



Internal memo

Development Services Department

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Date: December 27, 2018
To: Garett Stevenson, Planner
From: Brandon Sloan, Manager of Long Range Planning & Policy Planning
Dayna Edwards, Senior Planner (Urban Design)
Subject: Draft Plan of Subdivision 30T-18201
Official Plan Amendment OP 18/005&006/B/GS
Zoning By-law Amendment ZC/006&007/B/GS
Bleams Road and Gehl Place
Kitchener Green Ltd. & 2079546 Ontario Inc.

The Long Range and Policy Planning Section has received the circulation of a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications for the development of the subject lands within the west side of the Rosenberg Secondary Plan for a range of land use and dwelling types. We provide the following comments for your consideration.

Planning Policy and Kitchener Official Plan

The synopsis and assessment of Planning Policy provided in section 5 of the Planning Report, prepared by SGL is quite helpful to address consistency and conformity. *Policy staff are currently reviewing the items in more detail and would appreciate any comments that Regional planning staff and the file planner have in this regard.*

Proposed Official Plan Amendments #1 and #2

This includes the more recent addition to the City Urban Area through the Region of Waterloo Official Plan process. The new area requires amendments to base maps in the Official Plan (Maps 2, 3 and possibly others) and each of the Secondary Plan maps. *Policy staff are currently reviewing the items identified in the application, specifically Section 3.4 and Appendix A of the Planning Report in more detail and will provide additional comments under separate cover. Assistance can be provided with respect to the detailed wording of the formal Amendment(s) when preparing them for Council consideration.*

Rosenberg Secondary Plan

Planning Policy staff appreciate that the Planning Report addresses conformity with the various elements of the Secondary Plan. On cursory review, it would appear that the major topic elements are included within the analysis which is satisfactory to achieve the terms of the study for our review. *Policy staff are currently reviewing the items in more detail and will provide additional comments under separate cover.* Some initial comments include:

- Map 22a should be updated to reflect the proposed slight revision to the 5-min neighbourhood walk. The proposal could be an improvement from the original plan and has the potential to create a good sense of place and community gathering spaces
- We appreciate that the Urban Greens are proposed in roughly the locations indicated on the Community Structure Plan
- Bleams/Isaiah Dr is a Neighbourhood Gateway and Isaiah Dr and Rosenberg Way are both Priority Streets. As such, they would have some urban design attention and emphasis to enhance sense of place and walkability, typically via conditions of approval and a Streetscape Plan. Zoning details may need to be considered along those locations as well.

- There is the potential for a great Type 1 Multi-Use Pathway network and its connection with Rosenberg Way. Further details should be considered for design and implementation via appropriate staff and conditions of approval.
- Several amendments would be required for the Land Use Plan. A Neighbourhood Institutional site should be identified (in addition to the one school site).
- The details of the proposed changes to the water management area(s) and SWM facilities will need to be confirmed prior to be reflected on the Land Use Plan and Map 22f.

Density

The location is within the uncommitted portion of the City's Designated Greenfield Area. The lands that are currently within the Rosenberg Secondary Plan were collectively planned to achieve 74 persons and jobs per hectare based on the approved land use plan and in effect methodology at the time. The portion of lands within that plan would need to be compared to the approved land use and any adjustments made. The implementing zoning would help ensure that the blocks and area is planned to help achieve the overall density. The new lands are not part of an approved Secondary Plan and may require consideration of the new Growth Plan (2017) targets. These have not been allocated at the regional/city scale at this time.

Policy staff are currently reviewing the items in more detail, specifically section 3.2 of the Planning Report, and will provide additional comments under separate cover. Additional input from Regional staff and discussion with the file planner and applicant may be required.

Kitchener Growth Management Plan

The subject locations are identified as 'Priority B' within the Kitchener Growth Management Plan 2017-2019 (IDs # 1133-136). These applications would help towards the completion of the Rosenberg community. We appreciate the efforts of the applicant to work with City staff on the appropriate timing of these lands within the overall Kitchener program for managing growth and staff resource priorities. Pending the detailed review of the applications, issue resolution, and any competing 'Priority A' items, it would be appropriate to move forward with the file in 2019.

New Zoning By-law (CRoZBy)

The City's Comprehensive Review of the Zoning By-law (CRoZBy) project is well underway to update the By-law and implement the new Official Plan. A Statutory Public Meeting was held in 2018 for the non-residential sections and a draft was released of the residential sections. It is expected that Council will make a decision on these in 2019. Should that occur prior to these applications being considered, the new zoning codes/types could be utilized for this location and modified as appropriate for the context.

Urban Design

Urban design policies are intended to address the visual character, aesthetics and compatibility of land use including heritage features. The objective of Urban Design policies is to create a sense of place, pedestrian friendly street networks and streetscapes and access to public transit and public amenities, such as parks and open spaces.

Part B: Urban Design Briefs – Sections 4.2, 6 and 7 of the Urban Design Manual provides design and development expectations for new development located in suburban neighbourhoods.

The following urban design comments pertain the information contained within the Urban Design Report and the community masterplan as presented:

- Development located along Bleams Road should address both Bleams Road and the internal streets in terms of variation and excellence in building design, materials, style and colour.
- The mixed use blocks along Isiah Drive should have ground oriented retail addressing the pedestrian realm with a high quality streetscape design.
- Some lots are not proposed to front on Rosenberg Way. Corner lots should focus their primary frontage towards the higher order street. All corner lots should treat both the side and front facades and highly articulated and well-design primary frontages.
- To increase vehicular and pedestrian connect and to have lots fronting on the open space, a roadway should be extended across the frontage of the open space shown below:
- Rosenberg Way and Isiah Drive are both identified as priority streets in the Secondary Plan. A streetscape plan for these streets should be provided as a condition of approval.
- Mid-block connections should be employed through longer block particularly where alignment with open space occurs.



The following urban design policies are provided for future reference when proceeding with detailed design:

- Buildings at priority lot locations such as gateways, along major roads, corner sites, heritage areas, park views or at terminating vistas should be designed as landmarks, with architectural innovation and quality urban design that reflects the community character.
- Variation and excellence in building design, including architectural features, building materials, style, colour and other individual design elements, will be expected for each block of land and will be reviewed through development applications and building elevations.
- Where possible, corner lots shall have their primary frontage oriented towards the higher-order street.
- A mix of lot frontage along all street blocks will be encouraged. Small lot frontages are best located in close proximity to neighbourhood park spaces. Long blocks of similar lot frontages and/or concentrations of small lot frontages in any area of the Rosenberg Community will be discouraged.
- The use of public and/or private rear lanes should be considered in order to meet planning objectives for streetscape, built form, on-street parking and reduce conflicts between multi-use pathways, driveways and transit.



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Sustainability Measures

The applicant should strive to incorporate transportation demand management, energy, water and waste conservation measures along with other sustainable development elements within the new subdivision area. *Policy staff* are reviewing the applicable section of the Planning Report (page 57) and *will provide more detailed comments under separate cover for this topic and any potential conditions of approval.*

Conditions of Approval

Following more detailed review and discussion, any further recommendations and potential conditions of approval can be provided to the file planner.

Please let us know if you have any questions pertaining to these comments.

B. Sloan

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Dayna Edwards

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Date: November 2, 2018
To: Garrett Stevenson, Planner
From: Victoria Grohn, Heritage Planner
cc:
Subject: Draft Plan of Subdivision Application 30T-18202
Official Plan Amendment Application OP18/006/G/GS
Zoning By-law Amendment ZBA18/007/G/GS
161 Gehl Place "Application 2"
Kitchener Green Ltd. & 2079546 Ontario Inc.

Heritage Planning staff have reviewed the supporting information relating to the draft plan of subdivision, official plan amendment, and zone change applications for 161 Gehl Place.

The subject property is not listed or designated under the Ontario Heritage Act. The subject property, 161 Gehl Place, is located adjacent to 236 Gehl Place, which is listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register.

Section 2 of the Planning Act indicates that Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the Planning Act requires that decisions of Council shall be consistent with the Provincial Policy Statement (PPS).

Section 2.6 of the PPS indicates that "*significant built heritage resources and significant cultural heritage landscapes shall be conserved.*"

At the June 12, 2017 Pre-Submission Consultation meeting, Heritage Planning staff requested clarification as to how access to the cultural heritage resource at 236 Gehl Place would be maintained in both the short- and long-term, given that appropriate access is important to ensure a range of conservation options are available for the cultural heritage resource at 236 Gehl Place. It does not appear that this has been addressed in the draft plan or Planning Report submitted as part of this application. Heritage Planning staff request that the access to 236 Gehl Place be addressed.

Garett Stevenson

From: Faranak Hosseini
Sent: Monday, November 5, 2018 4:20 PM
To: Garett Stevenson
Subject: Draft Plan of Subdivision Application 30T-18201 - Transportation Services Comments

Hi Garret,

Please find below the Transportation Services comments regarding the Draft Plan of Subdivision Application 30T-18201.

1. Traffic circles should be provided at the intersections of George Israel Street and Rosenberg Way, and Street L and Rosenberg Way.
2. Bike lanes should be provided on Rosenberg Way and Isiah Drive.
3. A traffic circle or a raised all-way stop controlled intersection should be provided at the intersection of Rosenberg Way and Isaiah Drive. Further discussions with the School Board is required to determine the control type at this intersection.

Please let me know if you have any questions.

Regards,

Faranak Hosseini, E.I.T., M.A.Sc.

Traffic Planning Analyst | Transportation Services | City of Kitchener
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Garett Stevenson

From: Faranak Hosseini
Sent: Wednesday, November 7, 2018 10:46 AM
To: Garett Stevenson
Subject: RE: Draft Plan of Subdivision Application 30T-18201 - Transportation Services Comments

Hi Garett,

Please find below my revised comments.

1. Traffic circles should be provided at the intersections of George Israel Street and Rosenberg Way, and Street L and Rosenberg Way.
2. Bike lanes should be provided on Rosenberg Way and Isiah Drive.
3. A traffic circle or a raised all-way stop controlled intersection should be provided at the intersection of Rosenberg Way and Isaiah Drive. Further discussions with the School Board is required to determine the control type at this intersection.
4. An on-street parking plan is required.
5. Special zoning regulations comments: Please see my comments in **red** below.

Porches

- Stairs and access ramps may encroach into a required front yard or side yard abutting a street, provided the minimum setback to the encroachment is 1.0 metres from the street line.
- Any porch is located in a driveway visibility triangle, the porch shall not exceed 0.9 metres in height above finished grade, and railings shall be constructed in a manner and of materials that do not obstruct visibility.
- On a corner lot, an access driveway shall not be located closer than 6.0 metres for corner lots with frontage on a Major Community Collector Street, Local Street, or Minor Neighbourhood Collector Street.

On a corner lot, an access driveway shall not be located closer than 7.0 metres for corner lots with frontage on a Major Community Collector Street or Minor Neighbourhood Collector Street.

Single Detached and Duplex Dwelling

- Minimum Front Yard Setback – 3.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to a street line.

No part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to a street line.

Semi-Detached Dwelling:

- Minimum Front Yard and Minimum Side Yard Abutting a Street – 3.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to the street line.

No part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to a street line.

Street-Fronting Townhouse Dwelling

- Minimum Front Yard Setback – 3.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to a street line.
- Minimum Side Yard Abutting a Street – 3.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to a street line, where an access driveway crosses the side lot line and leads to the space inside the garage.

No part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to a street line.

Multiple Dwellings

- Parking shall be provided at a rate of 1.25 spaces per unit
- Off-street parking may not be located between any building façade and the streetline

A parking justification study is required.

For Garage Townhouse Dwelling (rear lane/road access with frontage on a street)

- Minimum Rear Yard - 2.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to the rear lot line
- Minimum access to driveway on corner lot at local street – 4.5 metres

No part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the rear lot line.

For Back-to-Back Townhouse Dwelling

- Minimum Front Yard – 2.0 - 3.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to the front lot line.

No part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the front lot line.

Please let me know if you have any questions.

Regards,

Faranak Hosseini, E.I.T., M.A.Sc.

Traffic Planning Analyst | Transportation Services | City of Kitchener
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From: Garrett Stevenson

Sent: Monday, November 05, 2018 4:35 PM

To: Faranak Hosseini <Faranak.Hosseini@kitchener.ca>

Subject: RE: Draft Plan of Subdivision Application 30T-18201 - Transportation Services Comments

Hi Faranak,

Do you have any comments on the proposed new configuration of Rosenberg Way?

Any Transportation comments on the proposed special zoning regulation proposed?

Porches

- Stairs and access ramps may encroach into a required front yard or side yard abutting a street, provided the minimum setback to the encroachment is 1.0 metres from the street line.
- Any porch is located in a driveway visibility triangle, the porch shall not exceed 0.9 metres in height above finished grade, and railings shall be constructed in a manner and of materials that do not obstruct visibility.

Faranak Hosseini, E.I.T., M.A.Sc.

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Development Services Department



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Date: May 23, 2019
To: Garrett Stevenson
From: Jason Brûlé
cc: Linda Cooper
Subject: Draft Plan of Subdivision Applications 30T-18201 & 30T-18202
Zone Change Applications ZBA18/006/B/GS & ZBA18/007/G/GS
Official Plan Amendment Applications OP18/005/B/GS & OP18/006/G/GS
Owner: Mattamy Development Corporation
Site Address: 1801 & 1873 Bleams Road and 161 Gehl Place

Prior to Draft Approval:

1. Temporary turning circles need to be contained wholly within the stage of the subdivision in which they are servicing (can't be located in an adjacent future stage) and further to that they must also be within the same subdivision. Please revise the draft plans to show the temp turning circles for stage 6 of 30T-18201 wholly contained within 30T-18201.
2. The southerly limit of Street X in draft plan 30T-18201 and continuing into draft plan 30T-18202 indicates that the road right-of-way (including the traveled portion of the road) is within the 30m setback from the wetland. This should be revised so that the right-of-way is outside the wetland setback.
3. Coordination needs to be achieved between "Street M" in 30T-18201 and "Stamson Street" in 30T-14201 for servicing and overland flow routing.
4. Note that the City of Kitchener's Infiltration value for sanitary sewers is 0.15L/s/ha and not the 0.25L/s/ha as identified on the design sheet. Please revise for detailed engineering submission post draft approval.

Conditions of Draft Plan Approval:

Prior to Grading:

1. The SUBDIVIDER agrees that prior to grading, servicing or registration, of all or any part of the plan of subdivision or the conveyance of easements to extend sanitary and/or storm sewers through the subdivision, that the SUBDIVIDER shall complete a Record of Site Condition (RSC) for all the lands in accordance with Ontario Regulation 153/04 and the RSC shall be acknowledged by the Ministry of the Environment, Conservation and Parks (MECP). Prior to submitting the RSC and the commencement of area grading for the subdivision; site alteration, materials management, filling and preliminary grading will be permitted provided these activities comply with a materials management plan to be approved by the Region's Commissioner of Planning, Development and Legislative Services and a preliminary grading plan to be approved by the CITY'S Director of Engineering Services in consultation with the Ministry of Natural Resources and Forestry

(MNR&F) or any Provincial success or thereof. The SUBDIVIDER further agrees the preliminary grading plan and implementation of same will ensure drainage through lands to the east does not exceed pre-development drainage flows.

2. The SUBDIVIDER agrees to implement the Erosion Threshold Analysis and specifically Model 4 prepared by Stantec Inc. dated April 7, 2015 including implementation of the unitary release rate of 1.1 litres per second per hectare which is assigned to Area 2 and 3 of the Rosenberg Secondary Planning Area on a proportionate gross area basis, to the satisfaction of the CITY'S Director of Engineering Services in consultation with the GRCA.
3. The SUBDIVIDER agrees to implement a detailed "pre-construction" monitoring program. The monitoring program is to be approved by the CITY'S Director of Engineering Services in consultation with the CITY'S Director of Planning, the Grand River Conservation Authority and the Regional Municipality of Waterloo. The "pre-construction" monitoring program will document current groundwater infiltration conditions, and will be used to provide baseline information to compare conditions through the "during" and "post" construction monitoring periods.
4. The SUBDIVIDER agrees to submit, obtain approval of and implement a detailed "during development" monitoring and response program. The program is to be approved by the CITY'S Director of Engineering Services in consultation with the Grand River Conservation Authority and the Regional Municipality of Waterloo. The purpose of the "during development" monitoring program is to ensure that the groundwater infiltration measures satisfy pre-development infiltration targets specified in the Alder Creek Watershed and Upper Strasburg Creek Subwatershed Update CH2MHILL, 2008 report as well as the South west Urban Area Study, Comprehensive Storm Water Management Strategy Prepared by AMEC (June 22, 2011 as revised July 18, 2011) and that Chloride Impact assessments meet the Reasonable Use Criteria of the Alder Creek Watershed and Upper Strasburg Creek Subwatershed Update CH2MHILL, 2008 report as approved. The "during development" monitoring program is to extend until 95% build out of the subdivision.
5. The SUBDIVIDER agrees to submit, obtain approval of, and implement a detailed "post development" monitoring program in accordance with the Comprehensive Storm Water Management Strategy Prepared by AMEC (June 22, 2011 as revised July 18, 2011) and the Alder Creek Watershed and Upper Strasburg Creek Subwatershed Update CH2MHILL, 2008 report as approved. The purpose of the "post development" monitoring program is to ensure that the stormwater management facility continues to satisfy the current pre-development conditions for infiltration and to identify any specific additional requirements that may be necessary to monitor, including but not limited to: infiltration rates for quantity and quality and chloride impact assessments. The "post development" monitoring program will extend for 2 years after 95% build out of the subdivision all to the satisfaction of the CITY'S Director of Engineering Services in consultation with the GRCA and the Regional Municipality of Waterloo.
6. The SUBDIVIDER further agrees to implement any remedial action deemed necessary (including additional monitoring) for 2 additional years should chloride levels exceed the Reasonable Use Criteria of Alder Creek Watershed and Upper Strasburg Creek

Subwatershed Update CH2MHILL, 2008 report as approved, as a result of the aforementioned monitoring program at their sole expense to the satisfaction of the CITY'S Director of Engineering Services in consultation with the GRCA and the Regional Municipality of Waterloo.

