



201-325 Max Becker Drive Kitchener ON N2E 4H5

December 5, 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 December 5, 2023 letter from the Office of the Mayor and the subject of settlement area boundaries for Woolwich Township moving forward.

**Schlegel Urban Developments supports Mayor Shantz's request that the Minister of Municipal Affairs and Housing continue with the settlement boundary expansions as were proposed in April 2023 by the province.**

Very specifically, we wish to again underscore the importance of including now the 24 acre Stuart Martin lands located in the north portion of the Village of St. Jacobs. These Stuart Martin lands, alongside the 10 acres of developable Gilles-Frede lands to the immediate north, are key we submit to establishing a complete community design with necessary multi-modal transportation linkages (walking trails/bike paths and roads) and to providing a range and mix of housing opportunities. We are very aware of the ongoing need for senior's care and housing options and these collective parcels of lands north of Hawkesville Road are again key to delivering that important priority for a new Long-Term Care facility as noted by others.

During the 2019 to 2022 Waterloo Region Official Plan process the Greater K-W Chamber of Commerce advocated very strongly to ensure that both issues of housing supply and the necessary inventory of shovel ready employment lands are priorities needing attention in looking to our continued prosperity. We cannot rest on our past success, however the strong foundations which have been established in Waterloo Region have positioned us well to compete in a global economy.

On November 21, 2023 the Waterloo Region Record reported — Waterloo Region's economy has 'every reason for optimism,' report says. "GDP projected to rise 1.7 per cent in 2023, 1.5 per cent in 2024 and three per cent in 2025."

"The region's economy is expected to outpace both the provincial and national economies over the next two years, according to a new economic report. The latest economic projection for Kitchener, Waterloo and Cambridge was released by the Conference Board of Canada this week, offering a relatively optimistic picture for the region's economy, despite expectations for a looming slowdown in the face of macroeconomic headwinds including rising interest rates and

recession threat.” “We’re looking at a period of immediate slowness going into 2024,” said Conference Board lead economist Robin Wiebe. “But after that, the future looks pretty bright, and there is every reason for optimism.”

The Ron Schlegel Family is proud to have been entrusted with the valued St. Jacob’s Market District properties in 2018. Just as with the devastating fire of 2013, the resiliency of the St. Jacobs Farmer’s Market and hundreds of vendor entrepreneurs through the pandemic speaks volumes to the hard-working spirit of countless Woolwich based businesses and the tireless support from Woolwich Economic Development, Waterloo Region Tourism and our elected leaders who turned that optimism into reality.

We submit that Woolwich is similarly well positioned to support housing and employment needs and will continue to play a strong role in Waterloo Region’s economic success in the all-important next few years ahead. It is well put on the Woolwich website – “The Township of Woolwich is a great place to live and is one of the fastest growing areas in the Region of Waterloo. We are proud of our past, while also embracing the future.”

As community builders of sustainable and master-planned projects we look forward to continuing to work in collaboration with Township planning and engineering staff to bring well thought out, well phased and much needed complete neighbourhoods to those Woolwich lands in both St. Jacobs and Elmira in which we have committed our investment, energy and passion for achieving the highest standards through good stewardship of an important land resource. This is an approach to community design and community building in which Woolwich is a leader.

We respectfully submit that the December 5<sup>th</sup> Letter as presented before Council by Mayor Shantz plans for continued success today and embraces the planning and housing needs of the future ahead and therefore deserves the strong support of Woolwich Council.

