

To the Mayor and Council Of Woolwich Township

For December 5, 2023, Woolwich Township Committee Of  
The Whole Meeting re: Planning Housing and Jobs

cc Jeremy Vink - Planner for Woolwich  
cc Rod Regier - Planner For Region of Waterloo  
cc Mike Harris - MPP  
cc Hon. Paul Calandra

**A Farmer Of ELMIRA's REPORT of CONCERNS regarding  
development for Housing and Jobs for the Elmira area of  
Woolwich and Utilizing Planning NOT philosophy**

**I am more convinced than ever that Council should  
support the Official Planner's (including Mr. Vink's)  
recommendations for "WHOLISTIC" planning for Elmira and  
Woolwich regarding the OFFICIAL Plan and subsequently  
support the most relevant sections of the Mayor's draft  
letter to the Ontario Housing Minister (posted to  
upcoming meeting documents for your agenda of December  
5, 2023) because it makes common sense.**

**Woolwich should/must remain in charge of itself, for  
itself on behalf of all the taxpayers, residents, and  
businesses! We must not be controllable by developers  
or advocates nor will we just stand by if we are not  
treated right by other governments and at this point,  
you are our most local government and we need you to  
act now before it is too late.**

I have for many, many years spoken with many business  
owners in the Elmira area in the silent majority and  
many of them have become frustrated by over-regulation  
of their farm business and bureaucratic difficulties  
making their farms more efficient and they are very  
frustrated by outsiders and advocates who are in effect  
minding their business, affecting their way of life,

when they have thrived for many generations and felt appreciated in the community for their way of life while asking for very little or nothing in return. None of them wish to bother anyone who holds differing views, they wish freedom and wellness, and happiness for everyone, and they just want to be left in peace to thrive as they have for many generations. I am personally aware that they are all very concerned that governments are having more difficulties than ever.

So I Delmer B. Martin, farmer of ELMIRA declare that I wish well for all individuals personally and that it is set out in the section outlined THE FACTS below and "the philosophy" that led me to get involved and go public out of the silent majority locally and push back at the last several public Woolwich Council Meetings against social engineering advocates who have usurped/hijacked the Township's Planning Process and the Region's Planning Process into a one-way arbitrary direction that has no wholistic or good planning in reality or for our reality based on the facts and the needs in Woolwich Township or the Region.

I can clearly see and understand right in the arguments from many of the social engineers/advocates that they have a social agenda in their hearts and minds, unfortunately, their arguments lack relevant facts and substance and common sense because they are not focused on what we/Elmira and WOOLWICH need or what we are attempting to do. In addition, their statistics and arguments quickly become complicated and their statistics are one-sided and appear biased which is not helpful to anyone either. Once a layperson using discernment examines their theories and philosophies the goals of the advocates are no longer focused on the facts of the relevant issues that are actually on the table.

In fact I am personally aware that development in Woolwich Township and especially Elmira and St Jacobs have for generations been controlled by Mayors and Councils who have historically been very slow, even at times refusing to develop any more homes and or employment lands whatsoever, except for places like BRESLAU. From a real estate market perspective, homes in old Birdland and the best parts of Elmira and the best parts of St Jacobs in well-planned areas did not drop in value at all in the last 2 recessions whereas everywhere else in the region and Ontario and Canada prices dropped in the double digits before eventually rising. (Best investments anywhere at the time)

**This should NOT have become complicated or partisan; we are planning for new homes, for new neighbors and new property for new businesses to flourish, all of which will benefit and also be a benefit to those who are already here.**

Of course from strictly an Elmira and St Jacobs competitive perspective, one would want more flexible land allotted in Elmira and St Jacobs and less in Breslau (Unfortunately I cannot even recall this debate taking place publicly, however, Breslau and Elmira and St Jacobs should have the same right to expand as anywhere else where the demand is there and it makes common sense and one town should not be arbitrarily forced to compete against another town especially if it is in the same region)

**Below are THE FACTS and the details that I have been publicly speaking about at the last 2 Public meetings in Woolwich and I show them in the order they occurred**

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From June 6 2022 [eSCRIBE Minutes \(woolwich.ca\)](https://www.woolwich.ca/eSCRIBE_Minutes) these are the officials that were present on June 6, 2022

**Township of Woolwich  
Council Minutes**

**Monday, June 6, 2022**

**7:00 pm**

**Video Conference**

**Hosted in Council Chambers, 2<sup>nd</sup> Floor  
24 Church Street West, Elmira**

Present: Mayor Shantz (Chairperson)  
Councillor Martin  
Councillor McMillan\*  
Councillor Merlihan\*  
Councillor Redekop  
Councillor Shantz\*