7. The SUBDIVIDER agrees that the Middle Strasburg Creek Flood Control Environmental Assessment (EA) shall be completed prior to area grading and further that the recommendations of the EA, including the construction and location of the culvert be implemented in accordance with the EA and completed prior to area grading all to the satisfaction of the Director of Engineering Services and the Grand River Conservation Authority. The City is 100% responsible for the cost of these works. If sufficient money is not allocated from the appropriate CITY Development Charge Account(s) to permit the CITY to fund these works or the works are not a Development Charge eligible expense and the SUBDIVIDER wishes to proceed, the SUBDIVIDER agrees to provide and up-front the cost of these works.

Should these works become a Development Charge eligible expense, the CITY agrees to recognize any monies paid by the SUBDIVIDER for any works or services normally paid out of the CITY'S Development Charge Account with such monies to be refunded or to be recognized as a credit towards any CITY Development Charge payable for each lot or block only within the registered plan in accordance with the applicable CITY Development Charge By-law and Policies in effect at the time the monies are paid by the SUBDIVIDER or the works become a Development Charge eligible expense, whichever shall be later.

If the registration of the plan is staged, a Supplementary Agreement identifying each lot or block for which credits are payable shall be registered for each stage prior to the registration of each stage of the plan of subdivision, until there is no outstanding balance remaining.

When no outstanding credit balance remains, then the Development Charges will be paid in the normal manner in accordance with the CITY'S By-law.

If, following the registration of the entire plan of subdivision and issuance of all building permits, there is any outstanding credit balance, it shall remain with the lands to be used as a credit for future development, or alternatively, the CITY may enter into an agreement with the SUBDIVIDER, under Section 40 of the Development Charges Act, to enable the transfer of Development Charge credits to other benefiting lands within the community, subject to satisfactory arrangements being made between all parties.

8. The SUBDIVIDER agrees to coordinate grading with adjacent lands to the east to ensure gradual transition grades between plans to the satisfaction of the Director of Engineering Services. The SUBDIVIDER agrees to prepare a grading plan for the subject lands that considers the current environmental and ground water constraints, recognizes and follows the requirements as set out in the minutes of settlement from the OMB hearing, and further the approval requirements of the City of Kitchener, GRCA, MNR&F, and Region of Waterloo. The SUBDIVIDER is responsible to match existing grades at the shared property line. Any changes to the grades at the shared property line shall be subject to the satisfaction of the Director of Engineering.

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9. Approval is required by Hydro for any work within the Hydro corridor.
10. Noise warning clauses are required on title of lots in accordance with the Preliminary Environmental Noise Assessment, MTE Consultants Inc., July 6, 2018. Further, a final Environmental Noise Assessment Report is required prior to grading approval.
11. Detailed Geotechnical/Hydrogeological Investigation Report must be submitted to the City for review. This report must distinguish the suitability of soils to support the infiltration of roof water.

Prior to Servicing:

1. All public right-of-ways and all services shall be designed and constructed to the standards specified in the most current City of Kitchener Standards, Development Manual, Regional Standards and other applicable Provincial Standards to the satisfaction of the Director of Engineering.
2. A detailed water servicing report is required to review the extent of lands that can be serviced by municipal water distribution network. A copy of this report should be directed to Engineering, Region of Waterloo and Utilities Division for approval.
3. Prior to Servicing or Registration which ever shall occur first, The SUBDIVIDER agrees to retain a qualified Engineering Consultant who shall prepare a detailed engineering design and report for stormwater management in accordance with the Comprehensive Stormwater Management Strategy for the South West Urban Area prepared in June 2011 by AMEC, the Alder Creek Watershed and Upper Strasburg Creek Subwatershed Update by CH2MHILL in 2008 (which accommodates a 2.0 cubic/metres/second flow from Area 2 lands, of which flow rates assigned to subdivision 30T-18201 shall be in accordance with Table 1, Schedule C of the Minutes of Settlement dated August 17, 2015) and the City of Kitchener Integrated Stormwater Management Master Plan (ISWM-MP) volume retention policy (the most stringent policy will apply) to the satisfaction of the City's Director of Engineering Services in consultation with the Director of Operations, the Region of Waterloo and the Grand River Conservation Authority.

In addition, the SUBDIVIDER shall have landscape plans for the stormwater management facilities prepared by a Landscape Architect to the satisfaction of the CITY'S Director of Parks and Cemeteries and the CITY'S Director of Engineering Services. The approved engineering design for Storm Water Management will include a maintenance program for a period of 2 years post 95% build out of the subdivision, which will ensure stormwater management facilities function as designed to the satisfaction of the CITY'S Director of Engineering. Any redesign and remediation required for the stormwater management facilities to achieve their required targets shall be at the sole expense of the SUBDIVIDER all to the satisfaction of the CITY'S Director of Engineering Services.

4. The SUBDIVIDER agrees that prior to servicing or registration, whichever shall occur first, to submit, obtain approval of and implement a detailed groundwater and surface

water monitoring program to evaluate the performance of end of pipe infiltration facilities (including pre-construction and post-construction phases) and to identify if the required water balance is met (as identified in the Alder Creek Watershed Study (2007) and the Alder Creek Watershed and Upper Strasburg Creek Subwatershed Update – CH2MHILL, West Urban Area prepared by AMEC (June 22, 2011 revised July 18, 2011), to the satisfaction of the CITY'S Director of Engineering Services in consultation with the Regional Municipality of Waterloo and the Grand River Conservation Authority. Further, the SUBDIVIDER agrees to implement the approved monitoring program and complete any redesign and/or remediation to achieve the required targets at the sole expense of the SUBDIVIDER all to the satisfaction of the CITY'S Director of Engineering Services.

5. The SUBDIVIDER agrees that prior to servicing stormwater management facilities will be designed to achieve the unitary release rate of 1.1 litres per second per gross hectare in accordance with Model 4 of the Erosion Threshold Analysis prepared by Stantec Inc. dated April 7, 2015, to the satisfaction of the CITY'S Director of Engineering Services in consultation with the Grand River Conservation Authority.
6. Where major overland flow routes are not on municipally owned lands, the owner must deed to the City a minimum 6.0 m wide drainage corridor.
7. Lot level infiltration galleries are required to the satisfaction of the Director of Engineering.
8. All SWM systems including infiltration requirements must meet City of Kitchener design standards and applicable Regional, GRCA and Provincial standards. A 20% oversizing of infiltration measures must be incorporated in the design.
9. Prior to Servicing of each stage requiring new stormwater management facilities, including stormwater management ponds, infiltration galleries and other related appurtenances, the SUBDIVIDER shall provide a letter of credit based on 60% of the estimated cost of the approved infiltration facilities to the satisfaction of the CITY'S Director of Engineering Services.

The Letter of Credit will be released two years after 95% of the buildout of subdivision is stabilized (meaning buildings are constructed and lot/blocks are sodded/vegetated) and the SUBDIVIDER's consulting engineer has certified the infiltration facilities are functioning as intended and approved to the satisfaction of the CITY'S Director of Engineering Services.

10. The SUBDIVIDER agrees that prior to servicing the extension of the Middle Strasburg Trunk Sanitary Sewer is required to service this plan of subdivision and shall be in accordance with the Middle Strasburg Trunk Sewer EA or any addendum thereto to the satisfaction of the CITY'S Director of Engineering Services. It is acknowledged that these works, including design expenses, are included in the City's Development Charge By-law 99-106, as amended, and the City shall be responsible for 100% of the cost of these works.
11. The SUBDIVIDER agrees that prior to servicing or registration, whichever occurs first, to provide detailed sanitary sewer design and to make arrangements satisfactory to the

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CITY'S Director of Engineering Services for a sanitary sewer connection to the Middle Strasburg Trunk Sanitary Sewer. The SUBDIVIDER further agrees that where any upgrades are required to any local sewers required to connect these lands to the trunk sewer will be at the sole expense of the SUBDIVIDER.

Prior to Registration:

1. That prior to final approval, the owner enter into an agreement with the City of Kitchener to ensure that the water balance completed to date be updated with the "as-built" infiltration gallery data (based on suitability of soils encountered during construction) and that this data be reported to the Region of Waterloo in the event that a ground water deficit results and mitigation measures may be required to maintain the existing water balance. Monitoring reports for the infiltration in the groundwater recharge areas are required for 2 years post development of the subdivision to ensure the water balance is being achieved.
2. That the SUBDIVIDER enter into an agreement with the City of Kitchener which shall be registered on the title of lots with retaining walls immediately upon registration of the subdivision. Said agreement shall implement the following clause with respect to the retaining wall located on these lots and must be included in all offers of purchase/sale and tenancy agreements:

"Purchasers/tenants are advised that a retaining wall is located on this property. The owner of this property also owns his/her section of the retaining wall. The retaining wall is not in public ownership. Monitoring, maintenance, inspection, repair and replacement of this retaining wall, including any associated costs, are the sole responsibility of the property owner. The City of Kitchener is in no way responsible for this retaining wall. Should this retaining wall fail, it is the property owner's responsibility to repair or replace his/her section of the wall, at his/her cost.

In addition, the zoning for this property prohibits the placement or construction of dwellings, sheds, containers, detached garages, accessory buildings, indoor pools, outdoor pools, and any other building or structure and storage and parking of vehicles, trailers, major recreational equipment within the area as shown in Property Detail Schedule No. 36 of the City's Zoning By-law. The purpose of this requirement is to maintain the integrity of the retaining wall."

Jason Brûlé, C.E.T.
Interim Project Manager

S:\General\03-03-544 Subdivision Files\30Ts - 58M\30T-18201 & 30T-18202 Mattamy Rosenberg\Draft Plan\Correspondence\30T-18201 and 30T-18202 Draft Plan Circulation Comments.doc

Garett Stevenson

From: Jason Brule <Jason.Brule@kitchener.ca>
Sent: Monday, March 16, 2020 2:16 PM
To: Garett Stevenson
Cc: Chris Nechacov
Subject: RE: Message from Jason Brule (7419)

Hi Garett,

I have been speaking with Chris from SWM (copied) about this. We are both in support of it so long as there is an agreement in place between the City/Developer/School Board concerning it all like we spoke about last week. We would both like to be circulated when it comes time to draft the agreement if possible.

I think that gets you to where you need to be currently? Let me know if there is anything else you need from us in the interim.

Regards,

Jason Brûlé, C.E.T.
519-741-2200 ext.7419

From: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Sent: Thursday, March 12, 2020 3:58 PM
To: Jason Brule <Jason.Brule@kitchener.ca>
Subject: RE: Message from Jason Brule (7419)

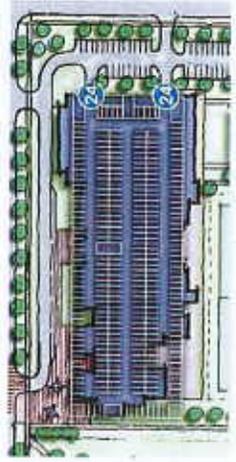
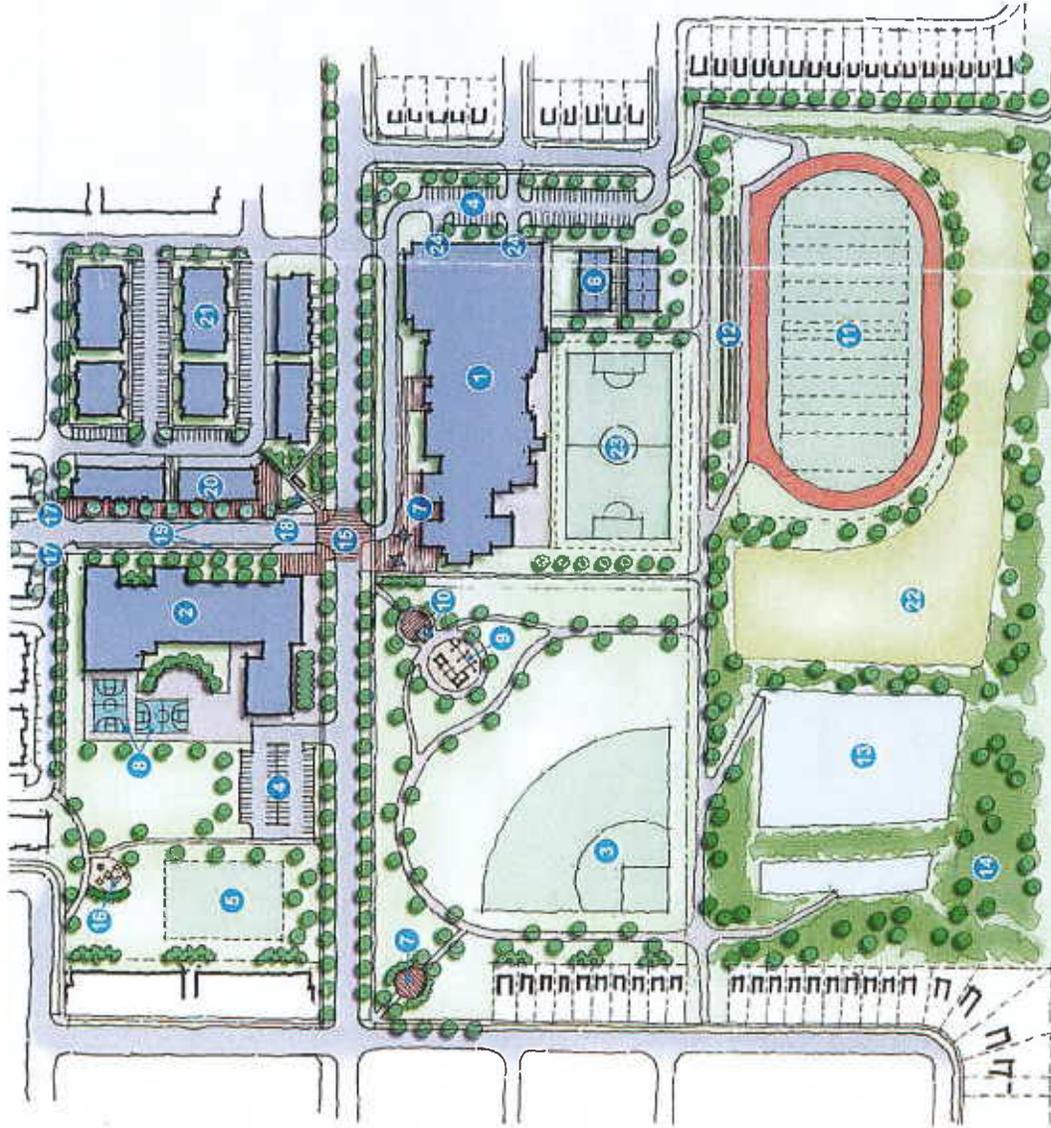
Hey Jason,

See attached. The track and field area for the school is proposed within the SWM facility, but would only be impacted in the event of a 100 year flood. This would be outside of the infiltration cell.

