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January 4, 2023

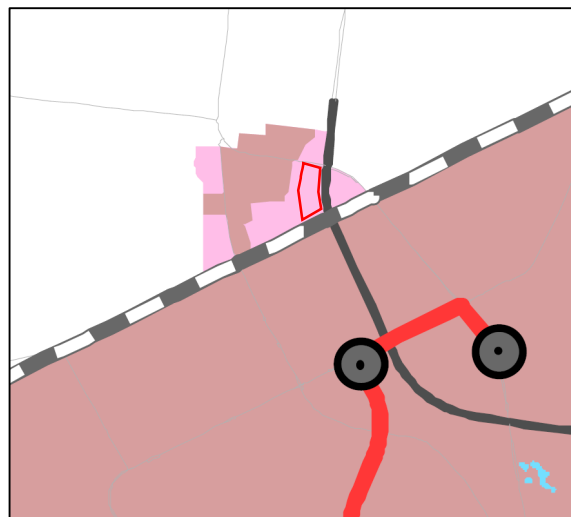
Gabriel Kim  
Municipal Services Office - Western Ontario  
659 Exeter Road, Floor 2  
London, ON N6E 1L3

**Re: ERO Number 019-5952**  
**Regional Municipality of Waterloo**  
**Approval to Amend a Municipality's Official Plan**  
**335 Farmers Market Road in Woolwich Township**

Dear Mr. Kim,

We are submitting this letter in response to the ERO referenced above to request industrial/employment uses be added to our lands at 335 Farmers Market Road in Woolwich Township. The majority of the 11 ha (27 acres) site is an established shopping centre. A portion of the site (2.4ha (6 acres)) has remained vacant for a number of years.

The Waterloo Region Official Plan Amendment 6 (ROPA 6) designates the entire 335 Farmers Market Road site as "Designated Greenfield Area" on Map 2 (excerpt below, site outline added).

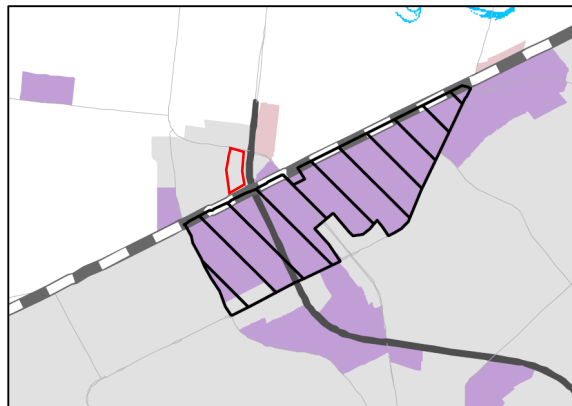


Despite our best efforts, additional retail commercial uses have not been realized on the site since the initial phases of development in 2008. However, since the site benefits from its close proximity to Highway 85/Conestoga Parkway and is adjacent to a Provincially Significant Employment Zone (PSEZ), employment uses would be beneficial to the Region. Further, the ROPA 6 policy 2.H.1.7 supports such uses with a requirement that:

“Area municipalities should designate and preserve lands within any *employment areas* located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.”

In addition, the site is currently underutilized and the ROPA 6 policy 2.H.1.11 (e) requires that local municipalities “will ensure that *employment areas* are planned and designed to.... make efficient use of existing employment lands, including vacant and underutilized employment lands, by supporting complementary employment uses and increased employment densities where appropriate.”

Based on these ROPA 6 policies, we believe the entire site would benefit from an additional designation to allow for employment uses. For reference, an excerpt of Map 3 (site outline added) from ROPA 6 is below that identifies the site in relation to the existing employment and transportation network.



We trust that the ROPA 6 policy can be adjusted to allow the lands at 335 Farmers Market Road to have additional Industrial/Employment permissions. Attached is a draft of the Special Policy language we believe would be appropriate for the 335 Farmers Market Road site in relation to ROPA 6.

Should you require any additional information, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in blue ink, appearing to read 'Joe Cimer'.

Joe Cimer  
Senior Director, Development

## Daft Special Policy

### 335 Farmers Market Road

*2.J. \_\_ Notwithstanding Policy 2.H.1.8, for the lands shown on Figure \_\_ in the Township of Woolwich, located south of King Road, east of Farmers Market Drive and west of Conestoga Parkway (335 Farmers Market Road), the Township of Woolwich may permit certain additional industrial/employment uses as set out in the Township's Official Plan, save and except for any sensitive land uses that are not ancillary to the primary uses. Any development applications on the lands will not be approved until the applicant confirms that municipal water and wastewater system servicing of the lands as required will be accommodated through a cross-border servicing agreement, entered into between the City of Waterloo and the Township of Woolwich, with respect to wastewater treatment capacity, peak flows, effluent constituents, or other technical matters.*