Present from Staff: David Brenneman, Chief Administrative Officer  
Deanne Friess, Director of Development Services\*  
Richard Petherick, Director of Finance/Treasurer\*  
Jared Puppe, Director of Infrastructure Services\*  
Jeff Smith, Director of Corporate Services/Clerk  
Jenn Horndl, Manager of Recreation\*  
Alex Smyth, Council and Committee Facilitator  
Thomas van der Hoff, Manager of Operations and Projects\*  
Francis Villamil, IT Support Assistant  
Jeremy Vink, Manager of Planning\*

*\*indicates remote participation*

You can observe the relevant YouTube video of the actual June 6, 2022 township meeting at this link [Township of Woolwich Council Meeting - June 6, 2022 - YouTube](#)

At 16:49 to 18:00 in the video Mr. Vink, Woolwich Planner agrees with Region's planning recommendation of option 2 out of the 3 studied at the time AND that option 2 of the 3 options is the best and the recommended option of all 3 options that the Region had brought forward quite some time before.

Kevin Thomason and Kevin Eby (advocates) presented a brand new option #4 at this meeting and below is copy of the relevant official minutes of the meeting.

Delegate Kevin Thomason of Smart Growth Waterloo Region provided Council with a presentation which detailed the current situation, growth option issues, and outlined a new proposed growth option 4 that relies on intensification and results in no farmland loss. Mr. Thomason described the difference between intensification and density, option 3 compared to option 4, spoke about Woolwich meeting Climate Crisis goals, complete communities, option 4 advantages, and concluding comments.

Council discussed inequities produced among municipalities with option 2, reasons why density on the periphery is not as good as intensification and population increase in the core, area municipality reception of option 4, suitability of the ROP for the townships vs cities, and transit friendly options.

Delegate Barbara Schumacher of 50by30WR noted the organization's community research results of desired living conditions, as well as the urgency of the current climate emergency. Mr. Schumacher further noted the need for leadership in politics for climate concerns, outdated mitigation strategies, the increasing rise of greenhouse gas emissions, consequences of ignoring global warming, the importance of evaluating how municipal growth will affect the climate, impacts of the ROP scenarios on climate change, and urged leaders to keep climate change in mind when making decisions. Ms. Schumacher also noted 50by30WR's endorsement of option 4 from Smart Growth Waterloo Region.

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This paragraph is my very passionate personal opinion: Advocate Barbara Schumacher appears to be honestly/transparently advocating for a philosophy of a "socialist" society which history teaches always leads to societal breakdown and wars /wealth re-distribution and complete failure. The Mayor and Council have heard from a lot of advocates publicly on "the philosophy" but it has all been one-sided and biased. Many citizens do not believe free will or development should be forced or over-restricted and many of them have not even spoke publicly yet. Many of us believe wholeheartedly in transparent, freewill, supply AND demand market conditions with LESS government burden AND not more.

## **THE FACTS (continued)**

After all the delegates and advocates had spoken at 3:16:57 in the YouTube video Councillor Shantz stated

right up front the fact that **option 4 was not even on the table.**

Councillor McMillan then stated that he liked the philosophy of the new option 4. while having very little to say about the preferred option 2 out of 3 that was on the table.

Councillor Merlihan discloses that he had personally received a copy of Smart Growth Waterloo's Option #4 a few weeks earlier.

Rod Regier the lead Planner for the Region of Waterloo was asked for his opinion and spoke negatively about the new "Option #4" he reiterated that he had been aware of Option #4 but Region Of Waterloo staff over several past years have come up with 3 options **(and a preferred option which was Option #2 out of 3)** as their report to Waterloo Region and Woolwich Township clearly indicates.

Mr. Vink then made clear as an official Planner for Woolwich that this new option #4 has NOT even been analyzed; and the public, with both the region and Woolwich Township, have diligently been working with the Region's same 3 options that the Region came up with after a very lengthy public process.

At 3:08:55 The Mayor asked if the Council wished to take a 5-minute break ...Township Council took a break off camera 3:15:55 they came back and went back on camera.

After the break, Councillor Macmillan and Councillor Shantz spoke in favor of this option 4 "philosophy" that had just been presented to Woolwich Council by advocates Kevin Eby and Kevin Thomason-Smart Growth WATERLOO earlier this same evening.

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I Delmer B. Martin was extremely disappointed that during this same meeting, Council barely discussed the actual 3 official planning dept. options (**and their preferred option #2 out of 3 options**) that had been officially on the table after a long period including public consultation. Even **more critically important and disappointing is the fact that the Council did not have anything substantively negative to say about our Woolwich Planning Staff recommendation of Option #2 as was originally recommended by Regional Planning Staff**, however regardless, it was downright shocking on its face that the motion carried by Woolwich Council contained the following paragraph which I copied from the official minutes of that meeting;

support option 4 in principle provided by Smart Growth Waterloo Region at this time and may provide more complete comments at a future date as more information is provided or more community consultation takes place;

REPORT(continued)

NOTE: I must state that from June 6, 2022, forward to the final meeting at the Region, **we were NOT given any “more complete comments” or “more information” or “more consultation”** on any option which is failed planning.