Thanks,

Garett

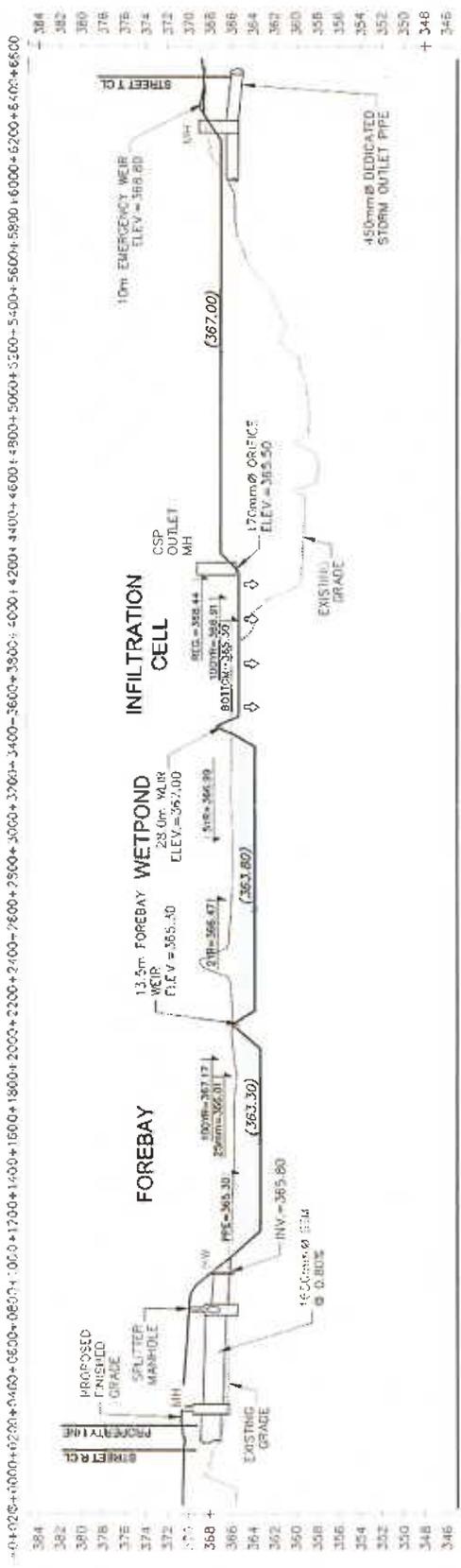
From: Jason Brule <Jason.Brule@kitchener.ca>
Sent: Thursday, March 12, 2020 9:04 AM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Subject: Message from Jason Brule (7419)



Underground Parking Concept (320 stalls)

- 1 Future High School (85,000 sq ft (7-12))
- 2 Future Elementary School
- 3 Baseball Diamond
- 4 Surface Parking
- 5 Open Play (56 x 36)
- 6 School Portables
- 7 Plaza (Upgraded Paving & Seating)
- 8 Basketball Court (28 x 16)
- 9 Play Structure
- 10 Shade Structure and Outdoor Fitness
- 11 Track & Field Facility
- 12 Terrace Seating
- 13 Proposed SWM
- 14 Naturalized Planting
- 15 Upgraded Vehicular Paving
- 16 Parklets / Play Structure
- 17 Condo Block Access
- 18 Mixed Use Corner Plaza
- 19 Layby Parking
- 20 Mixed Use Rear Lane Towns
- 21 Stacked B2B Towns
- 22 Infiltration Gallery
- 23 Practice Sports Field (50 x 90)
- 24 Underground Parking Entrance





SWM FACILITY 1 - CROSS SECTION A-A

SCALE: H 1:2000 V 1:400

STORM EVENT	WETPOND PONDING ELEVATIONS (m)	(WINTER) INFIL. CELL PONDING ELEVATION (m)	(NON-WINTER) INFIL. CELL PONDING ELEVATION (m)
25mm	366.01	---	---
2YR STORM	366.47	---	---
5YR STORM	366.99	---	---
100YR STORM	367.17	366.91	366.80
REGIONAL STORM	---	368.44	368.14

*PONDING ELEVATIONS ARE WINTER CONDITIONS (WORST CASE).

FIGURE 5.2

Roseberg Secondary Plan
MATTAMY COMMUNITY
SWM FACILITY 1 - CROSS SECTION A-A

Engineers | Scientists | Surveyors
Project No.: 2108-104
Date: NOV 2018
Scale: AS SHOWN

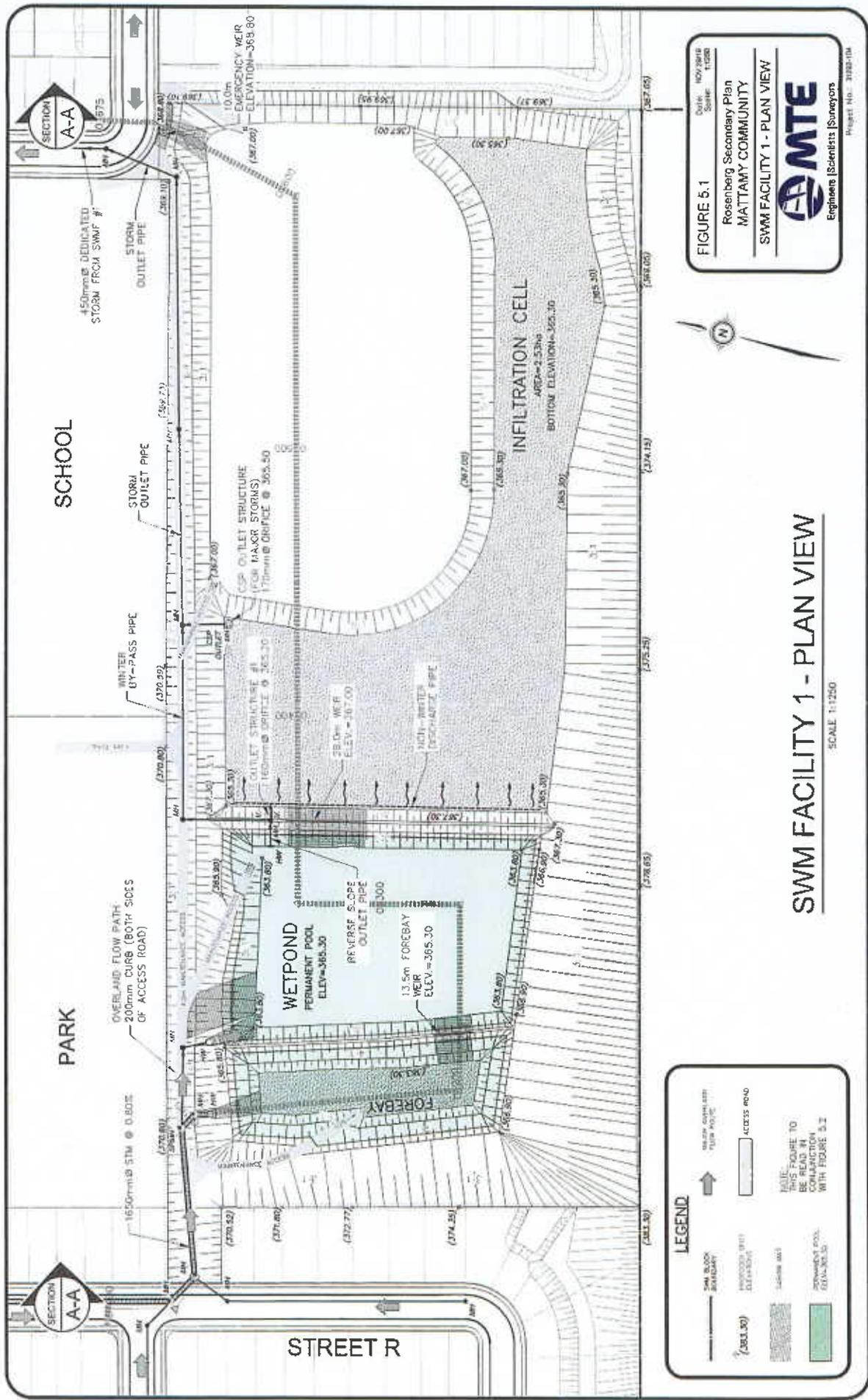


FIGURE 5.1

Rosenberg Secondary Plan
MATTAMY COMMUNITY
SWM FACILITY 1 - PLAN VIEW



Engineers | Scientists | Surveyors
Project No. 3182-11A

SWM FACILITY 1 - PLAN VIEW

SCALE 1:1250

LEGEND

- SWM BLOCK BOUNDARY
- PROPOSED UTILITY DEPRESSION
- ACCESS ROAD
- PERMANENT POOL ELEVATION 365.30

NOTE: THIS FIGURE TO BE READ IN CONJUNCTION WITH FIGURE 5.2



Internal Memo

Infrastructure Services Department

www.kitchener.ca

Date: November 5, 2018
To: Garrett Stevenson, Planner, Development Services
From: Mark Parris, Landscape Architect, Parks & Cemeteries Division
cc:
Subject: **Operations Review and Comments**
Subdivision: **30T-18201 & 18202**
Stage: **Draft Plan of Subdivision**

1. APPLICATION INFORMATION

Subdivision Name	Mattamy Community
Subdivision Number(s)	30T-18201 & 30T-18202
Secondary Plan Name	Rosenberg
Submission Stage	Draft Plan of Subdivision
Submission Date	October 5, 2018

2. OVERALL RESPONSE

Overall support of the submission TBD.

3. STANDARD SUBDIVISION CONDITIONS

These review comments intend that the Draft Plan application be made subject to all of the Standard Conditions of Subdivision in their entirety, latest version, including the Condition requiring that the developer meet the latest revision of the Development Manual which is updated from time to time.

4. LAND CONVEYANCES

Park Land Dedication Eligible:

<i>Block No.</i>	<i>Block Type</i>	<i>Area (ha)</i>	<i>Comments</i>
15	Park	3.10	Neighbourhood Park connected to adjacent school block and SWM block
19	Walkway	0.53	Multi-use pathway corridor
20	Park	0.47	Urban Green
25	Park	0.41	Urban Green
26	Park	0.36	Urban Green
30	Park	0.51	Urban Green
TOTAL		5.38	

The application current exceeds the 5% maximum allowable park dedication, calculated at 5.255ha (see Appendix A)

Conveyances:

<i>Block No.</i>	<i>Block Type</i>	<i>Area (ha)</i>	<i>Comments</i>
18	Open Space	1.43	SWT2, W4, non-core area isolated wetland (Secondary Plan), core environmental feature (NHS)
21	Open Space	0.58	Wildlife corridor
22	Open Space	0.11	Natural Area buffer
23	Open Space	1.42	Portion of FOD5-2, W2 and W1
17	SWM	7.30	N/A
27	SWM	4.15	N/A
TOTAL		14.99	

Other Lands:

<i>Block No.</i>	<i>Block Type</i>	<i>Area (ha)</i>	<i>Comments</i>
20	Walkway	0.01	N/A
TOTAL		0.54	

5. CRITICAL COMMENTS

The following comments are considered critical to address prior to supporting the subdivision application and may require special conditions within subsequent subdivision agreements:

<i>Item</i>	<i>Comments</i>
Block 15 – Neighbourhood Park	<p>a) SWM Report figure 4.1 indicates 4-8 meters of fill to attain park grades. Filling procedures and details must be approved by the City of Kitchener prior and follow the latest Development Manual specifications (Section L.11 as of the time of these comments). Approval of the fill must be acquired prior to the acceptance of the park parcel!</p> <p>b) Lot Grading Plan AG1.5 shows a walkway stump along the east side of the property adjacent to the proposed School Block. If this is intended to be converted to an overflow location it will not be deemed acceptable. It is critical to maintain an at-grade connection to the school block to ensure shared use of recreational facilities. If the intent is a walkway access to the SWM, this is supported but will be determined during park design and Engineering submission stage.</p>
Block 18 & 23 – Open Space (Wetland)	<p>c) Between Block 18/23 (W4) and the adjacent wetlands (W1) is an area of habitat restoration outside of the 30m setbacks. This area is identified as a wildlife corridor, specifically for amphibian and turtle crossings. The area is also identified as a potential connection point between Street Y and the proposed walkway block south of Street T. A revision of the EIS is required to look at the opportunity at achieving this connection while maintaining the wildlife corridor recommendation.</p>
Block 19 - Walkway	<p>d) Walkway is within the 30m setback of W1 core environmental feature, also identified as Jefferson Salamander habitat. This walkway block represents a critical component of the east-west MUP connection across the subdivision. A revision of the EIS is required to plot and plan for the impact of the trail within the 30m setback zone. The consultant must address the details of the trail including grading, surface type and construction methods to determine appropriate mitigations. The revision of the EIS is required prior to the acceptance of the block.</p> <p>e) Grading noted in the corridor up to 14%. The maximum allowable grade is 5%. Grades to be revised and confirmed prior to acceptance of the block.</p>
Block 20 - Park	<p>f) Approximately 30% of the park is used for a 3:1 return slope from the adjacent property. Parks is willing to accept this preliminary grading and as park space within the park dedication portfolio should the developer further refine the grading plan to show access to the top of the slope. If no access is planned, the area will be re-assigned to conveyance and removed from consideration of the park dedication calculation.</p>
Block 21 – Open Space	<p>g) Access from Street AD to the end of Gehl Place Trail and northern extent of wetland W5 will be required as emergency access and future trail planning. A revision to the EIS is required to look at the opportunity at achieving this</p>



connection within the 30m setback of wetland W5.

Multi-Use
Pathway

- h) A multi-use pathway connection required per Multi-use Pathway and Trials Masterplan (2012) to achieve the east-west corridor from Trussler to the east end of the subdivision.
This application is missing the MUP link from Trussler to Isaiah Dr. This can be achieved by requiring a 3.0m MUT within the Rosenberg right-of-way from Trussler to the frontage of Block 15, and ensuring a trail connection through the park and SWM Block 17 during park planning and engineering submissions

Proposed
Walkway
Blocks

- i) Two walkway blocks are proposed to better facilitate pedestrian movement through the subdivision and connections to major park or institutional nodes.
- a. Between Streets Y and AC at the western portion of the roadways
 - b. Between Rosenberg Way and Street O, immediately south of Block 30.
- (item to be discussed with Transportation)*

Block 22 –
Open Space

- j) Block 22 does not serve any benefit to be in public ownership at this time and lacks any public frontage. Recommendation to retain the block in private ownership
(item to be discussed with Environmental Planner)
-

6. OTHER COMMENTS

The following comments are considered important to address prior to subdivision approval but may not impact the overall support of the development application:

<i>Item</i>	<i>Comments</i>
Secondary Plan Report	<ul style="list-style-type: none"> a) 5.1 Neighbourhood Parks - Lighting is not a requirement of neighbourhood park facilities, and will not be considered part of the developer-build requirements of the park spaces b) 5.1 Neighbourhood Parks -- Active sportsfield is identified as potential use for the park space. This has an impact on the required supporting infrastructure, including servicing and parking facilities. The applicant shall plan for any active, programmed spaces within the park in conjunction with the City's Parks & Cemeteries and Sport departments c) 5.2 Urban Greens -- Fountains will not be accepted in publicly owned and operated park spaces.
EIS	<ul style="list-style-type: none"> d) Permanent wildlife fencing is identified as a recommended management feature and shown Blocks 23, 18, and part of 19. Developer to provide additional information on the construction details of the proposed fence and maintenance / life-cycling requirements of the fence e) Requirements of both Plan 1 and Plan 2 Stewardship Management Plans, outlined in 8.1 and 8.2, must be adhered to by the developer, including: <ul style="list-style-type: none"> a. Permanent wildlife fencing b. Home Owners manual c. Monitoring programs, pre and post construction d. On-site interpretive and educational signage
Block 15 & 17 – Park/SWM	<ul style="list-style-type: none"> f) Proposed 3:1 slope connecting park property to 4.0m maintenance access on Block 17 SWM Pond to blended into the park property for stronger connection and more effective maintenance practices. Re-grading to be done with a future trail connection from the south edge of the block to the north-west corner of the block at Rosenberg Way. Refer to Appendix B – Park Block 15 Suggested Grading for more information
Block 17 – SWM	<ul style="list-style-type: none"> g) Soften radius of the north-east corner walkway to SWM transition to achieve a minimum 6.0m inside radius. Corner treatment to address maintenance vehicle movement.
Block 25 - Park	<ul style="list-style-type: none"> h) Park grading accepted at this time. Grading design to be revisited during Engineering Submissions to properly design grades to meet recreational needs. It is suggested that the park block can be effectively terraced with proper 5% accessible trails to both tiers
Block 27 - SWM	<ul style="list-style-type: none"> i) Consolidate MUP and sidewalk in ROW or Street AA into one 3.0m wide MUP within the road allowance



Street M &
Gehl Pl Trail

- j) Street M and 30T-14201 roadways do not align. Parks will not support the use of Gehl Place as a road allowance to connect these streets
-

7. QUESTIONS

The following are questions prepared in advance of the staff only discussion meeting:

- a) Will Street X extend beyond its current southern extent?
- b) Institutional is proposed in both Block 16 of this application, and Block 1 (Stage 8) of the adjacent Stamm subdivision. What boards are planned for these blocks?
- c) Street X will need a multi-use pathway crossing at either Street AA or Street V. Are any of these intersections controlled, and which one is best to use as the crossing point?



