



201-325 Max Becker Drive Kitchener ON N2E 4H5

November 20, 2023

Mayor Sandy Shantz and Council Members
Township of Woolwich
24 Church Street West, PO BOX 158
Elmira ON N3B 2Z6

Dear Mayor Shantz and Members of Council:

Re: Stuart Martin lands – 52 Hawkesville Road St. Jacobs

We are writing with regard to the 24 acre Stuart Martin lands located in the north portion of the Village of St. Jacobs and the present deliberations with regard to the Woolwich response to the Province's recent announcement to wind back changes to Official Plans and as well the provincial request for direct local feedback from lower tier heads of council and councils.

Request -

Move forward with Township of Woolwich inclusion of the 24 acre Stuart Martin lands now as per the provincial April 11, 2023 boundary adjustments in response to the Region of Waterloo ROPA 6.

Background –

The Stuart Martin lands have been previously identified By the Township of Woolwich as a future expansion area for St. Jacobs as depicted on the Township's boundary rationalization plan 2017. As you know, the province made modifications to the Region of Waterloo Official Plan on April 11, 2023 and this provincial modification advanced the Stuart Martin lands.

Based on the certainty of that provincial decision, the Schlegel family reached an agreement late summer with the Stuart Martin family to purchase these 24 acres. Archaeological, natural heritage, geo-technical, engineering and planning background work has been commenced, and in some cases completed in the last several months as an investment in studies and reports to ultimately accompany future formal planning applications and advancing orderly development.

As noted in the attached graphics, the Stuart Martin lands represent an orderly and logical rounding out of the north St. Jacobs village community. Inclusion now of the Stuart Martin lands allows for the ability to complete neighbourhood design for both the Stuart Martin lands and adjoining Gilles/Frede lands to the immediate north -- providing an opportunity to do well thought out master planning and completion of coordinated road and trail linkages, park and open space planning and development of a range and mix of housing options for all ages and stages be it seniors, young families with children and empty nesters.

The above shared objective is all best accomplished we submit by advancing the good work which is underway amongst adjoining landowners. Servicing for the Stuart Martin lands is available at the doorstep at Hawkesville Road. The Region of Waterloo June 2023 Water and Wastewater Monitoring Report indicates there is capacity to service approximately 680 additional people in the St. Jacobs Wastewater Service Area at present. These Stuart Martin lands represent important housing supply for approximately 375 persons.

Schlegel Urban Developments has a proven track record of working collaboratively with our municipal partners and neighbouring landowners to achieve the type of master planned community design which we believe is in order for these St. Jacobs north lands. We subscribe to orderly, urban adjacent, staged development and are proven builders of complete 15-minute neighbourhoods.

As you will recall, Schlegel Urban Development participated fully in the very extensive and public Region of Waterloo Official Plan process. We made many deputations before Regional Planning Committee and Regional Council meetings, and submitted significant input in response to Region of Waterloo consultations, including responding to the Climate Change White Paper and the Transform Waterloo Region initiatives. We undertook at our own expense an independent Land Needs Assessment which did ultimately call for more than the Regionally recommended 151 ha of community area expansion.

The Stuart Martin property, we respectively submit, represents the orderly fulfillment of a longstanding, well planned urban adjacent community completion by the Township of Woolwich for this important area within the Village of St. Jacobs. Immediate inclusion of these lands will contribute to addressing the housing crisis in our community.

Our request is that you continue to move forward with leadership in the provision of well-planned and well implemented housing opportunities in the Township of Woolwich and that specifically the province's previous April modifications to include the Stuart Martin lands now continue to be recognized and included in a strong local recommendation on behalf of Woolwich.

Thank you for your consideration of this request.