The **epiphany moment** was personally witnessing in real time and re-observed many times on YouTube archives since, a social agenda and a philosophy (at that time Woolwich Councillors self-admitted adopted philosophy) took over the official planning process first in Woolwich Chambers which subsequently led/got fed right into the Public Meeting at the Region on July 27, 2022 where the same undebated and unproven and unknown to the common public “philosophy” completely usurped-HIJACKED the planning process at the Final Meeting at

the Region as well. **This philosophical reasoning was/is a complete planning failure from both a process and a planning perspective** and the results in Woolwich and the Region in fact made it vulnerable for review by the Ontario Government and vulnerable to be rejected by the common public. It is what it is!

Social Advocates are appreciated in our society, and so are Developers but none of them should be so domineering to have the dominant opinion or final say in Planning for Housing for all the people. What occurred in June and July 2022 was PROFOUNDLY UNDEMOCRATIC! I and we the people and our elected officials failed in 2022 but we still have a chance to fix it and move on to dealing with issues like Amalgamation next. If now and then we are successful we will continue to be fairly free and able to deal with our local issues in reality and in real time, like needing to increase our tax base and increasing the # of good local jobs. If we are not successful in dealing effectively with the Ontario government before Amalgamation becomes our reality, we will no longer be able to engage locally AND make a difference in things that are critically important like inflation and lack of housing, etc. Individual needs will always be the ultimate and most powerful and overwhelming and prevailing final driving force and not any agenda or philosophy, so there is still hope.

I appreciate that Mayor Shantz is agreeing with Mr. Vink's professional opinion that we should do "wholistic" planning and in my opinion; when and if we do wholistic planning it will promote Unity and Freedom and will unite our community instead of dividing it.

I do NOT blame the Ontario Ministry of Housing for getting involved with a few very specific regions and Townships. We allowed things to get out of our control. It is our fault, (not the Ontario Government) but we



must act while we still can! If you are able and willing to check, it is public information that the other Ontario Government under Mr. Dalton had just as many scandals in the newspaper one, involving the then minister of Finance Sorbara in the news when they originally formed what they called the Greenbelt in the first place. If any of us want to get political then we should ask ourselves; in a political crisis "Who listened and who did what the people wanted"? **As I said to you all when I met all of you all for the first time: one of the most powerful things anyone ever asked me was "what would you like to do?"**

Drawing lines or codes on a map arbitrarily does not represent good or wholistic planning, and using social engineering agenda philosophy and or theories in making regulations is even more mistake-prone. Forcing someone else to accept a personal or social agenda or corporate greed does not make good planning, especially when it comes at a great cost and a redistribution of local taxpayers' assets and priorities. Limiting or restricting freedom and common sense and individualism, is an extremely dangerous abuse of power on individuals because it is one of the very few things in the whole world that has enough power to cross all partisan politics in both cause and effect.

Notwithstanding the current polarity in the USA, the New Zealand Government and the Venezuelan Government and Brazilian government **and from the current farmers perspective, specifically the Netherlands government** are all perfect examples for us to pay close attention to and make note of for all citizens and for our own benefit. People will get engaged and divide when they feel they have no other option left.

As someone from primarily a farming background, I am very familiar and experienced with animals: genetics, instincts, behavior, and even illness, but when it came

to the issues of food and water and shelter, this was always dealt with by facilitating their food and water and shelter. **No other agenda would or could work!** Its COMMON SENSE. Individual humans are far more precious and capable than any agenda or philosophy (especially unproven and highly divisive ones). It is better to have no debate than only listen to one-sided arguments about a philosophy and adopt the one-sided agenda which is exactly what happened on June 6, 2022 which is now documented! It's definitely time to solve problems and take action and facilitate common sense solutions that are best for our Township.

Our Democracy is flawed for all common parties/people, but we should/must stick to the truth in any matter and use common sense when taking action. Acting on theories or philosophy without COMMON sense can quickly make us bankrupt.

Due to the complete lack of common public exposure of Smart Growth Waterloo's Option #4 and that it was not even on the table till the final stage; what the common public now are stating now should bear considerably more weight than in normal circumstances in the current deliberations.

**The main action parts in your Planning Staff Report makes common sense and the relevant action parts in the mayor's draft Letter online to the Ontario Minister of Housing also makes common sense. I hope that everyone concerned and all the stakeholders of Woolwich Township will agree unanimously and move it forward. I will go one step further and advocate that when you take action with this step the Ontario Government should/will understand the common sense and accept THE PLAN as well.**

Yours Sincerely;  
*Delmer B. Martin* (farmer of ELMIRA)