APPENDIX A – PARK DEDICATION CALCULATION

Subdivision **Mattamy Community**

Sub. No. **30T-18201 & 18202**

PART 1: PARK DEDICATION BASED ON 1.0 HA PER 300 UNITS

Range of Units Shown on Plan of Subdivision:

Minimum	1853	units
Maximum	2635	units

1A) Parkland Dedication for 1.0ha per 500 Units **5.270** ha

PART 2: PARK DEDICATION BASED ON LAND AREA

2A) Total Land Area within Plan of Subdivision **108.640** ha

Less:

2B) Commercial Land Use **0.000** ha

2C) Industrial Land Use **0.000** ha

2D) Conveyed Open Space (less SWM facilities) **3.540** ha

2E) Total Lands for 5% Dedication (2A - (2B+2C+2D)) **105.100** ha

2F) Total Lands for 2% Dedication (2B + 2C) **0.000** ha

2G) Park Dedication Based on Land Area ((2E x 5%)+(2F x 2%)) **5.255** ha

PART 3: TOTAL PARK DEDICATION FOR SUBDIVISION

Park Dedication by 1.0 ha per 500 Units (1A) **5.270** ha

Park Dedication by 2% and 5% (2G) **5.255** ha

3A) Total Park Dedication Required **5.255** ha

PART 4: PARK DEDICATION ANALYSIS AND COMMENTS

Required Park Dedication (3A) **5.255** ha

Park Dedication Shown on Draft Plan **5.380** ha

Park Dedication Deficiency/Surplus **0.125** ha

Form completed by: **Mark Parris**

Date of completion: **November 6, 2018**

Internal memo

Infrastructure Services Department



www.kitchener.ca

Date: January 11, 2021
To: Garrett Stevenson, 519-741-2200, ext. 7070
From: Jonn Barton, 519-741-2600 ext. 4152
cc: file
Subject: Mattamy-Gehl subdivision (30T-18201/18202) -- Re-Circulation Submission: Parks Comments

1. Documents Referenced – 2020-10-27 Re-Submission

- .1 Reply to City Comments (SGL – Aug. 31, 2020)
- .2 Figure 1 – Park Block 8 (MTE – Nov. 2019)
- .3 Trails (MTE – April 14, 2020)
- .4 Archaeological Site Management Plan (ASI – May 25, 2020)
- .5 Draft Plan – Redlines (SGL – May, 2020)
- .6 Final Material Management Plan (MTE – Nov. 3, 2020)
- .7 Lot Grading Plans - AG1.1-1.6 (MTE – Nov. 29, 2019)

2. Summary of Proposed Park, Open Space and Walkway Conveyances

Proposed Park Dedication Land:

Stage-Block No.	Block Type	Area (ha)	Comments
30T-18201			
1 - 22	Park	0.38	Urban Green
1 - 37	Park	0.37	Urban Green
2 - 16	Park	3.00	Neighbourhood Park connected to adjacent school block and SWM block
4 - 11	Park	0.48	Urban Green
5 - 8	Park	0.48	Urban Green
30T-18202			
1 – 24	Walkway	0.18	Multi-Use Trail corridor - Gehl Trail extension
TOTAL		4.89	

- .1 The proposal currently does not meet the minimum 5% park dedication requirement, calculated at 5.224ha (see Appendix A). An additional 0.334ha of park land is required.

Open Space and Walkways:

Stage-Block No.	Block Type	Area (ha)	Comments
30T-18201			
1 - 20	Walkway	0.60	Connection for trail around wetland
1 - 21	Open Space	1.60	Protected wetland/JESA habitat area
4 - 37	Walkway	0.02	Enhanced connection between parks
5 - 1	Walkway	0.03	Connection between street loops
5 - 4	Walkway	0.03	Connection between street loops
30T-18202			
1 - 1	Open Space	1.63	Protected wetland/JESA habitat area, archaeological protection zone
1 - 6	Open Space	0.12	Habitat buffer zone
1 - 21	Walkway	0.02	Connection to Gehl Trail
1 - 23	Open Space	0.60	Protected wetland/JESA habitat area
1 - 25	Open Space	6.68	Protected wetland/JESA habitat area
1 - 26	Open Space	2.26	Protected wetland/JESA habitat area
1 - 28	Open Space	0.17	Protected wetland/JESA habitat area
Sub-Total	Open Space	13.06	
Sub-Total	Walkways	0.70	
TOTAL		13.76	

- 2 Total developable land for the subdivisions is 104.48ha, with the total land area of the subdivision defined at 117.54ha (see Appendix A).

3. Parks Comments for Other Documents

Reply to City Comments

- .1 Park Block 16 (p1): Noted and accepted.
- .2 Trail at Wetlands W4 and W1 (p2):
 - .1 While the proposed realignment of Streets X and L has improved the overall buffer area available through the open space and park blocks here, there is concern with the effects of the proposed grading in AG1.6 on wetland W4 which will eliminate approximately 60% of the existing recharge of the wetland. This represents an Operational concern that the health of this area will be compromised to the point of requiring large-scale removals/rehabilitation in the near future. An EIS for this proposed grading plan is requested to determine next steps.
 - .2 The proposed trail alignment still traverses within the 30m buffer of wetland W1 and into the northern buffer area defined by the archeological site management plan. In keeping with the recommendations of both the EIS and the archeological site management plan the trail alignment needs to be re-aligned outside of these buffer areas.

- .3 Trail at Block 23/Wetland W8 (p2): Adjustment to block 23 size and layout is noted and accepted.
- .4 Grading (p3):
 - .1 It is noted that the proposed grading for park block 8 (stage 5) does not meet the minimum standards defined in the development manual for 100% of the park area. With a more than 10m difference in elevation between the property line with the adjacent block and the ROW the cost of attempting to construct with these grades is prohibitive for the city. Going forward there are 2 options for this block:
 - A. The developer agrees to modify the draft agreement to include a condition that any and all additional costs owing to the slopes in this block to meet any programming needs determined by the city are the responsibility of the developer (i.e. not DC eligible). Additional non-DC eligible costs would include (but are not necessarily limited to) armour stone retaining, guard-rails, additional fill, additional drainage infrastructure and any costs for design and construction of building on a slope (such as custom structure design, fabrication and installation).
 - B. The city does not accept the block for conveyance as parkland and the developer locates an alternate block on the site to meet the parkland dedication requirement.
 - .2 Noted that proposed overland flow routes and slope percentages for walkway blocks are now included.
- .5 Walkway Blocks (pp4-5):
 - .1 The proposed east-west trail does provide a valuable community trail corridor between the Gehl Trail and the residences immediately to the south-west of it. However it falls short of the stated goal for the city of a continuous east-west active transportation link through the site. To meet this goal a boulevard multi-use trail (BMUT) should also be planned for on both sides of Rosenberg Way. Resolution of any potential challenges to this (such as planned single residential with driveway access from Rosenberg Way) should be initiated with Transportation and Parks staff.
 - .2 As noted previously in comment 3.2.2 issues remain with the proposed alignment of the trail through buffer areas for both wetland W1 and the archeological protection area.

Revised Draft Plan

- .6 Revisions 2, 3, 4, 6, 7 & 12: Noted and accepted.

Final Material Management Plan

- .7 Noted environmental concerns identified in the report that are within proposed park land:
 - .1 Stage 4, Block 11 – contains Area 6 material (foundry sand stockpiles)

- .2 Stage 5, Block 8 – contains Area 1 material (perimeter screening berms of unknown quality) and Area 9 material (relocated material by the current owner in accordance with the pit rehabilitation plan)
- .3 Stage 1, Block 35 – is entirely within Area 8 (historical soil, aggregate and reclaimed asphalt processing operations)
- .8 Noted are the methodology and approach for the environmental concerns within park land:
 - .1 Area 1 material (in park block 8) – Perform additional borehole testing.
 - .2 Area 6 material (in park block 11) – Perform borehole testing to confirm no hazard remains even with previous removal of foundry sand and subsequent surface testing.
 - .3 Area 8 material (in park block 35) – Perform additional borehole testing in grid pattern as well as further sampling and evaluation during the excavation and redistribution of the material in Stage 2 of material management plan.
 - .4 Area 9 material (in park block 8) – Ongoing investigation through pit rehabilitation plan in Stage 2 of material management plan.
- .9 Ensure future borehole and other testing areas adequately capture conditions in proposed park land blocks containing material noted as environmental concern.
- .10 Noted that areas of perched water tables within or approximated near to park land (Stg 1, Blk 35 - BH-03-10, MW-3D-13; Stg 2, Blk 16 – BH-02A-10) are well below proposed surface levels.
- .11 MM7.1: All parks on the site are located within areas of noted as heavy fill areas. In proposed grading plans for the site an approach to compaction and settling that will adequately address concerns of settling for any proposed structures within parkland should be included.
- .12 MM10.2:
 - .1 The foundry sand stockpile was located (MM10.2) but the salt stockpile was not – please locate extents of stockpile location as well.
 - .2 Please clarify intent and results for boreholes noted in park block 35 (stage 1) – BBX-10, TP-17, TP-18, TP-21 and TP-23.

Lot Grading Plans (AG1.1-1.6)

- .13 AG1.3: Intent seems to be to use the roundabout area for excess overland flow in heavy storm events. Note that if this is the case then planting opportunities on the roundabout may be limited or precluded.
- .14 AG1.4: As previously noted in comment 3.4.1, proposed grading for all of park block 8 (stage 5) does not meet the minimum grading standards defined in the development manual. A resolution as per the options stipulated above is requested.
- .15 AG1.6:

Internal memo

Infrastructure Services Department



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- .1 As noted previously in comment 3.2.1 there is concern with the proposed grading solution which reduced the available recharge areas of wetland W4 by cutting it off from approximately 60% of the existing overland flow area. An EIS that address the impacts of the proposed grading here on the affected wetlands is requested.
- .2 The proposed grading for the entirety of park block 22 (stage 1) does not come close to meeting minimum grading standards for park land defined in the development manual. Without any apparent opportunity for alternative solutions (as with park block 8 in stage 5) this block is not accepted for conveyance as park land. An alternate location for the park on the site is to be provided by the developer within the south-east area of the site.

END OF COMMENTS

APPENDIX A – PARK DEDICATION CALCULATION

Subdivision **Mattamy Community**

Sub. No. **30T-18201 & 18202**

PART 1: PARK DEDICATION BASED ON 1.0 HA PER 500 UNITS

Range of Units Shown on Plan of Subdivision:

Minimum	1639	units
Maximum	2635	units

1A) Parkland Dedication for 1.0ha per 500 Units **5.684** ha

PART 2: PARK DEDICATION BASED ON LAND AREA

2A) Total Land Area within Plan of Subdivision **117.540** ha

Less:

2B) Commercial Land Use **0.000** ha

2C) Industrial Land Use **0.000** ha

2D) Conveyed Open Space (less SWM facilities) **13.060** ha

2E) Total Lands for 5% Dedication (2A - (2B+2C+2D)) **104.480** ha

2F) Total Lands for 2% Dedication (2B + 2C) **0.000** ha

2G) Park Dedication Based on Land Area ((2E x 5%)+(2F x 2%)) **5.224** ha

PART 3: TOTAL PARK DEDICATION FOR SUBDIVISION

Park Dedication by 1.0 ha per 500 Units (1A) **5.684** ha

Park Dedication by 2% and 5% (2G) **5.224** ha

3A) Total Park Dedication Required **5.224** ha

PART 4: PARK DEDICATION ANALYSIS AND COMMENTS

Required Park Dedication (3A) **5.224** ha

Park Dedication Shown on Draft Plan **4.890** ha

Park Dedication Deficiency/Surplus **-0.334** ha

Form completed by: **Jonh Barton**

Date of completion: **January 14, 2021**

Date:

To: Garrett Stevenson, 519-741-2200, ext. 7070

From: Jonn Barton, Parks & Cemeteries, 519-741-2600 ext. 4152

cc:

Subject: Parks & Cemeteries Comments for 30T-18201 (Mattamy-Gehi) – School Sites Options

Meetings (all stakeholders)

- May 24, 2019

Submission(s) Reviewed

- School Options Package (May 21, 2019 – Options 1, 2, 3A, 3B, 4 & 5)

General Comments

1. The prime considerations for park block 15 with respect to any potential school siting configuration are size and frontage. As a result only Options 4 & 5 are considered feasible for Parks & Cemeteries.
2. Additional consideration is needed for the anticipated use of park lands by the proposed schools, as well as any publicly accessible elements at the schools, to better compliment publicly available resources.
 - a. To this end each respective school board is asked to submit a set of expectations for use of park lands, and what facilities at each proposed school would be generally available to the public outside of school hours.
 - b. Parks & Cemeteries in turn can provide a general overview of anticipated programming needs for park block 15.
3. The meeting of May 24, 2019 discussed the configuration for block 17 SWMF as having a wet cell on the west side and a dry cell on east side. If neither school board are permitted by policy to incorporate the dry cell into programming for their respective school sites, then flipping the location of school block 16 and park block 15 for Options 4 & 5 is proposed so that park block 15 can better integrate the dry cell into any park programming.

- END OF COMMENTS -



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES
Community Planning
150 Frederick Street 8th Floor
Kitchener Ontario N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4466
www.regionofwaterloo.ca

Peter Ellis 519-575-4400 x3899
pellis@regionofwaterloo.ca
File: D18-20/18201
D18-20/18202

VIA EMAIL

March 20, 2020

Garett Stevenson
Senior Planner, City of Kitchener
519-741-2200 x7070
Garett.stevenson@kitchener.ca

Dear Mr. Stevenson

**Re: Draft Plan of Subdivision Application 30T-18201
Official Plan Amendment Application OP18/005/B/GS
Zoning By-law Amendment ZBA18/006/B/GS
Bleams Road "Application 1"
CITY OF KITCHENER
&
Draft Plan of Subdivision Application 30T-18202
Official Plan Amendment Application OP18/006/G/GS
Zoning By-law Amendment ZBA18/007/G/GS
161 Gehl Place "Application 2"
Kitchener Green Ltd. & 2079546 Ontario Inc.
CITY OF KITCHENER**

Preliminary Post-Circulation Comments #1

The Region has prepared the following post circulation comments for the above Draft Plans of Subdivision 30T-18201 and 30T-18202 applications and related Official Plan Amendment and Zoning By-law Amendment applications. The purpose of these comments is to outline any items which need to be addressed prior to draft approval and to identify any items that may be imposed as conditions of draft approval. The original application was received by the Region in October 2018 and a recirculated draft plan and supporting studies and reports were received by the Region in February 2020.

The applications propose to create two residential subdivisions over 6 stages of development consisting of:

- a) 1,656 (min) to 2,825 (max) residential units;

Preliminary Post-Circulation Regional Comments #1 – 30T-18201 and 30T-18202

- b) a school;
- c) four urban green blocks (small parks);
- d) a large neighbourhood park;
- e) an environmental linkage;
- f) multiple walkway blocks and open spaces;
- g) five medium density blocks; and
- h) three mixed use blocks.

This proposed community is centered along the future Rosenberg Way, which is a future street that will extend from Fischer Hallman all the way to Trussler Road. Rosenberg Way will be south of, and parallel to, Bleams Road. A neighbourhood park and school site have been shown at the future intersection of Rosenberg Way and the extension of Isaiah Drive (south of Bleams Road). Two medium density blocks and two mixed use blocks are shown at the intersections of Bleams Road and Isaiah Drive, and a medium density block and a mixed use block is shown at Rosenberg Way and Trussler Road. See the list of related studies on the last page of this memo. The City of Kitchener has provided a high-level overview of the draft plan revisions in their Recirculation Memo dated January 27, 2020.

1. Water Services

Regional Water Services Staff have reviewed the Functional Servicing Report from MTE dated July 6th, 2018 and have the following comments:

- It is noted that there are two maps produced in Figure 5.2 in Section 5.2 of the report dated July 9th, 2018 and Figure 2.1 in the preliminary report of July 6th, 2018. It appears these maps are the same but have different numbers and dates. Staff comments below will be based on figure 5.2 as shown in Section 5.2 of the report.
- It is unclear to staff whether the following pipes (J-506 and J-12; J-518 and J-20) will be located in a road corridor or utility corridor?
- It is noted that the location of the Zone 5/6 PRV on Bleams Road is not shown in the correct location. It should be located in the Red Clover Crescent at Bleams Road.
- The 300mm pipe along Street L from J-508 to J-529 does not appear to connect to the 450mm watermain on Bleams Road. If Street L watermain is aligned east of the PRV on Red Clover Court (north of Bleams Road), a connection to the 450 Zone 5 section of the watermain is permissible. Otherwise this could be considered a long dead-end. Please review watermain sizing.
- As part of a previous OMB decision on the South Estates Plan of Subdivision (30T-08206), the final Schedule B-1 Functional Servicing Plan by MTE dated June 23, 2015 has a 300 mm watermain along the length of Rosenberg Way. However, between J-603 and J-646 (school location), the water main was

Preliminary Post-Circulation Regional Comments #1 – 30T-18201 and 30T-18202

reduced to 200mm. Please revise the watermain size to 300 mm as this will provide for flexibility in the future (pressure zone divide modification). Staff would want to be able to feed the school from the other pressure zone in the case of a watermain break/emergency. Detail design for the pressure zone divide should also include a fire hydrant located at the divide in order to have greater maintenance flexibility.

- It is unclear why the pipe located between J-602 and J-612 is a 300 mm pipe. Please explain your rationale.

Regional Water Services staff are still reviewing the updated reports from the recent 2020 recirculation. Comments will be provided once available.

2. Transportation Comments

The following comments result from Regional Transportation Staff's review of the following reports and studies:

- Preliminary Stormwater Management Report from MTE dated July 6, 2018 (revised November 29, 2019);
- Functional Servicing Report from MTE dated July 6, 2018 (revised November 29, 2019);
- Preliminary Environmental Noise Assessment from MTE dated July 6, 2018 (revised November 1, 2019); and
- Transportation Impact Study from Salvini Consulting dated July 2018 (addendum December 20, 2019).