Sincerely,

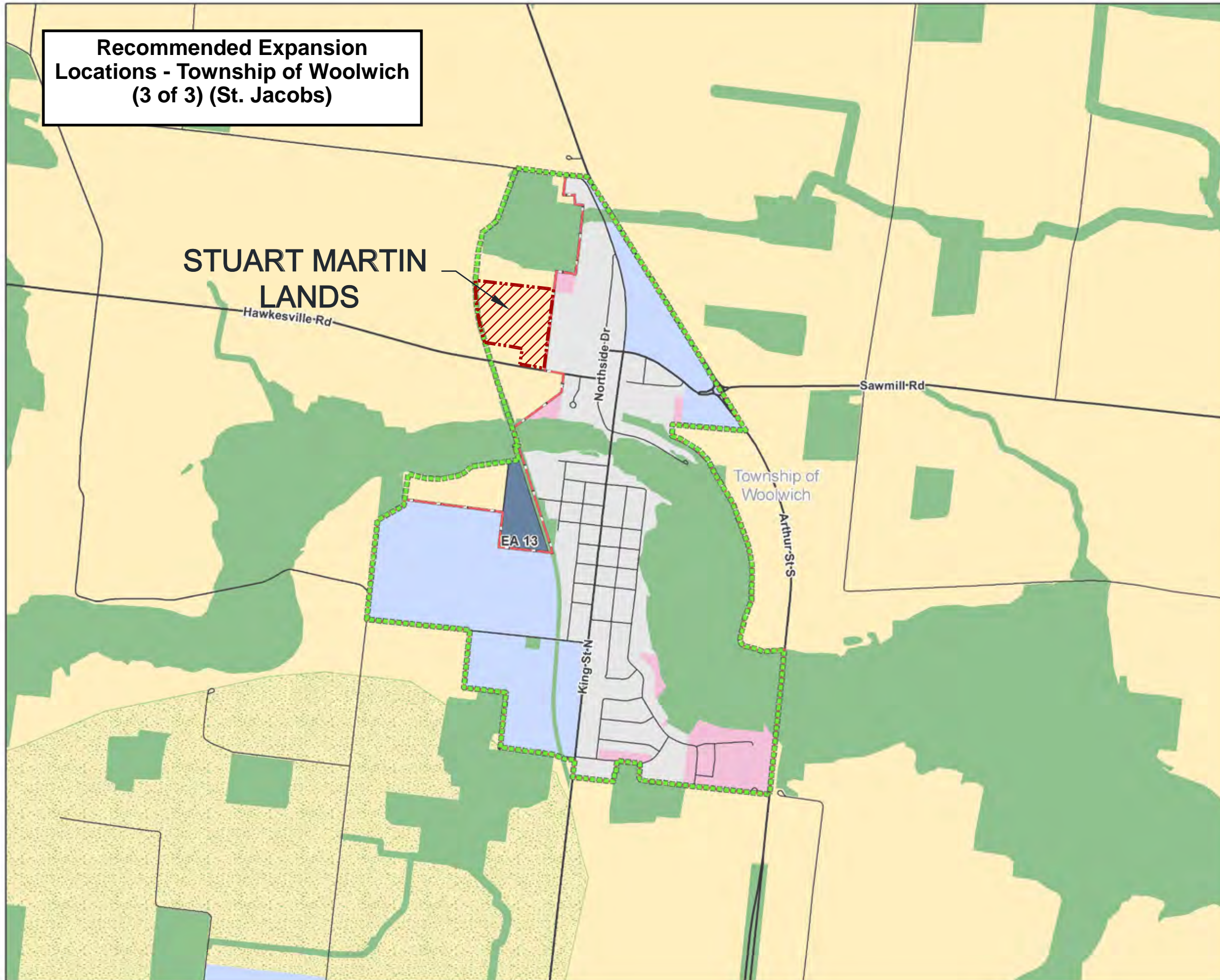


Vaughn Bender, COO
Schlegel Urban Developments

2 attachments.

c.c. All Members of Woolwich Council
Woolwich Planning Staff
Stuart Martin family
Rob, Brad, Jamie and Ron Schlegel

Recommended Expansion Locations - Township of Woolwich (3 of 3) (St. Jacobs)



