



BUILDING COMMUNITIES FOR OVER 40 YEARS.

December 4, 2023

Woolwich Township
24 Church Street West
P.O Box 158
Elmira, ON, N3B 2Z6

Dear Mayor Shantz and Council,

Polocorp Inc is an integrated land development company focused on building communities in the Region of Waterloo for the past 40 years. We are also the owners of the approximately 7-hectare parcel municipally identified as 51-55 Hawkesville Road in St. Jacobs

We have reviewed the letter prepared by Mayor Shantz, dated December 5, 2023, addressed to Minister Calandra. **Polocorp supports the Mayors recommendation to adopt the Provincial framework to extend the urban boundaries to the Countryside Line.** This approach will allow for the appropriate planning and staging of growth to service Elmira, St. Jacobs, and Breslau to continue. We note that within your letter, you wish to stage development in the Township of Woolwich. While we support this in principle, a great deal of costs can be associated with servicing the first phase of any development. Given this, we suggest that the Township consider staging policies that will facilitate servicing costs associated early stages of development and that allocation be issued accordingly.

Should the Provincial boundary be maintained, Polocorp will continue to make progress on the 51-55 Hawkesville Road Site. For the council's information, to date we have completed a Pre-Consultation Meeting for a Draft Plan of Subdivision as well as the necessary Official Plan and Zoning By-law Amendments. Works to prepare a complete application are underway with many reports such as engineering, environmental nearly completed, in anticipation to formally submit applications early in the new year.

For your information, please see the attached Pre-Consultation concept with the following highlights:

- A mix of housing typologies including small singles, townhomes and back-to-back stacked townhomes and potential for other multi unit purposes;
 - A density 73 jobs and people per hectare, which is higher than the Township target of 40;
 - Potential for passive trail networks and park facilities alongside Conestoga River;
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- A pumping station that will accommodate the servicing of all the lands both north and south of Hawkesville Road.