Regional Road Dedication

This section of Regional Road 56 (Bleams Road) has a designated road width of 30.480m (100ft) in accordance with Schedule 'A' of the Regional Official Plan (ROP). The existing Bleams Road width along this section varies in width, and appropriate road widening dedications will be required to bring the Bleams Road right of way up to the designated road width. Daylight triangle dedications measuring 7.62m x 7.62m (25ft x 25ft) will be required at the intersection of all local municipal roads with Bleams Road. It appears that the Plan of Subdivision drawing provided with the application, shows road widening and daylight triangle dedications along Bleams Road. Please ensure that the daylight triangle dedications are measured post road widening.

This section of Regional Road 70 (Trussler Road) has a designated road width of 30.480m (100ft) in accordance with Schedule 'A' of the Regional Official Plan (ROP). While no further road widening dedication is required along this section of Trussler Road in association with the ROP designated road width, daylight triangle dedications measuring 7.62m x 7.62m (25ft x 25ft) will be required at the intersection of the local municipal roads with Trussler Road. Additional property dedication may also be required in association with the future Trussler Road re-construction project (see Transportation Capital Program – TCP – information below for more details).

Preliminary Post-Circulation Regional Comments #1 -- 30T-18201 and 30T-18202

A daylight triangle measuring 15.24m x 15.24m (50ft x 50ft), measured post road widening, will also be required for the Trussler Road & Bleams Road intersection. This daylight triangle is the standard Regional size and additional property dedication may be required to accommodate the future intersection design of the Trussler Road & Bleams Road intersection.

The owner/applicant must engage an Ontario Land Surveyor (OLS) to prepare a draft Reference Plan which illustrates all required road widening, daylight triangle and road improvement dedications along both Bleams Road and Trussler Road. The draft Reference Plan should be sent to Regional staff for review and approval prior to deposit and the completion of the plan. Please ensure that the property requirements shown on the approved Reference Plan are reflected correctly on all plans going forward.

Regional Staff will review Phase I and Phase II ESAs studies for the subject lands in terms of dedicating these lands to the Region of Waterloo. Please exclude the portions of land to be dedicated to the Region of Waterloo from any Record of Site Conditions (RSCs) required for the subject properties.

Access Permit/TIS/Access Regulation

The Plan of Subdivision proposes three Local Municipal Streets (Street L, Isaiah Drive, and George Israel Street) connections to Bleams Road and one Local Municipal Street (Rosenberg Way) connection to Trussler Road.

All existing redundant access locations to both Bleams Road and Trussler Road must be closed to Region of Waterloo and City of Kitchener standards and this includes any boulevard restoration activities. A Regional Road Access Permit application for the closure of all access locations will be required. There is no fee associated with the closure applications.

A Regional Road Access Permit application and associated \$230 fee will be required for all four Local Municipal Street locations. Please visit the Region of Waterloo website to find the application form (<https://www.regionofwaterloo.ca/en/doing-business/applications-licences-and-permits.aspx>)

The above can be conditions of draft approval.

Region of Waterloo staff have received a copy of the Transportation Impact Study Addendum dated December 20, 2019 completed by Salvini Consulting which is an update to the original Transportation Impact Study (TIS) dated July 2018. Review of the Transportation Addendum is underway by Region of Waterloo staff and comments will be provided under separate cover.

Any road/intersection improvement identified by either the applicant's transportation consultant, or as part of Regional Bleams Road reconstruction Environmental Assessment (EA), will be implemented via a Regional construction project. The applicant will be responsible for providing the land required to implement any improvements. In addition, the developer will be responsible for functional and design

Preliminary Post-Circulation Regional Comments #1 – 30T-18201 and 30T-18202

cost estimates (if required). A follow-up meeting will be scheduled in the near future to discuss required road improvements.

Stormwater Management & Site Grading

Region of Waterloo staff is currently reviewing the Revised Functional Servicing Report dated November 29, 2019 completed by MTE Consultants related to the proposed subdivisions. The report has been circulated to the appropriate Region of Waterloo staff and comments will be provided once available.

Region of Waterloo staff have received the Revised Preliminary Stormwater Management Report dated November 29, 2019 completed by MTE Consultants related to the proposed subdivisions. The report has been circulated to the appropriate staff and comments will be provided once available. In the meantime, it is noted that grading related to the subject properties must be compatible with the existing and proposed Bleams Road & Trussler Road rights of way.

Transit Planning

Grand River Transit (GRT) staff comments on the original submission and recirculated plan and related reports and studies are below:

GRT is designing for a local route in this area post 2021, with a number of stop locations within the 30T-18201 subject lands. The following twelve (12) preliminary GRT stop locations are identified:

1. Rosenberg Way at Street Q (eastbound);
2. Rosenberg Way at Street Q (westbound);
3. Rosenberg Way at George Israel Street (eastbound) – proposed shelter;
4. Rosenberg Way at George Israel Street (westbound) – proposed shelter;
5. George Israel Street at Bleams Road (northbound);
6. George Israel Street at Bleams Road (southbound);
7. Rosenberg Way at Isaiah Drive (westbound) – proposed shelter;
8. Rosenberg Way at Isaiah Drive (eastbound) – proposed shelter;
9. Rosenberg Way at Street T (eastbound);
10. Rosenberg Way opposite Street T (westbound);
11. Rosenberg Way at Street X (eastbound); and
12. Rosenberg Way at Street L (westbound).

As a condition of draft approval, the Developer will be required to provide sufficient funds for the future construction of landing pads and other amenities as noted below at each of these locations identified by GRT. These funds will allow for the appropriate phasing of infrastructure in relation to the timing of service introduction.

At major intersections and adjacent to higher-density blocks, funds for shelters and shelter pads will also be required – this would apply to stops 3, 4, 7, and 8 listed above. In some cases, easements for shelter pads may be required, but this will need to be assessed at the site plan review stage. The table below provides an overview of the

Preliminary Post-Circulation Regional Comments #1 – 30T-18201 and 30T-18202

approximate per unit and total costs associated with each of these amenities, as well as the sum total of transit amenity funds requested by GRT.

Amenity	Dimensions	Per Unit Cost	Number Required	Total Cost
Landing pad	9.5 m (length) x 2.0 m (width)	\$3,300	12	\$39,600
Shelter pad*	4 m (length) x 2.3 m (width)	\$1,600	4	\$6,400*
Glass shelter	3.7 m (length) x 1.5 m (width)	\$12,000	4	\$48,000
Total transit stop amenity costs				\$94,000

*may not be required if shelters placed on wide (>3m) boulevard landing pad – dependent on boulevard width

The actual costs will be based on the cost of these amenities at the time of payment.

In addition to these amenities, there are a number of design recommendations that would help to make these subdivisions more transit-supportive. These include:

- Mixed uses along Rosenberg Way should be oriented towards the street in order to promote activity, natural surveillance, and overall streetscape animation. Medium density blocks, townhouses and single-family dwellings and their driveways in the residential blocks abutting Rosenberg Way should be oriented towards internal collector roads to avoid conflicts between buses and vehicles pulling out of driveways. Ensuring access will be particularly challenging for some blocks, as it appears that they will be accessed via Rosenberg Way. The stop locations described above will also need to be located away from driveways and the driveway locations should be paired if possible to reduce the number of conflict points.
- Measures to reduce the potential for conflict between stopping buses and vehicles at the proposed transit stops at the Rosenberg Way / Isaiah Drive intersection should be considered. The proposed stop locations between Blocks 9 (mixed-use/neighbourhood institutional) and 16 (park) will need to be reviewed carefully to ensure that the potential for conflict between transit and school vehicles (adjacent block 15 – school) is reduced.
- It appears that the majority of residential properties within the 30T-18201 subdivision fall within the recommended 450 m walk distance to/from a transit stop. However, this is not the case for all residents within the 30T-18202 subject lands: the street pattern creates a challenge for some residents to access transit, particularly those located on Streets AC and Y. GRT staff recommend the applicant consider realigning these streets into more of a grid pattern (e.g. create a connection from Streets AC/Y to Street U or T) to provide shorter walking distances to transit stops along Rosenberg Way.

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Transportation Demand Management (TDM) staff has also provided comments pertaining to these applications:

- Continuous sidewalks (consistent with AODA Accessible Built Environment Standard) should be provided along both sides of all adjacent public streets.
- It is recommended that cycling connections be provided to Bleams Road as there is a planned Multi-Use-Trail (MUT). Bleams Road then connects to Fischer-Hallman Road which also has a planned MUT.
- It is recommended that bike lanes be considered on any internal roadways.
- It is recommended that bike parking facilities be considered in the proposed park blocks.

Environmental Noise

Region of Waterloo staff have received the updated Preliminary Environmental Noise Study, completed by MTE Consultants and dated November 1, 2019, related to the proposed subdivisions. Review of the study is underway by Region of Waterloo staff and comments will be provided once available.

Transportation Capital Program (TCP)

This section of Bleams Road and Trussler Road has been identified in the current Region of Waterloo 10-Year Transportation Capital Program (TCP) as being up for reconstruction in 2023 (Bleams Road) and 2024 (Trussler Road). For more information related to these projects, please visit the Region of Waterloo website (<https://www.regionofwaterloo.ca/en/living-here/construction-and-road-closures.aspx>) or contact the Region Project Manager Greg Proctor (519-575-4729 or gproctor@regionofwaterloo.ca) for the Bleams Road reconstruction and Justin Armstrong (519-575-4400 ext., 3164 or juarmstrong@regionofwaterloo.ca) for the Trussler Road reconstruction.

Region of Waterloo International Airport

The subject properties are located within the Region of Waterloo International Airport Zoning Regulated Area (AZR). Although there are no concerns related to the proposed building heights, or aircraft noise all development must comply with airport regulations.

Chain Link Fence

As a condition of draft approval, a minimum 1.5m high, maintenance-free chain link fence will be required along back-lotted property frontage with Bleams Road and Trussler Road. The chain link fence should be located on the Regional right of way, offset 0.15m from the property line, post road widening dedication. Through the Site Plan process, it may be identified that multi-residential blocks with property along the Regional right of way no longer require chain link fence.

This can be a condition of draft approval.

3. Source Water Protection

The site is within Wellhead Protection Sensitivity Areas 2, 3, 8 and within a Regional Recharge Area.

Regional Hydrogeology and Sourcewater (HSW) staff have reviewed the original reports submitted with the initial subdivision and OPA/ZBA applications. Preliminary comments indicated that they wanted to review Provincial Ministry comments relating to PSW, Core Features, Wetland Complex, stormwater management strategy, recharge targets, and long-term groundwater-surfacewater resource management strategies to see how those comments were framed.

Staff understands Ministry comments are outstanding. HSW comments remain outstanding on the updated reports and studies that were recently submitted with the recirculation.

HSW staff have requested a 'Materials Management Plan' be provided to the Region's satisfaction. This plan is meant to outline how existing materials on-site and imported materials will be managed throughout the various stages of development and post-development as per the Region's Potable Groundwater Criteria Use in the Region of Waterloo 2010 (the plan identifies a significant amount of imported soils will be necessary for the development). This plan dated December 20, 2019 by MTE Consultants has been provided to the Region and relevant staff are still reviewing the contents of the report. Comments will be provided once available.

HSW staff also indicate that a Source Water Protection Potential Contamination Study (SWPPCS) be completed to the Region's satisfaction. This study is being requested under the Implementation Guideline for the Review of Development Applications On or Adjacent to Known and Potentially Contaminated Sites (2009). This study is meant to characterize groundwater conditions and provide conclusions on past and present potential sources of site contamination which may affect groundwater - see section 4.0 Conditions of Approval under the Guideline at the following link: <https://www.regionofwaterloo.ca/en/resources/Applications/ImplementationGuidelinesContaminatedSites.pdf>.

4. Record of Site Condition

A Record of Site Condition (RSC) was requested as part of the presubmission consultation. Staff notes that a residential RSC (from 2009) exists for 161 Gehl Place (30T-18202). It is noted that if the site use or operations have changed since then, or if there are new contaminants of concern identified, then a new RSC may be required.

A RSC has not yet been completed on the 30T-18201 subject lands. Per Region Implementation Guideline on development applications and contaminated sites, two options are available as to when the RSC must be completed. Either prior to adoption of the proposed zoning by-law for the lands, or apply a holding provision in the zoning

Preliminary Post-Circulation Regional Comments #1 – 30T-18201 and 30T-18202

by-law and that the “H” not be lifted until such time as the RSC has been completed. In this case, either option is acceptable to Regional staff.

Please be advised that the RSC must exclude the road widening requirements along Bleams Road and Trussler Road (as necessary) noted above in item #2.

5. Archaeological Assessment

For 30T-18201 (Bleams Road Lands)

- Prior to Draft Approval the Region will require the submission of the Stage 1 Archaeological Assessment for the subject property, and if recommended by the Stage 1, a Stage 2 Assessment. Further, the Region will require a Ministry of Heritage, Sport, Tourism, and Culture Industries Acknowledgement Letter for the Stage 1 (and possibly 2) Assessment(s)

For 30T-18202 (161 Gehl Place Lands)

- Regional staff have received a copy of the Stage 3 Archaeological Assessment for the subject property.
- Regional staff understand further archaeological assessment work continues or is currently underway.
- Prior to Draft Approval the Region will require the submission of:
 - A Ministry of Heritage, Sport, Tourism and Culture Industries Acknowledgement Letter for the Stage 3 Archaeological Assessment for AiHd-160;
 - The Stage 4 Archaeological Assessment for AiHd-160; and
 - The Ministry of Heritage, Sport, Tourism and Culture Industries Acknowledgement Letter for the Stage 4 Archaeological Assessment for AiHd-160.

6. Preliminary Environmental Planning Comments

The following preliminary comments are offered based on environmental planning staff review of the Environmental Impact Study completed by NRSI dated July 2018 (Updated December 2019) and other supporting documents relating to Draft Plans of Subdivision 30T-18201 and 30T-18202.

30T-18201 – There are no Core Environmental Features currently designated, and as such, Environmental Planning has no concern with this application proceeding at this time.

30T-18202 – Further discussion between Regional, City, and Provincial staff are ongoing and comments will be provided when available.

7. General Comments

Land Use Compatibility

The HGC Environmental Noise Study (June 22, 2011) completed as part of the Rosenberg Secondary Plan identified potential for land use compatibility/noise issues associated with the variety of land uses on the subject lands, specifically mixed use, institutional, higher density residential blocks, and other sensitive land uses on the draft plan.

These potential land use compatibility issues should be identified and addressed in the supporting studies and reports.

Further discussion is required on how to implement this requirement moving forward.

Density

The "Planning Justification Addendum Report" (SGL Planning and Design Inc, December 2019), notes an overall density range between 47-79 people and jobs per hectare. The density for this site must meet the densities proposed for the overall Rosenberg Secondary Plan. Regional staff are reviewing the proposed densities in these plans of subdivision, as well as other adjacent plans of subdivision, to determine compliance.

Aggregate License

It is noted that the lands (30T-18201) are still licensed under the Aggregate Resources Act. Staff understand that all aggregate operations will cease and licences surrendered once residential uses are introduced. If this is not the case, a condition of draft approval will be required to ensure compatibility is addressed prior to registration of any stage of the plan.

Fees and Charges

The Region acknowledges the receipt of applicable fees for these applications which were received in 2018 (\$11,500.00 – 30T-18201; \$5,572.50 – 30T-18202; \$5,750 – per OPA; \$6,402.50 per ZBA/EIS/TIS/Noise Study). The Region also acknowledges the receipt of the applicable recirculation fee (\$2,300.00 under By-law 19-016), which was received on March 11, 2020. Pursuant to the 2017 Regional Fee By-law, which was in effect when the applications were submitted, the Region's additional fee for draft approval of a plan of subdivision is \$4,025.00 for each subdivision. These fees are payable prior to the Region's issuance of conditions of draft approval to the approval authority for the subdivision.

Regional Development Charges

Any future development on the subject lands will be subject to provisions of Regional Development Charges By-law 19-037 or any successor thereof.

Regional staff continues to review the circulation. In the meantime, if you have any questions, feel free to give me a call.

Yours truly,

A handwritten signature in blue ink that reads "Peter Ellis". The signature is written in a cursive style with a horizontal line under the first name.

Peter Ellis, MES
Principal Planner

- cc. Brad Trussler, Mattamy Homes (via email)
Shilling Yip, Community Planning, Region of Waterloo (via email)



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES

150 Frederick Street, 8th Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4400
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Fax: 519-575-4449
www.regionofwaterloo.ca

February 1, 2021

Brad Trussler
Mattamy Homes
Waterloo-Wellington Division
433 Steeles Avenue East
Milton, ON L9T 8Z4

File No.: D18-20/56 BLEAMS
Ian Cook Construction

Dear Mr. Trussler:

Re: Region of Waterloo Transportation Related Conditions Update – South Estates (Cook Homes/Mattamy Homes), 1531 Bleams Road, City of Kitchener, 30T-08206

This letter is a follow up to earlier conversations related to Regional Road network improvements for the Cook Homes/Mattamy Homes (South Estates) Plan of Subdivision (30T-08206). The most recent Modification to Conditions of Approval issued by the City of Kitchener is dated July 2, 2020. Region of Waterloo conditions included the following:

21.