Sincerely,

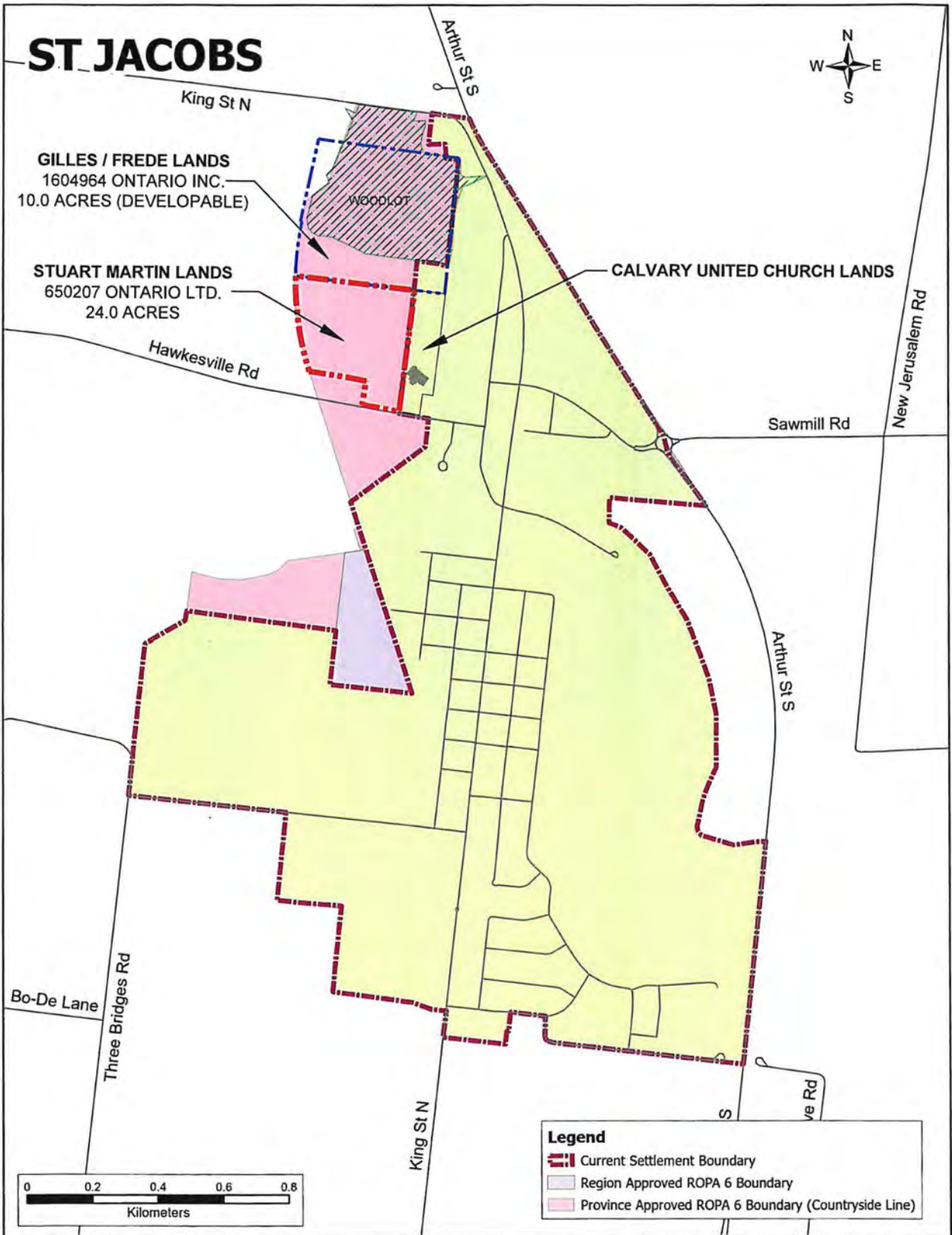


Vaughn Bender, COO  
Schlegel Urban Developments

2 attachments.

