

**Township of Woolwich
Special Council Minutes**

EXCERPT – PLANNING PUBLIC

**Tuesday, July 16, 2024
7:00 PM**

**Council Chambers – Hybrid with YouTube Livestream
24 Church Street West, Elmira**

Present from Council: Mayor Shantz (Chairperson)
Councillor Bryant
Councillor Cadeau
Councillor Grant
Councillor Schwindt

Absent from Council: Councillor Burgess

Present from Staff: Alex Smyth, Deputy Clerk
Deanne Friess, Director of Development Services
Jared Puppe, Director of Infrastructure Services
Colm Lynn, Director of Financial Services
Stephen Dykstra, Senior Planner
Sherwin Meloney, Planner
Clayton Lovell, Engineering Technologist
Tanya Bettridge, Council and Committee Support Specialist
Meet Patel, IT HelpDesk/Support Representative

**indicates remote participation*

Land Acknowledgement

Mayor Shantz read a land acknowledgement.

Disclosures of Pecuniary Interest

None.

Public Meeting

Mayor Shantz declared the public meeting to be open.

DS25-2024: Information Report Zone Change ZC 02/2024 (881 Weber Inc., 881 Weber St. North)

In a report for information, staff provided an overview of the application, which proposes a site-specific amendment to permit an Agricultural Related Use including orchard processing operations, agricultural research and training, a farm produce stand, as well as seasonal farm help accommodations, and year-round farm help accommodation.

Consultant Brandon Simon of The Planning Partnership (TPP) provided a presentation which highlighted the current orchard operation, uses of surrounding properties, proposed enhancement of the orchard operation, growth of storage and staffing needs, and benefits of the proposal.

Council inquired about properties included in the study, the size of the proposed research centre, if the application would affect the zoning or use of nearby properties, entry/exit access to the property, and future road maintenance in that area.

The Deputy Clerk noted there were no unregistered participants in the meeting.

There were no other members of the public present to speak to the application.

DS27-2024: Information Report Official Plan Amendment OPA 3/2024 and Zone Change Application ZC 3/2024 (Trinity United Church, 21 Arthur St. North and 4 Cross St., Elmira)

In a report for information, staff provided explanations and background information for the proposed Zone Change to Core Commercial (C-1) with site specific provisions to reduce the required parking spaces from 65 to 57 parking spaces for the proposed place of worship and residential units, and the proposed Official Plan Amendment to permit an increased residential density from 127 to 168 units per hectare.

Valerie Schmidt of GSP Group spoke to Council about the applications, providing an overview of the purpose of the applications, noting how a project such as this addresses housing needs and enhances the community, and highlighted the data that supports the development.

In response to Council's inquiry, Cheryl Fisher, representing the applicant, explained the parking that is needed, uses and activities happening at the Church throughout the week and weekend, and the demographics of those looking to find housing in this development.

Council discussed the layout of the building and inclusion of a residential unit on the main floor.

The Deputy Clerk noted there were no known unregistered participants in the meeting.

Mayor Shantz asked if there are members of the public present who wished to speak to the application.

Unregistered Participant Joseph Metz expressed concerns regarding parked vehicles interfering with access to and from his business property.

Unregistered Participant Randy Warren spoke in support of the application, citing urgent housing needs, describing situations where senior residents have had to leave the community in search of housing that serve their needs, and how this application would enhance the community of Elmira.

Unregistered Participant Perry Martin spoke to Council about his support for affordable housing, but added his concern is availability of parking on neighbouring streets due to the limited parking spots proposed in the application..

Unregistered Participant Reverend Sue Campbell spoke in support of the application, identifying the support that the Church has provided to the community, acknowledging the challenge of parking but stating that the benefits outweigh the concerns.

Council discussed the potential for additional parking within the proposed development.

As there were no further speakers, Mayor Shantz declared the public meeting to be closed.