- a) *That prior to final approval, the Owner will provide a functional design and cost estimate for a westbound left-turn lane with 40 metre storage length and appropriate tapers on Bleams Road at Forestwalk Street.*
- b) *That prior to final approval, the Owner will provide a functional design and cost estimate for a southbound left-turn lane with 50m storage on Trussler Road at Bleams Road.*
- c) *That prior to final approval, the Region has the necessary physical and financial resources to construct all required road improvements in a) and b), above;*
- d) *That conditions a), b) and c) above all be fulfilled to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.*

As you know, Region of Waterloo Design & Construction staff are moving forward with the Bleams Road Environmental Assessment (EA) for the future road re-construction between Fischer-Hallman Road and Trussler Road within the City of Kitchener. To avoid duplication between the Bleams Road EA and the Plan of Subdivision application, the Region of Waterloo will no longer require the Owner to submit the functional designs and cost estimates as noted under Regional condition 21. These will be addressed through the Bleams Road EA work.

DOCS: 3548627

Yours Truly,



Jason Wigglesworth, C.E.T.
Transportation Planner
(519) 505-4536

- CC: Shilling Yip – Region of Waterloo
Peter Ellis – Region of Waterloo
Greg Proctor – Region of Waterloo
Darryl Spencer – Region of Waterloo
Sergio Zaga – Stantec
Alexander Drung – Mattamy Homes
Garett Stevenson – City of Kitchener

Garett Stevenson

From: Alexander Drung <Alexander.Drung@mattamycorp.com>
Sent: Wednesday, June 15, 2022 11:09 PM
To: Brad Trussler; Peter Ellis
Subject: FW: [EXTERNAL] Reserved Street name Request - 30T-08201/30T-08202

Hi Peter, please see the below email chain with Chris Rumig regarding street names.

All of the street names in our draft plan have been approved per the lists below.

Please let me know if you need anything else.

Thanks,
Alex

From: Chris Rumig <Crumig@regionofwaterloo.ca>
Sent: Thursday, December 9, 2021 3:50 PM
To: Alexander Drung <Alexander.Drung@mattamycorp.com>; 'Barb Fairbairn' <Barb.Fairbairn@kitchener.ca>
Subject: [EXTERNAL] Reserved Street name Request - 30T-08201/30T-08202

Hi Alex,

I've reserved the following street names on behalf of Mattamy:

Street name	Status
Averill	Reserved
Baltusrol	Reserved
Debonair	Reserved
Great Oak	Reserved
Northwood	Reserved
Seminole	Reserved
Thorn Lodge	Reserved
Waycross	Reserved
Winged Foot	Reserved

Thanks,

Chris Rumig
GIS Analyst - Information Technology Services, Region of Waterloo
150 Frederick St, 5th Floor, Kitchener, ON N2G 4J3
226-339-3257
crumig@regionofwaterloo.ca

From: Alexander Drung <Alexander.Drung@mattamycorp.com>
Sent: December 9, 2021 2:50 PM

To: Chris Rumig <Crumig@regionofwaterloo.ca>; 'Barb Fairbairn' <Barb.Fairbairn@kitchener.ca>
Subject: RE: [EXTERNAL] Reserved Street name Request - 30T-08201/30T-08202

Hi Chris, we were short a few names still. Please see attached a few more to confirm. This should be enough for our subdivision.

Thanks,
Alex

From: Chris Rumig <Crumig@regionofwaterloo.ca>
Sent: Thursday, December 9, 2021 9:38 AM
To: Alexander Drung <Alexander.Drung@mattamycorp.com>; 'Barb Fairbairn' <Barb.Fairbairn@kitchener.ca>
Subject: [EXTERNAL] Reserved Street name Request - 30T-08201/30T-08202

Good Morning Alex,

I've reviewed the list of street names you supplied and I've made note in the table below which streetnames were reserved for Mattamy and those which could not be reserved as they were already in use.

Street name	Status
Bandon	Reserved
Beacon	Reserved
Bethpage	Reserved
Blackwolf	Reserved
Brookline	Reserved
Crosscurrent	Reserved
Essex	Reserved
Fieldway	Reserved
Homelands	Reserved
Hummingbird	Already in use
Mackenzie	McKenzie already in use
Maple Leaf	Already in use
Merion	Reserved
Muirfield	Reserved
Oakmont	Reserved
Pinsent	Reserved
Rosebush	Reserved
Sand Hills	Already in use
Sawgrass	Reserved
Summerside	Already in use
Sunningdale	Reserved
Tailwind	Reserved
Tillinghast	Reserved

If you have any questions – please feel free to contact me.

Chris Rumig

GIS Analyst - Information Technology Services, Region of Waterloo
150 Frederick St, 5th Floor, Kitchener, ON N2G 4J3
226-339-3257
crumig@regionofwaterloo.ca

From: Alexander Drung <Alexander.Drung@mattamycorp.com>
Sent: December 8, 2021 8:41 AM
To: Chris Rumig <Crumig@regionofwaterloo.ca>; 'Barb Fairbairn' <Barb.Fairbairn@kitchener.ca>
Subject: FW: [EXTERNAL] RE: Street Names

Hi Chris, I am working with Brad on the Kitchener Green subdivision on Bleams Rd (30T-18201 and 30T-18202).

I understand there were some street names already reserved for Mattamy to use in this subdivision. We were still several names short, so we have come up with an additional list I wanted to provide you for your approval. I have checked them against existing/reserved names within the Region, which there should not be duplicates, but could you kindly confirm these names could also be reserved for us?

Thanks,
Alex



Alex Drung
Senior Land Development Manager
t (905) 203-3966 (direct) c (416) 804-8521
alexander.drung@mattamycorp.com

Mattamy Homes Canada
Greater Toronto West Division:
433 Steeles Avenue East, Suite 110, Milton, ON L9T 8Z4

Notice: This email is intended for use of the party to whom it is addressed and may contain confidential information. If you have received this email in error, please inform me and delete it. Thank you

From: Barb Fairbairn <Barb.Fairbairn@kitchener.ca>
Sent: Thursday, November 25, 2021 11:16 AM
To: Brad Trussler <Brad.Trussler@mattamycorp.com>
Cc: 'Chris Rumig' <Crumig@regionofwaterloo.ca>
Subject: [EXTERNAL] RE: Street Names

Hello Brad, could you please tell me which subdivision(s) in Kitchener these names relate to (30T# please).

Chris, thanks for including the link to the website to look up reserved names.

Thanks very much.
Barb

Barbara Fairbairn
Addressing Analyst | Building Div | City of Kitchener
519-741-2200 e7329 | TTY 1-866-969-9994 | barb.fairbairn@kitchener.ca



From: Chris Rumig <Crumig@regionofwaterloo.ca>
Sent: Thursday, November 25, 2021 11:08 AM
To: 'Brad.Trussler@mattamycorp.com' <Brad.Trussler@mattamycorp.com>
Cc: Tim Walden <TWalden@regionofwaterloo.ca>; Shilling Yip <SYip@regionofwaterloo.ca>; Barb Fairbairn <Barb.Fairbairn@kitchener.ca>
Subject: [EXTERNAL] Street Names

Good Morning Brad,

I've reviewed the list of streetnames you submitted for consideration for your subdivision plans in Kitchener. I have indicated in the following table the street names I have reserved on behalf of Mattamy.

Streetname	Comment
Solitude	Reserved for Mattamy
Sheephorn	Reserved for Mattamy
Gold Dust	Reserved for Mattamy
Sawbuck	Reserved for Mattamy
Rattlesnake	Reserved for Mattamy
Greystone	already in use
Edgewater	already in use
Burgundy	Reserved for Mattamy
Blueberry	already reserved
Bellflower	already reserved
Conners	Too phonetically close to Conner St which is already in use
Leggatt	Reserved for Mattamy
Skyline	Reserved for Mattamy
Cooperhead	Reserved for Mattamy
Sidewinder	Reserved for Mattamy
Allan	already in use

As well, I wanted to note that weekly we update a table of all reserved streetnames on the Region's Open Data Portal (<https://rowopendata-rmw.opendata.arcgis.com/datasets/reserved-streetnames/explore>) which you can download.

If you have any questions – please feel free to contact me.

Regards,

Chris Rumig

GIS Analyst - Information Technology Services, Region of Waterloo
150 Frederick St, 5th Floor, Kitchener, ON N2G 4J3

DRAFT / PRELIMINARY
REGIONAL CONDITIONS OF DRAFT APPROVAL

PLAN OF SUBDIVISION 30T-18201
(Mattamy Kitchener Green – Area 2)

June 30, 2022

Please note that these Regional Conditions of Draft Approval are considered preliminary and draft, and do not represent a comprehensive or final list of Regional conditions. In particular, environmental planning conditions have not been provided yet. These conditions may be subject to change.

– Peter Ellis, Principal Planner

That the OWNER (Kitchener Green Limited Partnership) satisfies the following conditions to the satisfaction of the Regional Municipality of Waterloo Commissioner of Planning, Development and Legislative Services:

1. That this approval applies to Plan of Subdivision 30T-18201 for Kitchener Green Limited Partnership (OWNER) in the City of Kitchener, **CAD File No. 30T-18201.dwg dated March 2022** and which shows the following:

Stage 1

Blocks 1-32	- Singles/Towns (Residential)	(294-476 units)
Block 33	- Park	
Blocks 34-35	- Public Walkway	
Blocks 36, 37, 44	- Open Space/SWM	
Block 38	- Road Widening	
Block 39-43	- 0.3m Reserve	

Stage 2

Blocks 1-11	- Singles/Towns (Residential)	(108-174 units)
Block 12	- Walkway	
Blocks 13-14	- Multiple Residential	(250-404 units)
Block 15	- Mixed Use (Res./Commercial)	(100-350 units)
Block 16	- Multiple Residential/Institutional	(120-250 units)
Block 17	- Institutional	(0-100 units)
Block 18	- Community Park	
Block 19	- Open Space/SWM	
Blocks 20-21	- Road Widening	
Blocks 22-28	- 0.3m Reserve	

Stage 3

Block 1	- Multiple Residential	(150-325 units)
Block 2	- 0.3m Reserve	

Stage 4

Blocks 1-30, 39	- Singles/Towns (Residential)	(345-568 units)
Block 31	- Multiple Residential	(75-290 units)
Block 32	- Mixed Use (Res./Commercial)	(80-200 units)
Block 33	- Park	
Blocks 34-35	- Walkway	
Block 36	- Road Widening	
Blocks 37-38	- 0.3m Reserve	

Stage 5

Blocks 1-20	- Singles/Towns (Residential)	(207-341 units)
Block 21	- Multiple Residential	(80-150 units)
Block 22	- Park	
Block 23-24	- Walkway	
Block 25	- Road Widening	

Stage 6

Blocks 1-3	- Singles (Residential)	(10-18 units)
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Stage 7

Blocks 1-4	- Singles (Residential)	(16-29 units)
Block 5	- Future Development	
Blocks 6-7	- Future Access	

Total 1,996 to 3,994 units

2. That the plan for final approval may incorporate a lot pattern for all blocks in which single detached, semi-detached and townhouse lots are permitted, at a density not exceeding the density identified in the draft approval conditions;
3. That the OWNER agrees to stage the development of this subdivision in a manner satisfactory to the Regional Commissioner of Planning, Development and Legislative Services;
4. That the subdivision agreement be registered by the City of Kitchener against the lands to which it applies and a copy of the registered agreement be forwarded to the Regional Commissioner of Planning, Development and Legislative Services prior to final approval of the subdivision plan;
5. That any dead ends and open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to and held

in trust by the City of Kitchener until required for future road allowances or the development of adjacent land.

6. That the OWNER enter into an Agreement for Servicing with the Regional Municipality of Waterloo to preserve access to municipal water supply and municipal wastewater treatment services prior to final approval or any agreement for the installation of underground services, whichever comes first. Where the OWNER has already entered into an agreement for the installation of underground servicing with the area municipality, such agreement shall be amended to provide for a Regional Agreement for Servicing prior to registration of any part of the plan. The Regional Commissioner of Transportation and Environmental Services shall advise prior to an Agreement for Servicing that sufficient water supplies and wastewater treatment capacity is available for this plan, or the portion of the plan to be registered;
7. That the OWNER include the following statement in all agreements of lease or purchase and sale and/or rental agreements that may be entered into pursuant to Section 52 of the Planning Act, prior to the registration of this plan:

"The lot, lots, block or blocks which are the subject of this agreement of lease or purchase and sale are not yet registered as a plan of subdivision. The fulfillment of all conditions of draft plan approval, including the commitment of water supply and sewage treatment services thereto by the Region and other authorities, has not yet been completed to permit registration of the plan. Accordingly, the purchaser should be aware that the vendor is making no representation or warranty that the lot, lots, block or blocks which are the subject of this agreement or lease or purchase and sale will have all conditions of draft plan approval satisfied, including the availability of servicing until the plan is registered."

8. That the Functional Servicing Report (MTE, July 6, 2018) be completed to the satisfaction of the Region Commissioner of Planning, Development and Legislative Services.
9. That prior to final approval, the OWNER submit a Final Water Distribution Analysis and detailed water servicing report for the entire plan of subdivision, with such report to assess the need for pressure reducing valves, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
10. Where pressure reducing valves are required in Condition No. 9) above, the OWNER must enter into an agreement with the City of Kitchener to provide for such installation; and to include in all agreements of purchase and sale and/or rental agreements, a clause identifying the presence of such water pressure reduction device and advising that it may not be removed by the owner/occupant.

11. That, prior to final approval of all or any part of this plan of subdivision, the OWNER agrees to submit for review and approval, engineering drawings of the connections to the Regional watermain at Isaiah Drive and George Israel Street to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
12. That prior to final approval, the OWNER submit a stormwater management monitoring & contingency plan, to the satisfaction of the Region Commissioner of Planning, Development and Legislative Services. **The plan shall include during- and post-construction groundwater monitoring as recommended in MTE's Groundwater Sampling Program – Technical Memorandum dated December 12, 2019. Post-construction monitoring shall continue for a minimum of two years following 90% build-out.** Furthermore, the Owner enter into an agreement with the Regional Municipality of Waterloo to secure implementation of the SWM monitoring plan.
13. That prior to final approval, the OWNER decommissions any monitoring and private wells (not used for long term monitoring) and septic systems on the property in accordance with O. Reg. 903 prior to any grading on the property; and furthermore, that the OWNER enter into an agreement with the City of Kitchener to decommission any long term monitoring wells no longer used for such purposes, all to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.
14. That prior to final approval, if required, the OWNER enter into an agreement with the Region of Waterloo to implement the conclusions and recommendations of the accepted Materials Management Plan by MTE dated November 3, 2020 to the satisfaction of the Region of Waterloo.
15. That, prior to final approval, the OWNER completes a Record of Site Condition (RSC) for the entire plan of subdivision, and that a copy of the RSC document(s) and MECP acknowledgement be provided to the Regional Commissioner of Planning, Development and Legislative Services.

Applicable Environmental Planning DA Conditions to go here

16. That prior to any land clearing, grading or construction on the subdivision lands, the OWNER enter into an agreement with the Regional Municipality of Waterloo to indicate that no clearing of vegetation on the site occur during the bird breeding season (May 1 – July 31) in compliance with the Migratory Birds Convention Act unless it can be ascertained by a qualified expert that no birds covered by the Act are observed to be breeding in or adjacent to the affected area.