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

# ST JACOBS

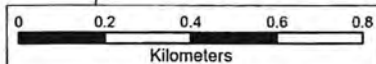
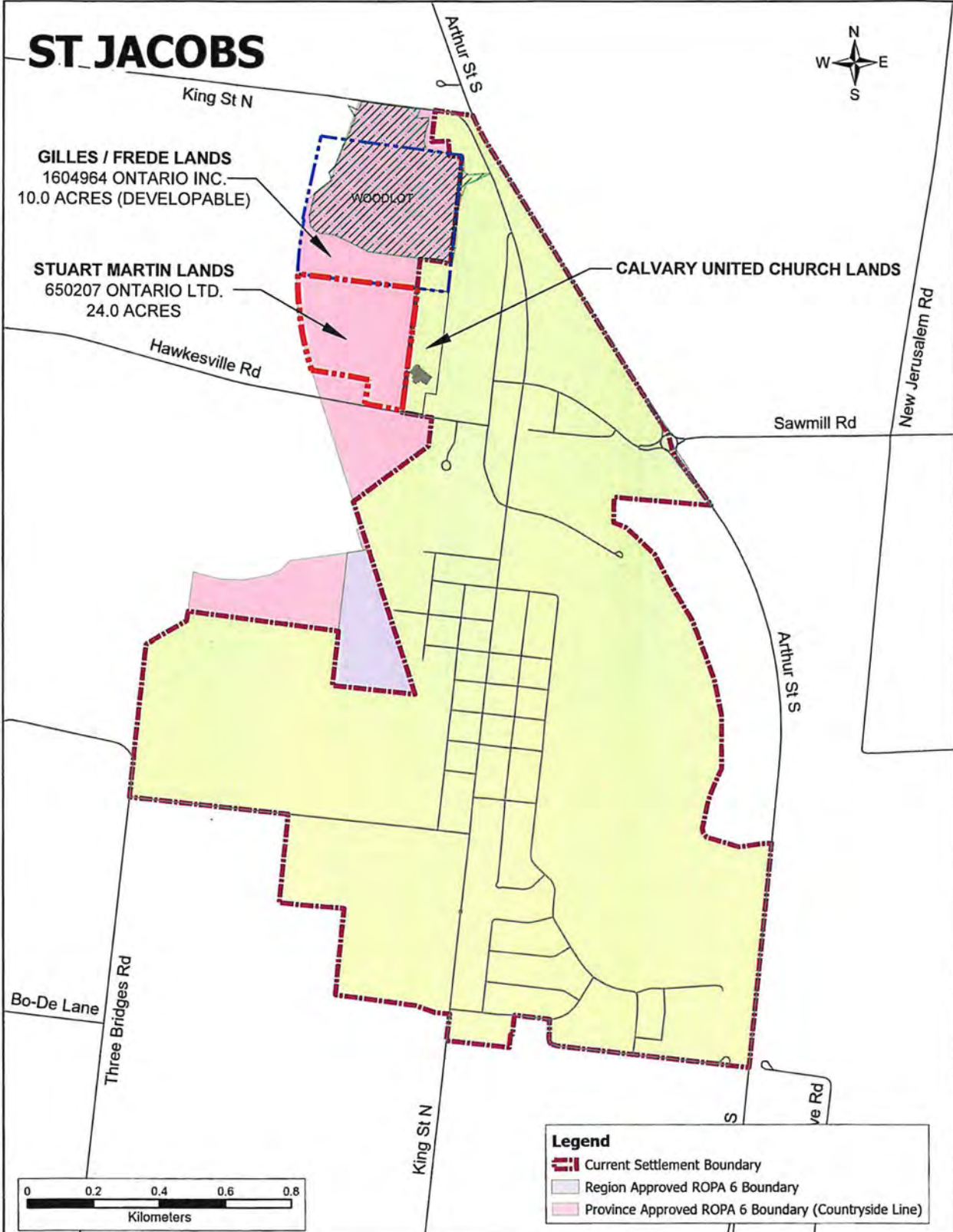