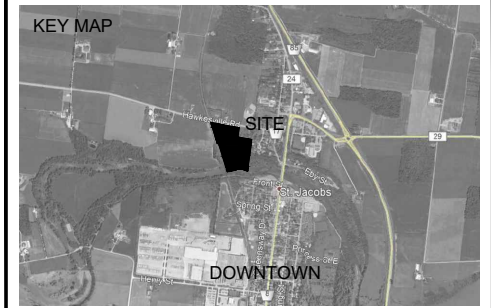
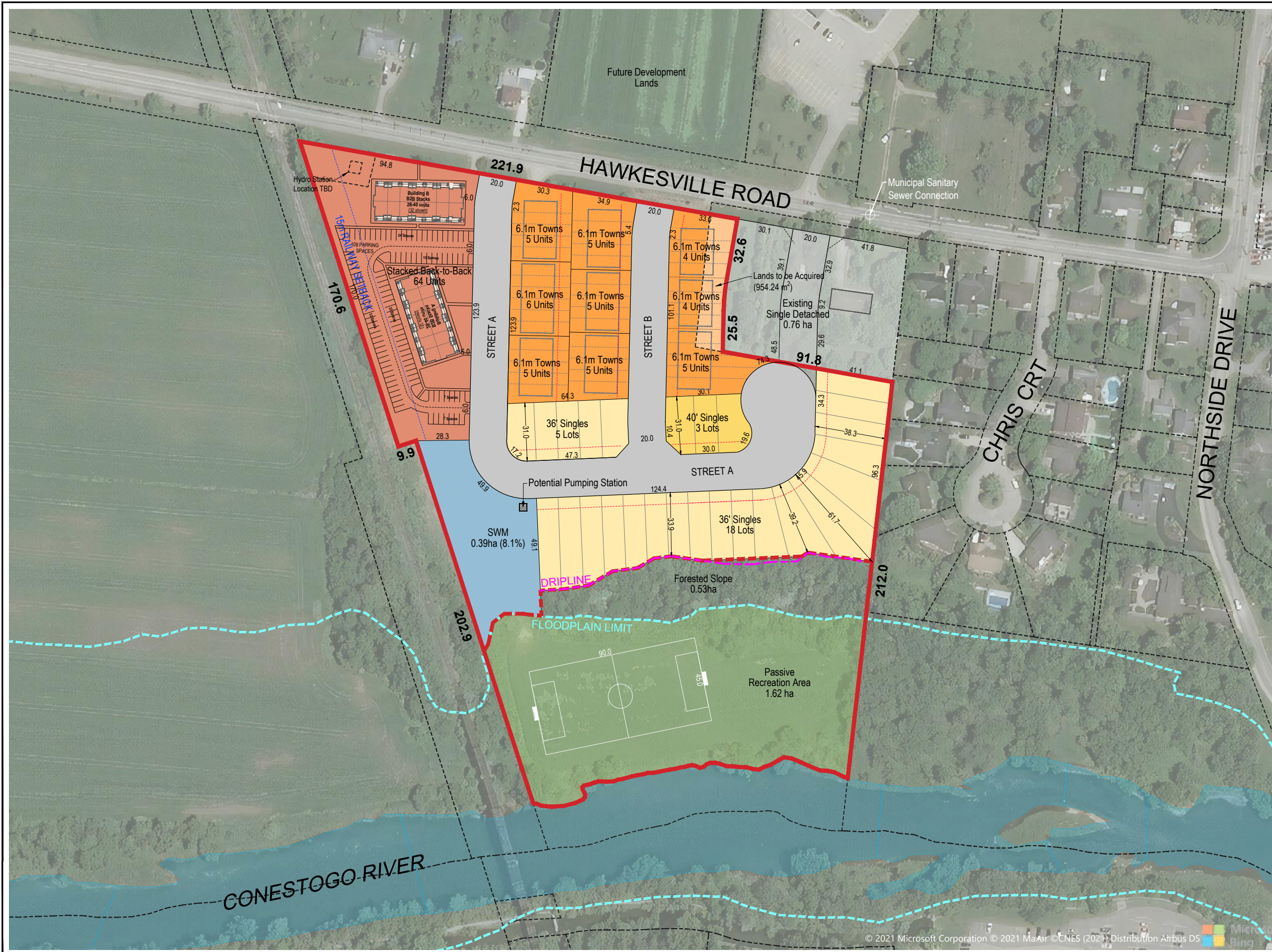
Preliminary works have confirmed that servicing of our lands is feasible and necessary capacity is available. The proposed servicing strategy considers all lands brought into the Settlement Boundary within northwest St. Jacobs. Given this, we will work collaboratively with adjacent landowners to comprehensively realize the development of Northwest St. Jacobs.

Should the province agree with preferred growth strategy, we look forward to continuing to work with Township staff and bringing additional housing opportunities to St. Jacobs.

A handwritten signature in black ink, appearing to read "Mike Puopolo". The signature is written in a cursive, slightly slanted style.

Mike Puopolo
Co-CEO, Polocorp Inc.
mike@polocorpinc.com

Enclosures: 51-55 Hawkesville Road, Concept Plan



CONCEPT PLAN

51 Hawkesville Road
St. Jacobs

LEGEND

- Subject Lands 6.77 ha
- Development Area 4.78 ha
- Saleable Frontage 612.83 m
- Floodplain (GRCA)
- Dripline / Top of Slope

UNIT BREAKDOWN

	NO.
 36' (11.0m) Single Detached	23
 40' (12.2m) Single Detached	3
 20' (6.1m) Townhouse	44
 Stacked Back-to-Back Towns	64

TOTAL	134
DENSITY	28.03 upha

POPULATION

	COUNT
Singles (3.25/unit)	84.50
Townhouses (2.44/unit)	263.52
TOTAL	348.02
DENSITY	72.81 ppl/ha

NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.



DATE: October 12, 2023	SCALE 1:2,000m
PROJECT: 1010	DRAWN BY: GFE