17. That, prior to final approval, the OWNER enter into an agreement with the Regional Municipality of Waterloo to distribute source water protection and winter salt management information with all offers to purchase and/or rental agreements, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.
18. That, prior to final approval, the OWNER enter into an agreement with the Regional Municipality of Waterloo to complete salt management plans for all Multiple Residential Blocks (Blocks 13, 14, 16, Stage 2; Block 1, Stage 3; Block 31, Stage 4; Block 21, Stage 5) and Mixed Use Blocks (Block 15, Stage 2; Block 32, Stage 4) prior to site plan approval and/or Vacant Land Condominium Blocks, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services. Furthermore, that the agreement contains a provision to include implementation of the salt management plan by way of declaration associated with any future applications for plan of condominium.
19. That, prior to final approval, the OWNER enter into an agreement with the City of Kitchener with the following clause relating to the accepted Archaeological Assessment reports:
 - a. Until such time as a permanent chain link fence has been erected along the northern limits of Block 37 (Stage 1) and along the southern limits of Block 35 of adjacent draft plan of subdivision 30T-18202, as recommended in the Report titled: "Preliminary Stage 4 Archaeological Mitigation of Site AiHd-160" (prepared by ASI, dated June 25, 2021) and shown on the Map titled: "Mattamy Community EIS, Natural Heritage Restoration and Enhancement Plan" (prepared by Natural Resource Solutions Inc., dated April 22, 2022), **THAT, the Temporary Avoidance and Protection Fencing erected on April 21, 2021 be maintained in good condition to protect unintentional soil disturbance in the adjacent Block 35 "Archaeological Site" of draft plan of subdivision 30T-18202.**
20. That prior to any grading or construction, and final approval of all or any part of this plan of Subdivision, the OWNER submits a final lot grading and drainage plan for review and approval by the Regional Commissioner of Planning, Development and Legislative Services. The lot grading and drainage plan must consider existing and future grades/profiles for Bleams Road (Regional Road 56);
21. That prior to any grading or construction, and final approval of all or any part of this plan of Subdivision, the SUBDIVIDER submits a final lot grading and drainage plan for review and approval by the Regional Commissioner of Planning, Development and Legislative Services. The lot grading and drainage plan must consider existing and future grades/profiles for Trussler Road (Regional Road 70);

22. The prior to final approval of all or any part of this subdivision, or prior to commencement of any construction work with the Bleams Road (Regional Road 56) right-of-way, the OWNER must enter into an agreement with the Regional Municipality of Waterloo to obtain a Municipal Consent and Work Permit from the Region for such works;
23. The prior to final approval of all or any part of this subdivision, or prior to commencement of any construction work with the Trussler Road (Regional Road 70) right-of-way, the OWNER must enter into an agreement with the Regional Municipality of Waterloo to obtain a Municipal Consent and Work Permit from the Region for such works;
24. That prior to final approval of all or any part of this subdivision, the OWNER provides engineering drawings which include details of boulevard restoration for Bleams Road (Regional Road 56) to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
25. That prior to final approval of all or any part of this subdivision, the OWNER provides engineering drawings which include details of boulevard restoration for Trussler Road (Regional Road 70) to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
26. That prior to final approval of all or any part of the Plan of Subdivision, the OWNER enters into an agreement with the Regional Municipality of Waterloo to provide the necessary financial resources for any decorative street lighting that may be proposed by the OWNER over and above the Region's standard illumination requirements along Bleams Road (Regional Road 56);
27. That prior to final approval of all or any part of the Plan of Subdivision, the OWNER enters into an agreement with the Regional Municipality of Waterloo to provide the necessary financial resources for any decorative street lighting that may be proposed by the OWNER over and above the Region's standard illumination requirements along Trussler Road (Regional Road 70);
28. That prior to final approval of all or any part of this Plan of Subdivision, the OWNER obtains Regional Road Access Permits for the intersections of: Bleams Road and Essex Road, Bleams Road and Isaiah Drive, Bleams Road and George Israel Street;
29. That prior to final approval of all or any part of this Plan of Subdivision, the OWNER obtains a Regional Road Access Permit for the intersection of Trussler Road and Rosenberg Way;
30. That Block 36, Stage 1 and Blocks 20 and 21, Stage 2 and Block 36, Stage 4 be conveyed to the Regional Municipality of Waterloo at no cost and free of

encumbrance, concurrently with the registration of applicable stages of the Plan of Subdivision, for road widening from the centreline of Bleams Road (Regional Road 56);

31. That prior to final approval of all or any part of this subdivision, the OWNER enter into an agreement with the Regional Municipality of Waterloo to provide sufficient certified funds for the following transit amenities for 10 transit stops along Rosenberg Way and 2 transit stops along George Israel Street in order to provide Grand River Transit services to this plan consisting of:
- a. Transit landing pads (12);
 - b. Transit shelter pads (4); and
 - c. Transit shelters (4)

To the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;

32. That prior to final approval of each stage of registration, the OWNER enters into an agreement with the Regional Municipality of Waterloo to grant any easements as necessary, at no cost to the Region, for the provision of transit amenities within each stage, as noted in Condition 31 above;
33. That prior to final approval of all or any part of this Plan of Subdivision, the Regional Municipality of Waterloo has the necessary land required within the limits of the Plan of Subdivision to construct the necessary intersection improvements at the Bleams Road and Isaiah Drive intersection, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
34. That prior to approval of all or any part of this Plan of Subdivision, the Regional Municipality of Waterloo has the necessary land required within the limits of the Plan of Subdivision to construct the necessary intersection improvements at the Bleams Road and Essex Road, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
35. That prior to approval of all or any part of this Plan of Subdivision, the Regional Municipality of Waterloo has the necessary land required within the limits of the Plan of Subdivision to construct the necessary intersection improvements at the Bleams Road and George Israel Street intersection, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
36. That prior to final approval of all or any part of this Plan of Subdivision, the OWNER agrees to provide for any road widening dedication along Bleams Road and Trussler Road frontage and daylight triangles as identified in the Environmental Assessment projects for Bleams Road and Trussler Road to the

satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;

37. That prior to final approval of all or any part of this Plan of Subdivision, the OWNER agrees:
- a. to provide a functional design and cost estimate for a southbound left-turn lane with 70 metre storage length and appropriate tapers on Trussler Road at Rosenberg Way;
 - b. that the Region of Waterloo has the necessary physical and financial resources to construct all required road improvements in 37.a) above; and
 - c. That conditions 37.a) and 37.b) above all be fulfilled to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services.
38. That prior to final approval of all or any part of this Plan of Subdivision, the OWNER submits for review and approval any functional design and cost estimate for any interim Regional Road improvements including any left-hand turn lanes, right-hand turn lanes, appropriate storage lengths, and appropriate tapers identified in association with the Plan of Subdivision construction, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services;
39. That prior to final approval of all or any part of this Plan of Subdivision, the Regional Municipality of Waterloo has the necessary physical and financial resources to provide for any interim road improvements identified in Condition 38 above, to the satisfaction of the Regional Commissioner of Planning, Housing and Community Services;
40. That prior to final approval of all or part of this Plan of Subdivision, the OWNER enters into an agreement with the City of Kitchener and/or Regional Municipality of Waterloo as necessary, to provide for implementation of the recommendations contained in the report entitled "Rosenberg Secondary Plan Mattamy Community, Preliminary Environmental Noise Assessment" (MTE Consultants, July 6, 2018 and last revised November 1, 2019);
41. That, notwithstanding Condition 40 above, the OWNER enters into an agreement with the Regional Municipality of Waterloo to complete a detailed noise study to determine noise attenuation requirements for Multiple Residential Block 13, 14, 15, 16, 17 Stage 2 and Block 1 Stage 3 and Blocks 31, 34, Stage 4 and Block 21, Stage 5 that may be impacted by road and stationary noise, to the satisfaction of the Regional Commissioner of Planning, Development and Legislative Services. The detailed noise study must be completed prior to final Site Plan approval for each identified block. Where appropriate, the lands shall be designed to avoid the use of physical noise attenuation measures through appropriate site design and setbacks;

- a. Furthermore, the agreement shall include a provision to enter into an amending agreement or new agreement with the City of Kitchener and/or the Regional Municipality of Waterloo as necessary, to provide for implementation of the noise attenuation requirements recommended in the detailed noise study.

42. That prior to final approval of all or any part of this Plan of Subdivision, the OWNER enters into an agreement with the Regional Municipality of Waterloo to provide for installation of a 1.5m metre high chain-link fence, at a minimum, along:

- Block 1, Stage 3;
- Blocks 13 and 14, Stage 2;
- Blocks 8, 9, 31 and 32 Stage 4;
- Block 1 and 21, Stage 5; and
- Block 5, Stage 7.

DRAFT

30T-18201, KITCHENER GREEN

MATTAMY, GEHL & BLEAMS ROAD; ROSENBERG SECONDARY PLAN AREA

REGION OF WATERLOO ENVIRONMENTAL PLANNING – PROPOSED CONDITIONS OF DRAFT APPROVAL

Correspondence from Ministry of Northern Development, Mines, Natural Resources and Forestry (April 4, 2022) indicates the Ministry's acceptance of the status of the wetlands identified as W1, W2 and W4 in the EIS as Provincially Significant Wetlands (and confirmed by GRCA in correspondence dated June 17, 2022), and as such, these areas are now considered to meet the Regional Official Plan (ROP) criteria for designation as Core Environmental Features. The ROP mapping will be updated to reflect this with the next update to the natural heritage features.

Wetland W4 is partially within the limits of Plan 30T-18201. The wetland (W4) is proposed to be protected and a 30m buffer has been applied to the wetland which is comprised of a 15m 'no touch' area directly adjacent to the wetland, and a 15m enhancement area outside of the no touch area. The wetland and the associated buffer also incorporate components of the Blanding's Turtle mitigation plan which is still under review with the MECP. Notwithstanding the inclusion of a portion of wetland W4 and associated Blanding's Turtle enhancement within this plan, regional environmental staff withdraw their objection to this plan proceeding to draft approval based on confirmation from MECP (date) that there are no concerns and/or anticipated mitigation measures required which will impact the proposed draft plan (30T-18201). Conditions of draft approval for the adjacent plan (30T-18202) will be withheld until MECP accepts the proposed Blanding's Turtle Mitigation Plan.

The wetland identified as "W4" and the associated 30m buffer ("Open Space Block 37") located in the southeastern portion of the subject lands should be placed in an appropriate Natural Heritage Conservation Zone and corresponding designation which prohibits development activities. There are no other Regionally-designated Core Environmental Features within the limits of 30T-18201.

For the purposes of 30T-18201, environmental planning staff request the inclusion of the following conditions of draft approval:

1. That the boundaries and buffers of the Core Environmental Feature (Provincially Significant Wetland ("W4")) within the subject lands be interpreted as shown on Map 4a of the Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study – Update (Natural Resource Solutions Inc., December 2019).
2. That prior to final approval of all or any part of this plan of subdivision, the Core Environmental Feature (Provincially Significant Wetland) and associated buffers on the subject lands (Block 37, Open Space) be placed in suitable natural heritage conservation zoning.
3. That prior to any land clearing, grading or construction on the subdivision lands, the developer enter into an agreement with the Regional Municipality of Waterloo to indicate that no clearing of vegetation on the site occur during the bird breeding season (May 1- July 31) in compliance with the Migratory Birds Convention Act unless it can be ascertained by a qualified expert that no birds covered by the Act are observed to be breeding in or adjacent to the affected area.

4. That prior to any land clearing, grading or other site alteration, the developer ensures compliance with the Endangered Species Act.
5. That prior to final approval or any land clearing, grading or construction on the subject lands, the developer enter into an Agreement with the City of Kitchener to install fencing along the southern limits of the subdivision consistent with the recommendations of the Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study – Update (Natural Resource Solutions Inc., December 2019) and the Blanding's Turtle Mitigation Plan for the adjacent lands (30T-18202) to ensure the exclusion of Blanding's Turtles from the subject property. Further, the Agreement should include the requirement to develop and implement protocols to monitor for turtle activity during construction, and to provide all personnel on site during construction with the protocols to follow in the event a turtle is observed within the construction zone.
6. That prior to final approval, or any land clearing, grading or construction on the subject lands, the developer enter into an Agreement with the City of Kitchener to install permanent fencing along the outer limits of Block 37.
7. That, prior to final approval of Stages 1, 2, 5 and 6 and any land clearing, grading, or the installation of services, the developer submit a detailed erosion and sediment control plan acceptable to the Regional Municipality of Waterloo, City of Kitchener and Grand River Conservation Authority in order to prevent sedimentation into Blocks 37 and the Core Environmental Feature located on the adjacent lands, south of the subject property.
8. That, prior to final approval, the developer submit a detailed stormwater management plan for the stormwater management facilities located within each stage to be registered to the satisfaction of the City of Kitchener, Grand River Conservation Authority, and Regional Municipality of Waterloo; further, that the stormwater management plan includes, but is not limited to, measures required to sustain the flow of groundwater to Core Environmental Features.
9. That, prior to final approval, the developer submit a Detailed Vegetation Management Plan and a Natural Heritage Restoration and Enhancement Plan, in accordance with the Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study – Update (Natural Resource Solutions Inc., December 2019) which includes measures to enhance connectivity of turtle habitats, vegetation loss compensation, permanent wildlife fencing, wildlife corridor details, to the satisfaction of the Regional Municipality of Waterloo and the City of Kitchener, and in consultation with Grand River Conservation Authority.
10. That, prior to final approval of Stages 1, 2, 5 and 6, the developer submit landscaping and planting plans for all buffer areas contiguous to the environmental features and for the stormwater management facilities located within the stage to be registered, and that recommended plantings shall consist of locally-appropriate, self-sustaining native vegetation to the satisfaction of the Regional Municipality of Waterloo, the City of Kitchener and the Grand River Conservation Authority.
11. That, prior to final approval of all or any part of this plan of subdivision, the developer submit a detailed monitoring plan for the Core Environmental Feature and buffer/enhancement area (Block 37, Stage 1) on the subject lands as outlined in the Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study – Update (Natural Resource Solutions Inc., December 2019) to the satisfaction of the Regional Municipality of Waterloo, the City of Kitchener and the Grand River

Conservation Authority. Furthermore, that the developer enter in an agreement with the City of Kitchener to implement any required remedial action deemed necessary as a result of the monitoring plan.

12. That, prior to final approval of all or any part of this plan of subdivision, the developer provides a brochure and other information tools for new home purchasers and residents which provides information about the natural heritage features within the subdivision, along with advice about how they can be good stewards of these areas, and that the brochure be to the satisfaction of the Regional Municipality of Waterloo. The developer will be required to enter into an agreement with the City of Kitchener or the Regional Municipality of Waterloo to distribute the approved stewardship brochure or other comparable information tools to home purchasers.



October 22nd, 2018

Garett Stevenson, Planner
CSD – Planning Division
City of Kitchener, 6th Floor
200 King Street West, P.O. Box 1118
Kitchener, Ontario
N2G 4G7

Dear Garett Stevenson:

RE: Draft Plan of Subdivision Application 30T-18201 and Draft Plan of Subdivision Application 30T- 18202

Staff at the Waterloo Catholic District School Board (WCDSB) has reviewed the subject applications and has the following comments:

The WCDSB is requesting a school site within 30T-18201 that meets the following requirements:

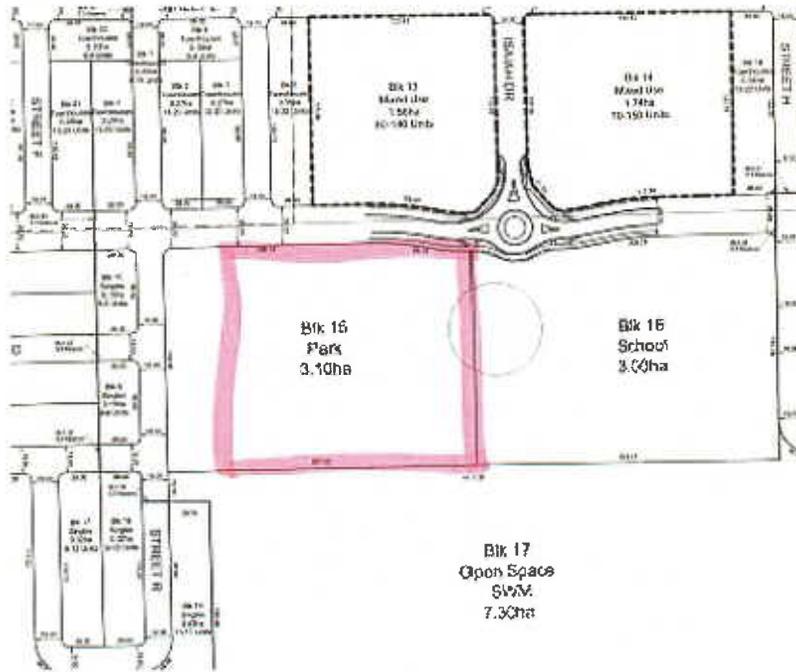
- Approximately 6 acres
- Regular shape (either a square or rectangle).
- Frontage along two streets

We understand that this school site was not contemplated in the Secondary Plan. However, due to increasing enrolment numbers and our most recent Education Development Charge background study, we need two additional school sites within the southwest area of Kitchener. We trust this request will not be difficult to accommodate given that a neighborhood institutional zone was originally proposed within the Rosenberg Secondary Plan, specifically within the limits of this draft plan.

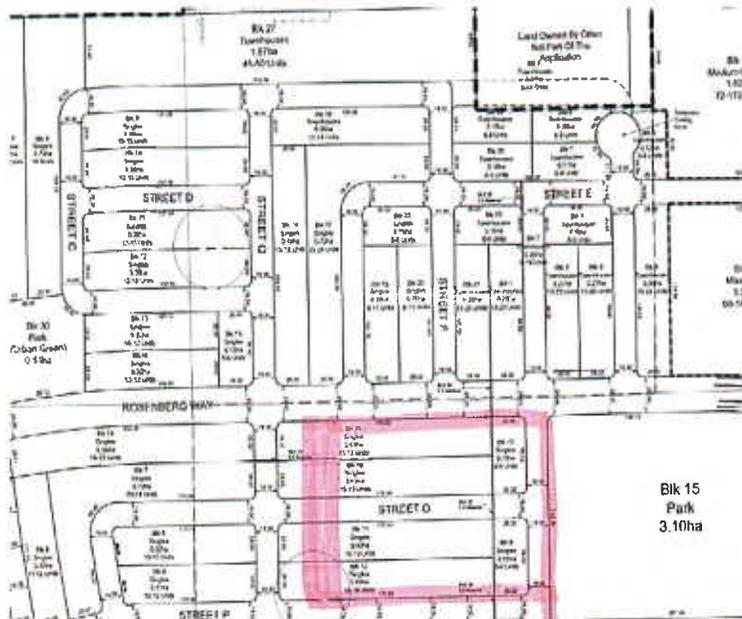
We would appreciate an opportunity to meet with you in person to discuss the location of our school site within this draft plan of subdivision. We feel it would be appropriate to invite the Waterloo Region District School Board to this meeting to discuss how school accommodation will be handled within this area.