**GILLES / FREDE LANDS**  
1604964 ONTARIO INC.  
10.0 ACRES (DEVELOPABLE)

**STUART MARTIN LANDS**  
650207 ONTARIO LTD.  
24.0 ACRES

**CALVARY UNITED CHURCH LANDS**

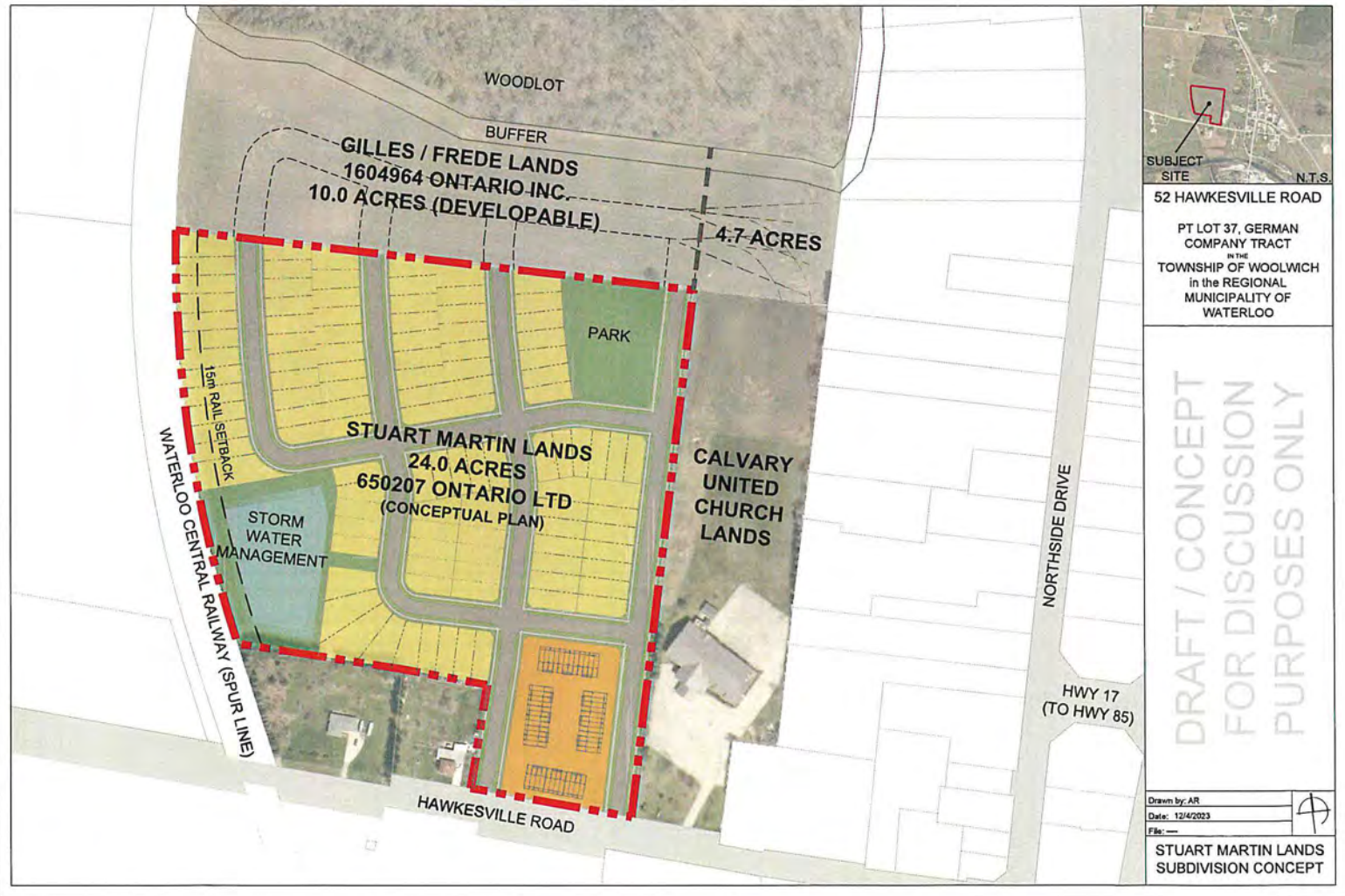
WOODLOT



**Legend**

- Current Settlement Boundary
- Region Approved ROPA 6 Boundary
- Province Approved ROPA 6 Boundary (Countryside Line)