Legend

- ⋯ Countryside Line
- Municipal Boundaries
- Existing Urban
- Constrained
- Regional Employment Area
- Recommended Community Area
- Recommended Employment Area
- Protected Countryside
- Prime
- Designated Greenfield Area
- Built-Up
- Rural

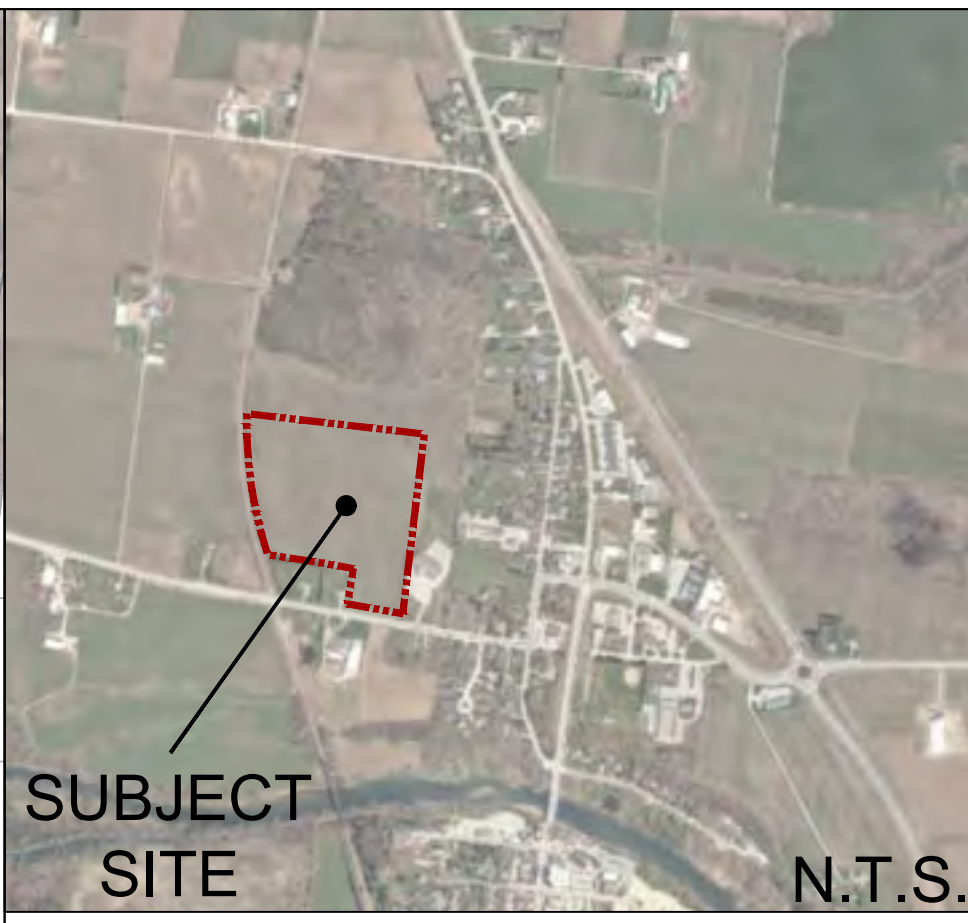
New Community Area in St. Jacobs	0 ha 9.67 ha
Total New Community Area in Township of Woolwich	52 ha 61.67 ha
New Employment Area in St. Jacobs	6 ha
Total New Employment Area in Township of Woolwich	176 ha

Other constraints not identified on this map may be identified through further analysis and may further limit development.



