

February 17, 2021

Township of Wilmot

60 Snyder's Road West

Baden, Ontario

N3A 1A1

Attn: Andrew Martin

Manager of Planning

I have received report OS 2021-004 and would request an easement be given to the Township over the drainage swale and berm proposed on the west side of the subdivision.

On Feb 2, 2019 I forwarded comments and requested information with regards to the application. At the council meeting on February 11, 2019 we were promised that we would be updated on the progress of the application and that our concerns would be taken into consideration. Over the past two years I have made inquiries to township staff as to the progress of the application, the first formal response was the letter dated January 27, 2021. After reviewing the report DS 2021-004 on the Township web site, and informative conversations with yourself and Harold O'Krafka we believe that some of our original concerns have not been fully addressed. In particular-

1 a) With respect to the 2.5 meter berm on the west side of the property, I want assurance that drainage will be addressed for my house at 289 Maurice Street (lot 79 plan 982). I request a storm drain outlet. Swale was mentioned on the report but dimensions, location, width and elevation were not given.

We understand that some answers may not be attainable until engineering is completed. We would like a written response to the above concerns as well as we would like to be informed when the berm and drainage will be constructed.

In addition we would like it clarified as to the setback from the rear of buildings to the property line on any prospective buildings - as we felt this was not clear in the report.

Respectfully submitted,

Neil & Dolores Hofstetter

Street address redacted

New Hamburg, Ontario

Postal Code redacted

Phone number redacted

Andrew Martin

From: Alex Davidson
Sent: Wednesday, February 17, 2021 9:04 PM
To: Andrew Martin
Subject: Re: Wilmot Employment Lands

Thank-you for this communication. Our concerns described in our February 3, 2019 e-mail to you remain current. In addition we have the following questions/comments:

1. We don't recall receiving an explanation regarding the respective roles and responsibilities of the Township of Wilmot and the Region of Waterloo as described in the last para of the above noted e-mail. In the absence of an explanation for our understanding, and given that all correspondence has been from you, we will continue to communicate with you. Should there be matters of which the Region should be informed, please make the appropriate notifications.
2. The plans describe a berm along the west property line of these developments. Surface water runoff from most yards of properties on the east side of Maurice St. drain toward the east and easterly across the subject property. Installing a berm would interrupt this flow. What is being done to satisfactorily address this change in surface runoff? What is being put in place for the maintenance of the drainage system?
3. What provisions are being made to ensure that vegetation on the berm remains weed free, does not attract vermin and is aesthetically pleasing from the residences on the west side of the berm?
4. What is intended for the unused portion of the road allowance at the east end of Boulee St?
5. We are concerned about the increased traffic the development is sure to cause on Hamilton Road. The intersections of Marvin St and Boulee St are already unsatisfactory and increased traffic on Hamilton Rd will increase the risk of using the intersections.
6. Concerns with the intersection of Marvin St and Hamilton Rd include, but may not be limited to:
 1. Traffic from Hwy 7 & 8 turn onto Hamilton Rd at a high rate of speed. It is difficult to see the west bound traffic on Hwy 7&8 coming. As such, one must expedite their access from Marvin St. to Hamilton Rd.
 2. South bound traffic on Hamilton Rd is of concern because drivers are often racing to beat the red light or they coast to the red light interfering with the brief window of time one has to enter the road. They also block the intersection when stopped.
 3. The elevation of the Tim Horton's parking lot is such that between dusk and dawn the headlights of vehicles parked facing Hamilton Rd along the east side of the property shine into the face of the drivers exiting Marvin St onto Hamilton Rd. The light of some parked cars interfere with the driver's vision.
 4. Vehicles, particularly west facing trucks that stop on the north side of Marvin St while the driver scoots across to Tim Horton's, cause a real and immediate danger. They force the west bound vehicles into the centre of the street and block the view to the north. It is ironic that it is the post holding the "No Parking" sign that causes the parked vehicles to be so far onto Marvin St.
7. Concerns with the intersection of Boulee St and Hamilton Rd are generally related to visibility. Particularly the grade of the road and front yards of nearby residences results in

insufficient visibility to the south for drivers entering the intersection from the east leg of the intersection. The matter is further exacerbated by cars parked along the east side of Hamilton Rd north of the intersection. Snow also further impedes visibility to the south.

