no need for additional growth in Crowsfoot Corners. Not in keeping with Prov./Reg./Twp. growth policies of directing growth to the Urban/Twp Urban Areas and limiting expansion of Rural Settlements on private services	Not supported	✗	✗	✗	✗	✗	✗
37	Dave Arjune	1236 Sawmill Road	Crowsfoot Corners	Residential	8	Outside the Countryside Line, there is no need for additional growth in Crowsfoot Corners. Not in keeping with Prov./Reg./Twp. growth policies of directing growth to the Urban/Twp Urban Areas and limiting expansion of Rural Settlements on private services	Not supported	✗	✗	✗	✗	✗	✗
25	Mesina (by Dryden Smith & Head)	165 Bloomingdale Rd	Adjacent to Kitchener	Residential	0.9	Outside the Countryside Line and would be intergrated more with the City of Kitchener (then a Woolwich Settlement Area) relying on their soft/hard services	Not supported	✗	✗	✗	✗	✗	✗
26	Leppard (by Dryden Smith & Head)	208 Bloomingdale Rd	Adjacent to Kitchener	Residential	0.9	Outside the Countryside Line and would be intergrated more with the City of Kitchener (then a Woolwich Settlement Area) relying on their soft/hard services	Not supported	✗	✗	✗	✗	✗	✗
38	Richard Shepard (by Dryden Smith & Head)	11 Kraft Drive	Adjacent to Kitchener	Residential	0.7	Outside the Countryside Line, well within the rural area and not adjacent to a settlement or urban area	Not supported	✗	✗	✗	✗	✗	✗
28	Sunset Hill Estates Corp	Sunset Hill Cr/31 Homestead Dr	Maryhill	Residential	1.2	Outside the Countryside Line and there is no need for additional growth in Maryhill. Also may impact use of retained lands for Agriculture.	Not supported	✗	✓	✓ - water only	✗	✓	✗

Parcel (see map)	Expansion Request	Location	Settlement	Proposed Land Use	Area (ha)	Comments	Priority	Within Countryside Line/ previous recommendation	Provides for logical extension of services/ settlement	Available Servicing Capacity	Appropriate land use	Timing of servicing	Rural Settlement - Minor/ fill hole
5	Karen Martin	44 St. Charles St W	Maryhill	Residential	7.8	Request the Region to address as a minor expansion to a rural settlment to fill the "hole in the donout" for residential / institutional purposes as part of rationalization or identify/mapping the settlement limits of Rural Settlement through MCR process.	High	✓	✓	✓ - water only	✓	✓	✓
4	Westgate Farms Ltd (Letter by Sam Head)	6430 Line 86	West Montrose	Residential	8.32	Outside the Countryside Line and there is no additional growth need in West Montrose. Not in keeping with Prov./Reg./Twp. growth policies of directing growth to the Urban/Twp Urban Areas and limiting expansion of Rural Settlements on private services or within partially serviced areas.	Not supported	✗	✗	✗	✗	✗	✗

Land Options: Breslau



Legend

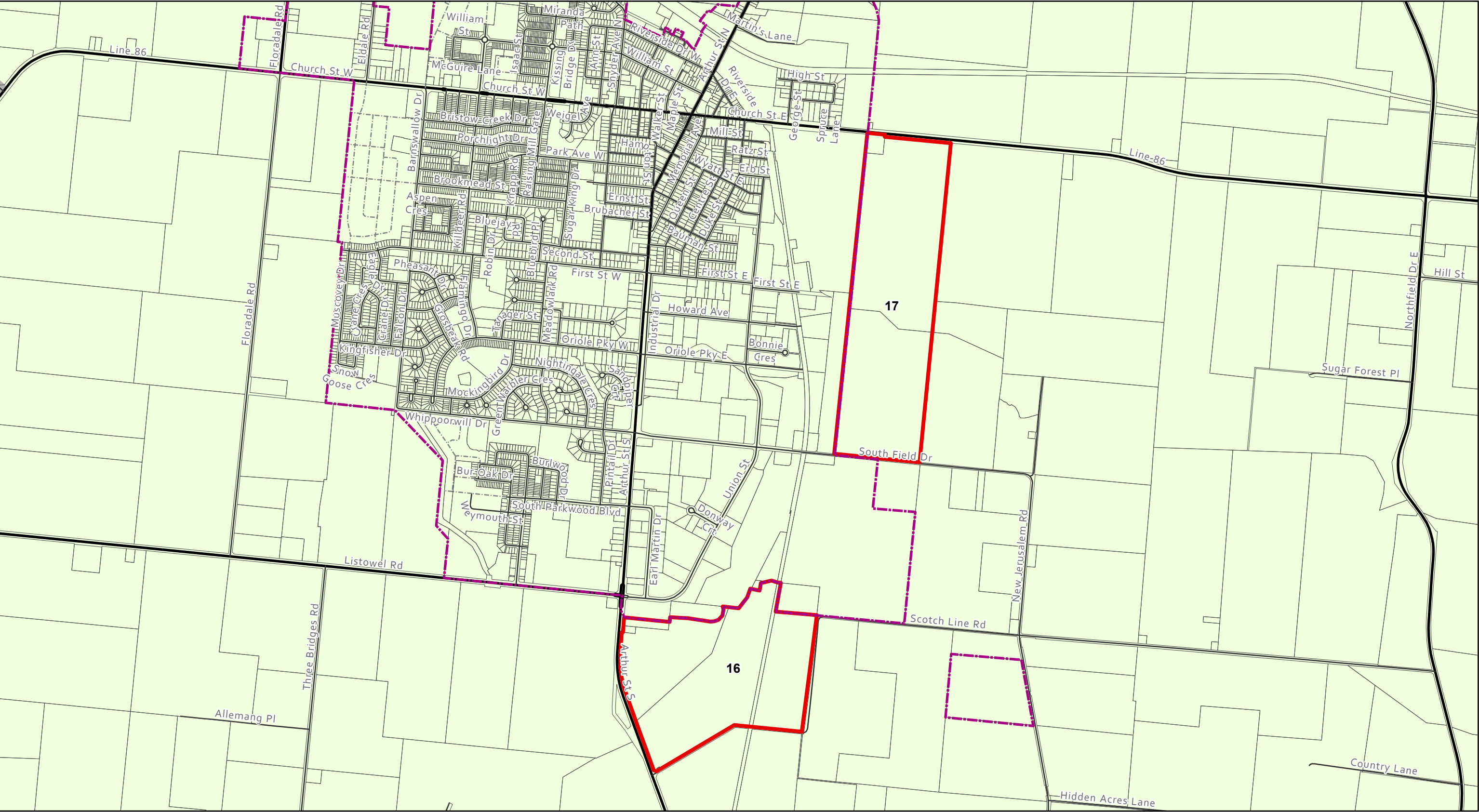
-  Settlement Boundary
-  Township Boundary
-  Airport
-  Land Options