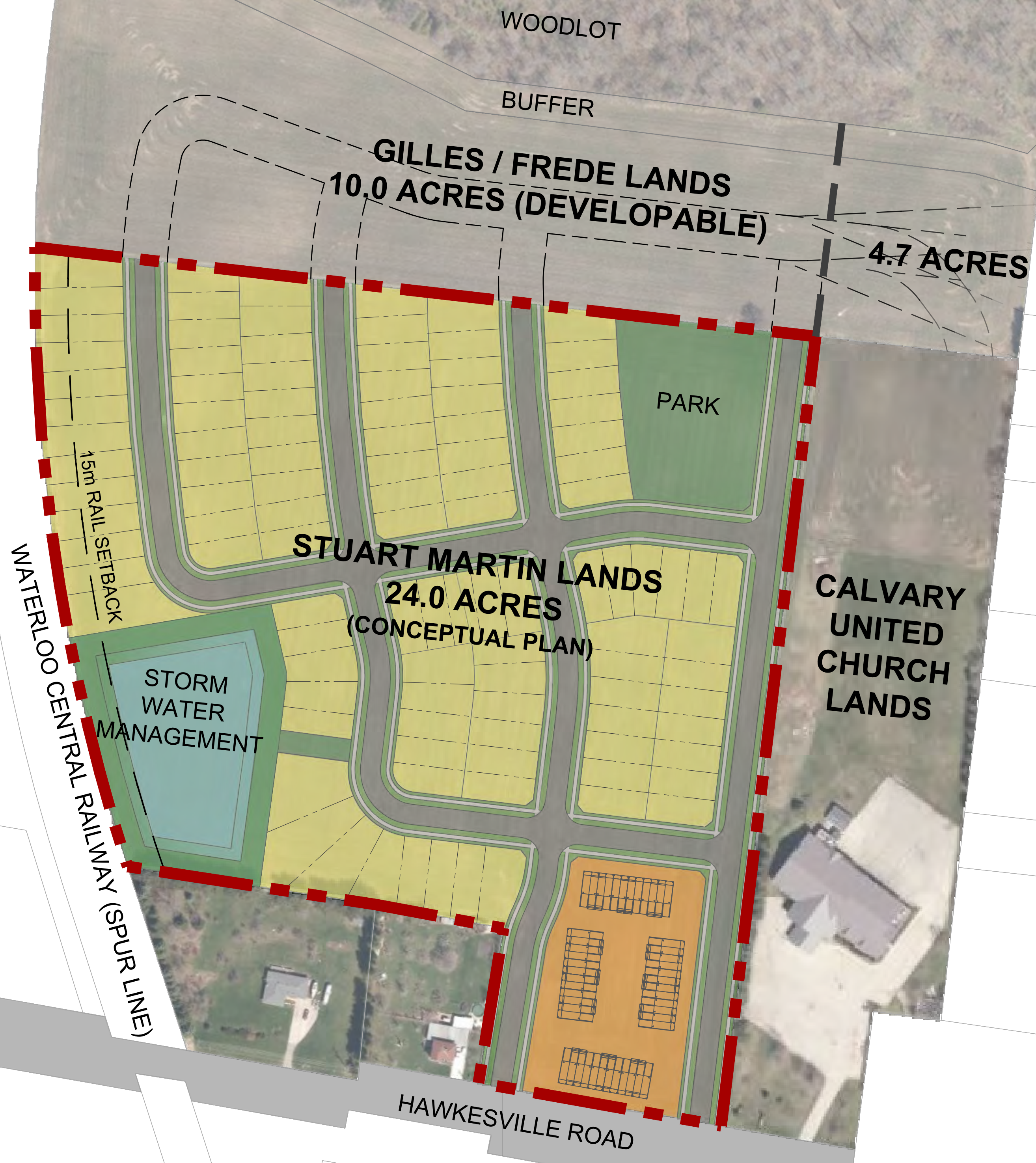
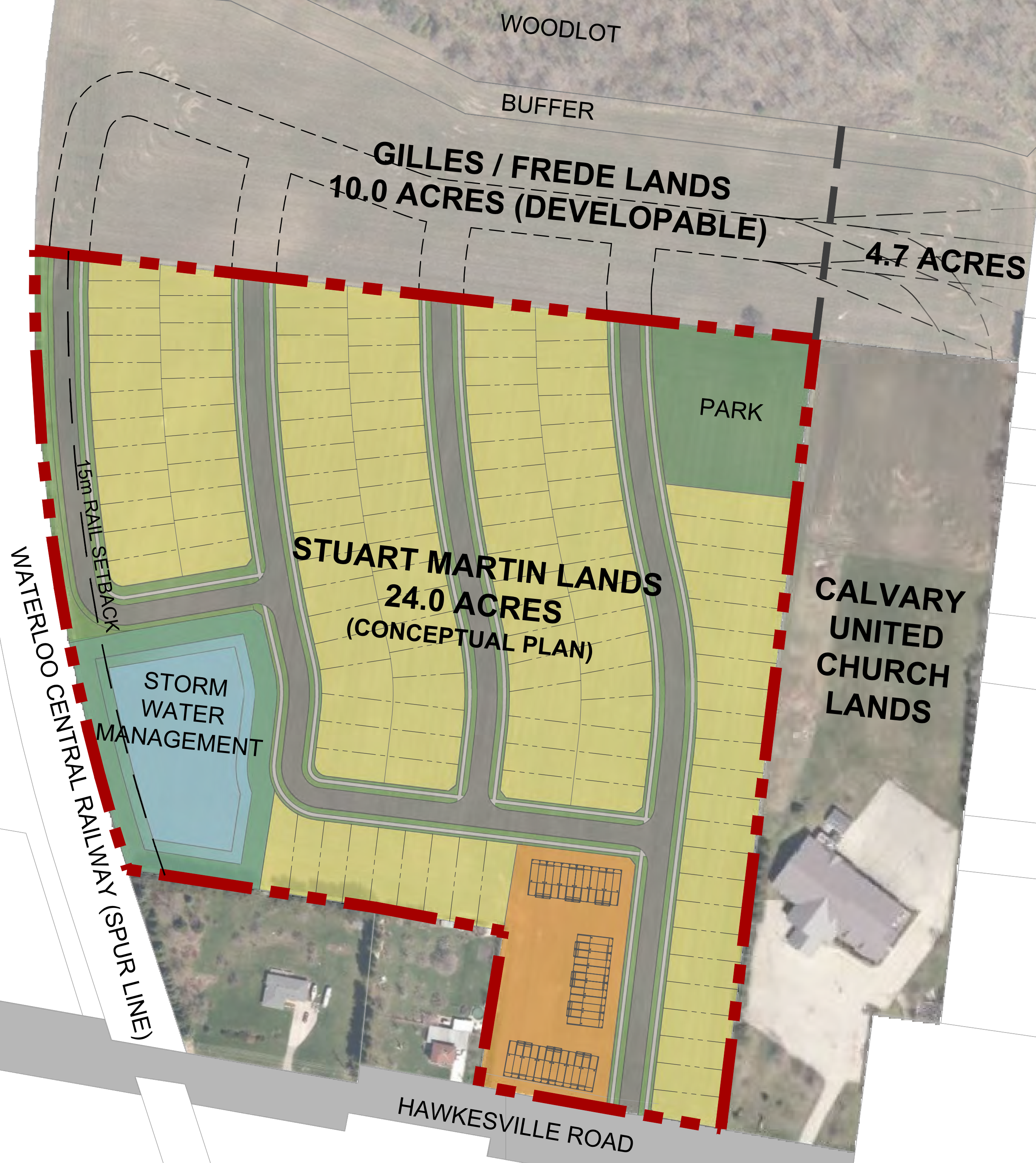
CONCEPT A

CONCEPT B



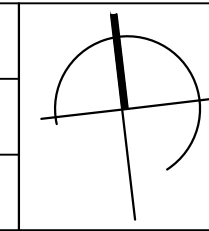
52 HAWKESVILLE ROAD

PT LOT 37, GERMAN
COMPANY TRACT
IN THE
TOWNSHIP OF WOOLWICH
in the REGIONAL
MUNICIPALITY OF
WATERLOO



DRAFT / CONCEPT
FOR DISCUSSION
PURPOSES ONLY

Drawn by: AR
Date: 11/21/2023
File: ---



STUART MARTIN LANDS
SUBDIVISION CONCEPT