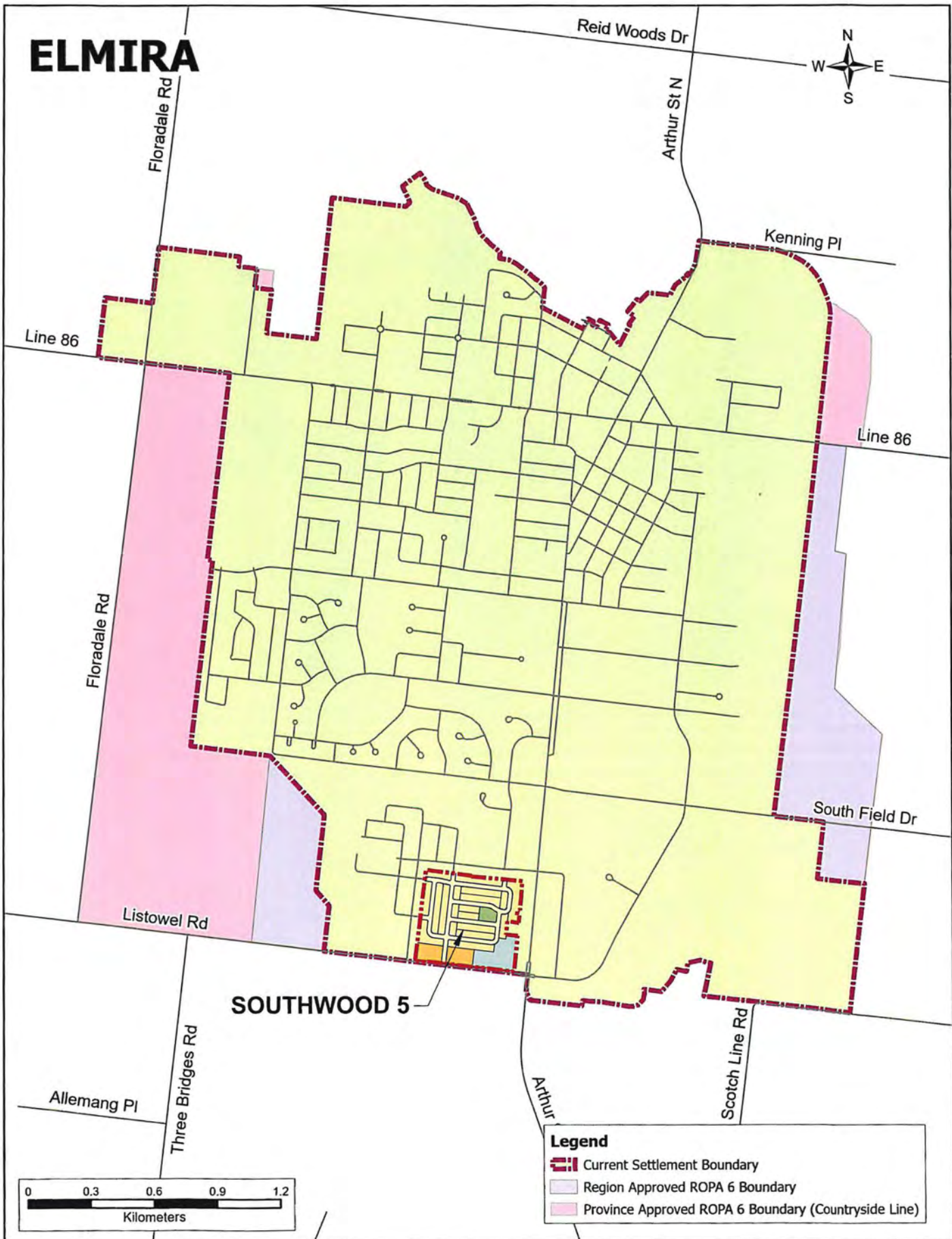


SUBJECT SITE N.T.S.  
 52 HAWKESVILLE ROAD  
 PT LOT 37, GERMAN COMPANY TRACT  
 IN THE TOWNSHIP OF WOOLWICH  
 IN THE REGIONAL MUNICIPALITY OF WATERLOO

DRAFT / CONCEPT  
 FOR DISCUSSION  
 PURPOSES ONLY

Drawn by: AR  
 Date: 12/4/2023  
 File: —  
 STUART MARTIN LANDS  
 SUBDIVISION CONCEPT

# ELMIRA



Reid Woods Dr

Arthur St N

Kenning Pl

Line 86

Line 86

Floradale Rd

South Field Dr

Listowel Rd

## SOUTHWOOD 5

Scotch Line Rd

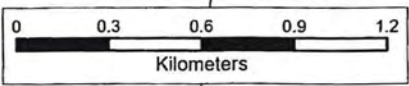
Arthur

Allemang Pl

Three Bridges Rd

**Legend**

- Current Settlement Boundary
- Region Approved ROPA 6 Boundary
- Province Approved ROPA 6 Boundary (Countryside Line)







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 respectfully 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