Scale: 1:28,000



Land Options: Elmira



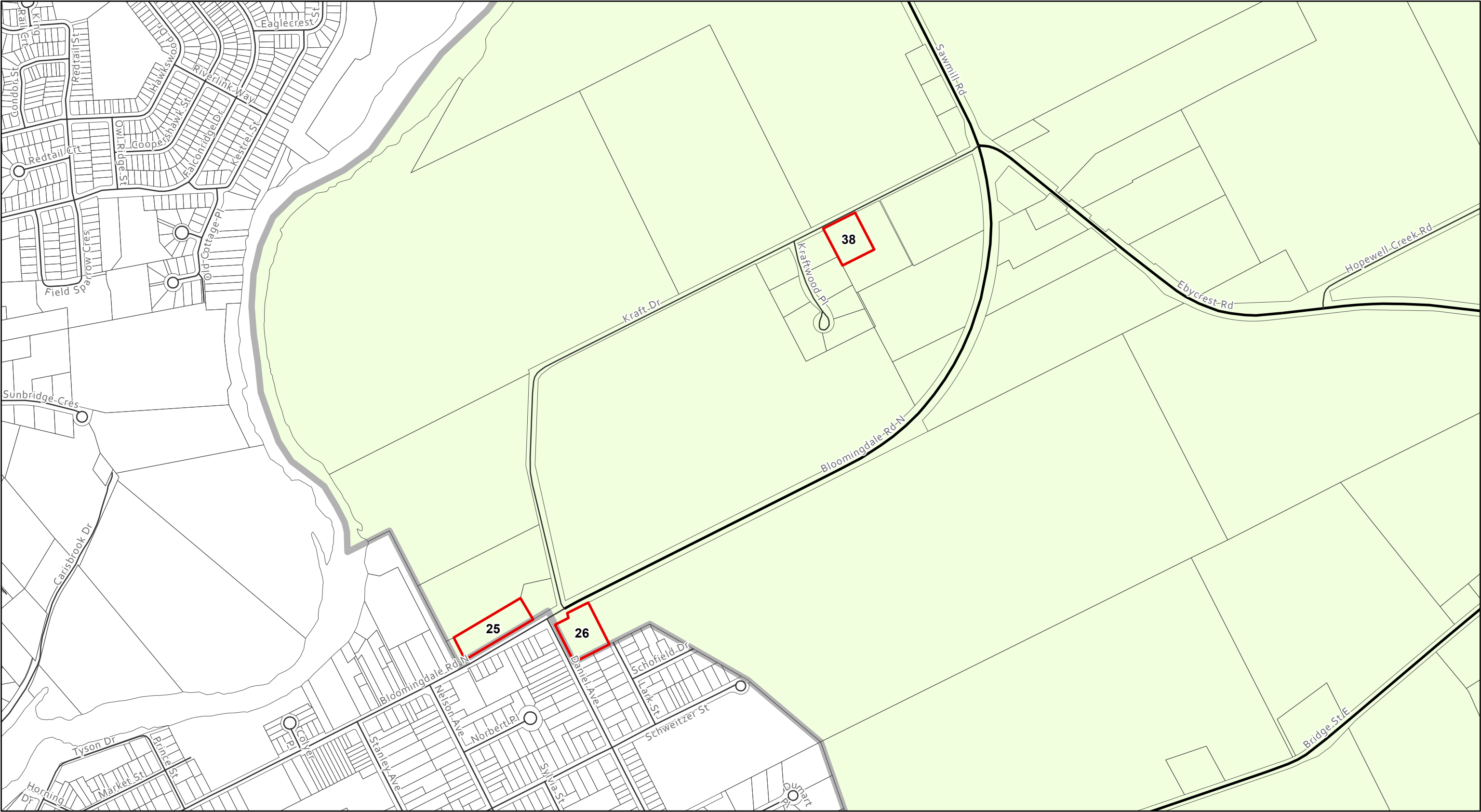
Legend

- Settlement Boundary
- Township Boundary
- Land Options



0 1,000 Meters

Scale: 1:20,000

Land Options: Kitchener - Woolwich Border



Legend