8. We assume that the road from Nafziger Road into the development will be the only access for vehicles serving construction of the lands and buildings within the development. Please comment to the validity of this assumption.
9. When will the road allowance between Street 1 and Hamilton Road be re-constructed?
10. What measures will be put in place to control dust during construction and build out of the development?
11. Item 19 of the Feb 22\21 report describes that the Township of Wilmot will pay up to 100% of the costs of the estimate to rebuild the road allowance connecting Street 1 to Hamilton Rd. It is not uncommon for the developer to pay the costs of constructing external infrastructure required to make their development viable. Why are the tax payers of Wilmot Township bearing this burden when the expense is required only to the benefit of the developer?
12. Item 20 of the Feb 22\21 report describes that the Township will pay the cost for the sidewalk and multi-use trail outside the bounds of the subdivision. It is not uncommon for the developer to pay the costs of constructing external infrastructure required to make their development viable or be a good fit with the community. Why are the tax payers of Wilmot Township bearing this burden when the costs of constructing these items is a reasonable contribution to be made by the developer?
13. Item 23 of the Feb 22\21 report describes that the developer is to construct a fence along the westerly part of the development that abuts the residential properties. What is the proposed design of this fence? Where will it be located? What will be the disposition of existing fences? Who will be responsible for the maintenance of the new fence?
14. Item 20 of the Feb 22\21 report describes that the Township will contribute to the costs of intersection improvements required to accommodate the development. If the development is causing the requirement for improvements, why is the developer not paying the costs?
15. Reference is made throughout the documents to the potential for a noise wall to be constructed on the berm. As noted above, constructing the berm itself to provide visual barrier and noise barrier introduces a new set of undesirables replacing the ones it is trying to fix. A noise wall on top of the berm will exacerbate all but the drainage concerns, and depending on the height, length and general design may impact the natural air flow in the back yards of the residential properties abutting the development. It may also increase the temperature in the back yards.
16. The last para under Residential Concerns on page 8 of the Feb 22\21 report describes that the traffic impact study does not note the intersections of Marvin St and Boullee St with Hamilton Rd as areas of concern. We question the thoroughness of this study, was it a paper exercise or were field visits made to witness all current traffic matters? Refer to Items 6 & 7 above.
17. Page 11 of the report describes CWWF Grant. Who is paying for amounts above eligible costs? Is the Township recovering the Township's portion of this funding from the developer? This question is asked as it is reasonable that the developer pay for servicing their lands. The tax payers should not be burdened with these costs.
18. Are there any other arrangements that have been made between the developer and the Township that are not clearly described in the Feb 22\21 report?
19. Are there plans to construct a sidewalk on the east side of Hamilton Rd between Captain McCallum Dr and the road allowance at Hamilton Rd.? This would be a natural extension of the existing sidewalk between Boullee St and Captain McCallum Dr.
20. Did the sanitary capacity calculations consider that in the Hamilton Heights subdivision rainwater leaders and weeping tile sump pumps discharge into the sanitary sewer?

Unfortunately, due to a prior commitment, we cannot attend the meeting on February 22, 2021. Please see that these concerns are brought to the attention of the decision makers and inform us of information received at the meeting and of any decisions made. Also, please continue to keep us informed of information and activity related to these applications.

Please feel free to contact us if you wish further clarification of our concerns and comments.

Sincerely,
Susan and Alex Davidson
Street address redacted., New Hamburg

On Monday, February 8, 2021, 1:56:34 p.m. EST, Andrew Martin <andrew.martin@wilmot.ca> wrote:

Further to the Public Meeting held on February 11, 2019 with respect to the Wilmot Employment lands, you are receiving this email as you made written submissions prior to the public meeting. The applications pertaining to these lands will be returning to Council on February 22, 2021. Copies of the reports that will be considered by Council have now been posted on the Township's website. Details of the meeting on February 22, 2021 were sent to you by mail, but are also available online along with the reports: <https://developmentapplications.wilmot.ca/Home/Detail?Id=036791d5-3122-4d7c-9e3e-a223ec208d06>.

Should you have any questions, feel free to contact me.

Andrew Martin, MCIP, RPP | Manager of Planning/EDO | Development Services Dept. | **Township of Wilmot**

60 Snyder's Road West, Baden, ON N3A 1A1 | P. 519. 634.8519 x 245 | F. 519.634.5044 | Toll. 800.469.5576 | TTY. 519.634.5037

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Andrew Martin

From: Sandy Schout
Sent: Sunday, February 21, 2021 11:44 PM
To: Andrew Martin
Subject: Zone change application

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.

To: Development services department,

I would like to register my opposition to the proposed zone change for Subdivision applications 30T-19601 & and 30T-19602. Some of the uses allowed under industrial or light industrial are extremely objectionable for the large amount of residential units in the immediate vicinity. Secondly, residents have not been given any satisfactory or well thought out solutions to having a pleasant view out their backyards taken away to be replaced with a concrete and asphalt jungle.

Respectfully
Sandy Schout