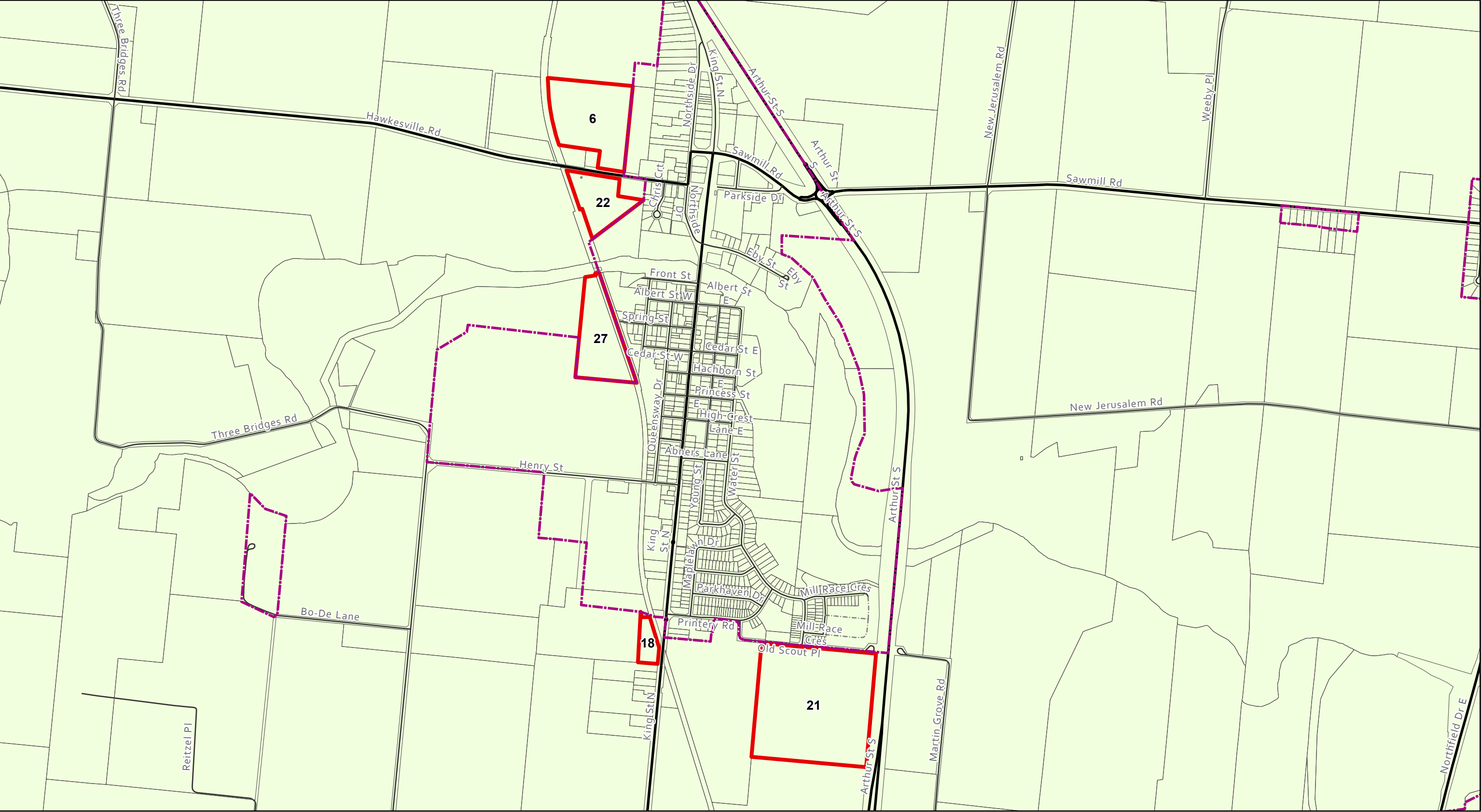
-  Township Boundary
-  Land Options






Scale: 1:8,000




Land Options: St. Jacobs



Legend

-  Settlement Boundary
-  Township Boundary
-  Land Options

0



1,000 Meters

Scale: 1:15,000