The WCDSB is open to several location and has identified some possibilities below:

Location 1: Stage 3, Block 15 (currently designated as a 3.10ha park)



Location 2: Stage 5, Land west of block 15 (currently designated as Blk 9, Blk 10, Blk 11, Blk12, Blk 25, and a portion of street O).



Location 3: Stage 4, Land at the corner of George Israel Street and Rosenberg Way (currently designated as Blk 30, part of Blk 7,8, 11, 12,13, and 14, and a portion of street C).



Regardless of the site, all standard WCDSB conditions of subdivision would apply. We request that the City add these conditions to our school site:

1. That prior to final approval, the SUBDIVIDER agrees to provide the CITY'S Director of Planning with a letter from the Waterloo Catholic District School Board indicating that satisfactory arrangements have been made to acquire Block __ ("the School Block") for school purposes. The School Block shall contain not less than __ hectares. *(Block and hectares to be determined and currently left blank intentionally).*
2. That the SUBDIVIDER shall agree in the Subdivision Agreement, in wording satisfactory to the Waterloo Catholic District School Board, to:
 - a. grade the School Block and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and sod/seed the lands to the specifications determined by the Board;
 - b. remove all trees and buildings on the School Block as determined by the Board;
 - c. remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and sod/seed the lands to specifications determined by the Board;
 - d. construct a 1.5-meter-high black vinyl chain link fence, along all boundaries of the School Block, with the exception of the road frontage, to the specifications determined by the Board;
 - e. construct the fences prior to the issuance of building permits for any lands abutting the School Block; and
 - f. provide the foregoing at no cost to the Board.

- 
3. That the SUBDIVIDER shall submit to the Waterloo Catholic District School Board, at no cost to the Board, a report from a qualified consultant concerning:
 - a. the suitability of Block __ for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
 - b. the availability of natural gas, hydro, water supply, storm sewer and sanitary sewer services adequate for the construction of an elementary school.
 4. That the SUBDIVIDER shall agree in the Subdivision Agreement in wording acceptable to the Waterloo Catholic District School Board that the services referred to in Condition 3(b) shall be installed to the mid-point of the frontage of the elementary school site, or in a location otherwise determined by the Board, at no cost to the Board.
 5. That prior to final approval, the SUBDIVIDER shall submit to the Waterloo Catholic District School Board for review and approval, a copy of the final engineering plans as approved by the City of Kitchener which indicate the storm drainage system and the overall grading plans for the complete subdivision area.
 6. That the Waterloo Catholic District School Board shall advise that conditions 1 to 5 have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.
 7. That the following warning clause be included in all offers of purchase and sale or lease/rental agreements for all residential dwelling units within this plan until such time as a permanent school is assigned: "The Waterloo Catholic District School Board advises all prospective purchasers and tenants of residences within the Mattamy Community (30T-18201 and 30T-18202) subdivision that unless the provincial funding model provides sufficient funds to construct a new school, there can be no assurance as to the timing of a new school construction nor a guarantee that an elementary school will be provided within this subdivision notwithstanding the designation of an elementary school site"

The following condition be added to the Waterloo Region District School Board school block: "That prior to final approval, if the Waterloo Region District School Board has elected to waive their interest in the elementary school site (Stage 3, Block 16), that the Waterloo Catholic District School Board be provided the opportunity to also acquire Stage 3, Block 16, subject to the same conditions of approval, or provide notification in writing that interest in the site has been waived.



Lastly, students generated from the proposed development will be bussed to Blessed Sacrament until a new school is built east of Gehl Place and west of Fischer Hallman Road. The WCDSB is requesting sidewalks on both sides of all streets to be constructed and maintained year round from the community to the School Board property line.

If you have any questions regarding our comments, please contact the undersigned.

Sincerely,

Mapreet Sian, BSc., MSc. Planning
Planning Officer



January 9th, 2018

Garett Stevenson, Planner
CSD – Planning Division
City of Kitchener, 6th Floor
200 King Street West, P.O. Box 1118
Kitchener, Ontario
N2G 4G7

Dear Garett Stevenson:

RE: Draft Plan of Subdivision Application 30T-18201 and Draft Plan of Subdivision Application 30T- 18202

Staff at the Waterloo Catholic District School Board (WCDSB) has reviewed the subject applications and has the following comments:

The WCDSB is requesting a school site within 30T-18201 that meets the following requirements:

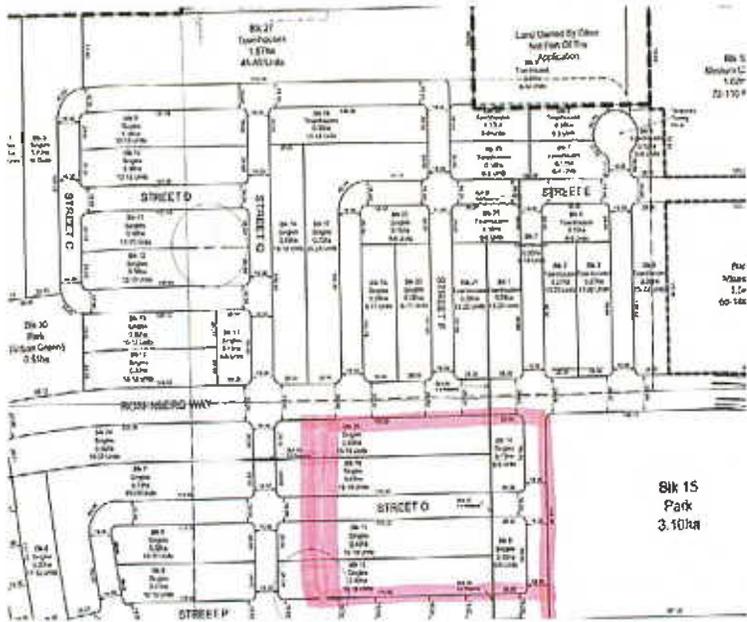
- Approximately 6 acres
- Regular shape (either a square or rectangle).
- Frontage along two streets

We understand that this school site was not contemplated in the Secondary Plan. However, due to increasing enrolment numbers and our most recent Education Development Charge background study, we need two additional school sites within the southwest area of Kitchener, one of which we are requesting in this area.

We trust this request will not be difficult to accommodate given that a neighborhood institutional zone was originally proposed within the Rosenberg Secondary Plan, specifically within the limits of this draft plan. This neighborhood institutional zone has since been removed and is missing from in the current provided plan. The WCDSB is requesting this institutional zone be added back into the Rosenberg Secondary Plan for the purpose of a Catholic elementary school.

The WCDSB is open to several locations and has identified some possibilities below:

Location 1: Stage 5, Land west of block 15 (currently designated as Blk 9, Blk 10, Blk 11, Blk12, Blk 25, and a portion of street O).



Location 2: Stage 4, Land at the corner of George Israel Street and Rosenberg Way (currently designated as Blk 30, part of Blk 7,8, 11, 12,13, and 14, and a portion of street C).



These 2 location are preferred suggestions, and other available location imitating these sites will also be acceptable for the purpose of a school site.

Regardless of the site, all standard WCDSB conditions of subdivision would apply. We request that the City add these conditions to our school site:

1. That prior to final approval, the SUBDIVIDER agrees to provide the CITY'S Director of Planning with a letter from the Waterloo Catholic District School Board indicating that satisfactory arrangements have been made to acquire



Block __ (“the School Block”) for school purposes. The School Block shall contain not less than __ hectares. *(Block and hectares to be determined and currently left blank intentionally).*

2. That the SUBDIVIDER shall agree in the Subdivision Agreement, in wording satisfactory to the Waterloo Catholic District School Board, to:
 - a. grade the School Block and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and sod/seed the lands to the specifications determined by the Board;
 - b. remove all trees and buildings on the School Block as determined by the Board;
 - c. remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and sod/seed the lands to specifications determined by the Board;
 - d. construct a 1.5-meter-high black vinyl chain link fence, along all boundaries of the School Block, with the exception of the road frontage, to the specifications determined by the Board;
 - e. construct the fences prior to the issuance of building permits for any lands abutting the School Block; and
 - f. provide the foregoing at no cost to the Board.
3. That the SUBDIVIDER shall submit to the Waterloo Catholic District School Board, at no cost to the Board, a report from a qualified consultant concerning:
 - a. the suitability of Block __ for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
 - b. the availability of natural gas, hydro, water supply, storm sewer and sanitary sewer services adequate for the construction of an elementary school.
4. That the SUBDIVIDER shall agree in the Subdivision Agreement in wording acceptable to the Waterloo Catholic District School Board that the services referred to in Condition 3(b) shall be installed to the mid-point of the frontage of the elementary school site, or in a location otherwise determined by the Board, at no cost to the Board.
5. That prior to final approval, the SUBDIVIDER shall submit to the Waterloo Catholic District School Board for review and approval, a copy of the final engineering plans as approved by the City of Kitchener which indicate the storm drainage system and the overall grading plans for the complete subdivision area.
6. That the Waterloo Catholic District School Board shall advise that conditions 1 to 5 have been met to its satisfaction. The clearance letter shall include a



brief statement detailing how each condition has been satisfied or carried out.

7. That the following warning clause be included in all offers of purchase and sale or lease/rental agreements for all residential dwelling units within this plan until such time as a permanent school is assigned: "The Waterloo Catholic District School Board advises all prospective purchasers and tenants of residences within the Mattamy Community (30T-18201 and 30T-18202) subdivision that unless the provincial funding model provides sufficient funds to construct a new school, there can be no assurance as to the timing of a new school construction nor a guarantee that an elementary school will be provided within this subdivision notwithstanding the designation of an elementary school site"

The following condition be added to the Waterloo Region District School Board school block: "That prior to final approval, if the Waterloo Region District School Board has elected to waive their interest in the elementary school site (Stage 3, Block 16), that the Waterloo Catholic District School Board be provided the opportunity to also acquire Stage 3, Block 16, subject to the same conditions of approval, or provide notification in writing that interest in the site has been waived.

If you have any questions regarding our comments, please contact the undersigned.

Sincerely,

Manpreet Sian

Manpreet Sian, BSc., MSc. Planning
Planning Officer



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

January 3, 2019

OR: 30T-18201 and 30T-18202

Garett Stevenson, Planner
Development Services Department - Planning
City of Kitchener, City Hall
P.O. Box 1118, 200 King Street West
Kitchener, Ontario N2G 4G7

**Re: Notice of Draft Plan of Subdivision Application 30T-18201, Official Plan Amendment Application OP18/005/B/GS and Zoning By-law Amendment ZBA18/006/B/GS for Bleams Road "Application 1", Bleams Road and Trussler Road, City of Kitchener
&
Draft Plan of Subdivision Application 30T-18202, Official Plan Amendment Application OP18/006/G/GS and Zoning By-law Amendment ZBA18/007/G/GS for 161 Gehl Place "Application 2", City of Kitchener
Kitchener Green Ltd. & 2079546 Ontario Inc.**

Dear Mr. Stevenson:

In consideration of the above noted applications, the Grand River Conservation Authority (GRCA) has now undertaken a preliminary review of the following supporting materials:

- Draft Plan of Subdivision (30T-18201), prepared by SGL Planning and Design Inc., signed June 28, 2018
- Draft Plan of Subdivision (30T-18202), prepared by SGL Planning and Design Inc., signed June 28, 2018
- Area 5 Lands Functional Drainage Study (Upper Strasburg Creek Subwatershed), prepared by MTE Consultants Inc. and Natural Resource Solutions Inc., dated August 31, 2018
- Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study (EIS), prepared by Natural Resource Solutions Inc., dated July 2018
- Preliminary Stormwater Management (SWM) Report, prepared by MTE Consultants Inc., dated July 6, 2018
- Hydrogeology Study, prepared by MTE Consultants Inc., dated July 6, 2018
- Functional Servicing Report, prepared by MTE Consultants Inc., dated July 6, 2018
- Geotechnical Recommendations – Proposed Residential Subdivision, Rosenberg Area 2 Lands, Kitchener, Ontario, prepared by DS Consultants Ltd., dated June 12, 2018

Based on our review of the EIS, it is our understanding that the applicant is proposing the removal of four wetlands within the boundaries of Draft Plan of Subdivision 30T-18201 (referred to as W5, W6, W7 and a wet depression), as well as one wetland within the boundaries of Draft Plan of Subdivision 30T-18202 (referred to as W3). However, the assessment in the EIS of whether they meet GRCA requirements for removal is not complete:

- EIS Section 7.1.1 notes that, "Under the General Habitat Description for Blanding's Turtle (MNR 2017b), W5 may qualify as Category 2 habitat, although it has not been confirmed by the MNR to date" (page 44).
- EIS Section 7.2.1 notes that, "Under the General Habitat Description for Blanding's Turtle (MNR 2017b), this wetland [W3] may qualify as Category 2 habitat, although it has not been confirmed as Blanding's Turtle Habitat by the MNR, to date" (page 59).

Based on the information above, we believe it is premature to propose development within the natural features until it has been confirmed by the Ministry of Natural Resources and Forestry (MNR) whether the wetlands are considered habitat for Blanding's Turtle and/or significant wildlife habitat, and the EIS is updated to demonstrate that they can meet GRCA policies for removal. We understand that MNR is requesting additional information to review under the *Endangered Species Act* (ESA). The EIS should be amended to address our above comments and include the MNR interpretation of the ESA.

At this time we can offer the following preliminary comments on the above noted applications. Please consider these comments preliminary in nature as we may have additional comments upon receipt of a response and following a more comprehensive review.

1. Section 2.4 of the Hydrogeology Study (pages 6-7) notes that infiltration testing was undertaken for SWMF1 (TL1, TL2, TL3 and TL4) and SWMF2 (Area 1 and Area 2), with reference to Appendix F for infiltration testing outcomes. Appendix F only includes outcomes for testing at SWMF1. Results of infiltration testing for SWMF2 are also required for review.
2. A monthly breakdown of the water balance is needed to demonstrate that the infiltration targets will be met considering the winter bypass for infiltration basins. Based on our review of the Preliminary SWM Report, we understand that the water balance calculations provided in Tables 5.8 and 5.9 are based on continuous modeling. The monthly breakdown should demonstrate that the model was run for all months to identify pre-development conditions, and only during non-winter months to identify post-development conditions.
3. The recommended wetland buffers in the EIS are inconsistent with the recommendations for a minimum 30 metre buffer (development setback limits) in the Alder Creek Watershed Study and Upper Strasburg Creek Subwatershed Plan Update (CH2M Hill and North-South Environmental Inc., 2008) and the Rosenberg Secondary Plan. EIS

Section 5.6 (Buffers) notes a 15 metre no-touch buffer is required and recommends a 30 metre habitat enhancement buffer (page 39). It is noted that proposed Street X (north-south from subdivision 30T-18201 to 30T-18202) encroaches within the 30 metre buffer to wetland W4 and a proposed public walkway encroaches into the 30 metre buffer to wetland W1. The overall collective extent of the buffers should be applied to protect the form and function of the feature and species present.

4. It is our understanding that the wetlands referred to as W5, W6, W7 and the wet depression in the EIS are within an area currently licensed under the *Aggregate Resources Act*. We request clarification on what stage the license will be surrendered and if any modifications are required to the restoration plans based on the proposed applications.
5. EIS Sections 7.1.1 and 7.2.1 make general statements that wetlands W3, W5, W6, W7 and the wet depression do not meet any of the criteria in Section 8.4.4 of the GRCA Consolidated Policies for Implementing Ontario Regulation 150/06. To help facilitate our review, each wetland proposed for removal should be individually screened in the EIS to demonstrate how they meet each of the criteria in Section 8.4.4 of our policies.

Additionally, we have a minor editorial comment:

6. The reports reviewed reference different wetland naming (e.g. the EIS identifies wetland W5 as the small wetland north of the woodland; whereas the Preliminary SWM Report and Functional Servicing Reports identify Wetland W5 located at the southeast corner of the property within the Stamm Subdivision), as well as different terms for the areas being referenced. This can be followed when reviewing the reports individually; however, it becomes confusing when cross-referencing reports. We recommend that future reports develop a consistent naming standard for clarification of areas being referenced.

Once the above preliminary comments have been addressed, we can review and provide comprehensive comments on the Draft Plans of Subdivision, Official Plan Amendments and Zoning By-law amendments.

We can confirm receipt of the subdivision fees (70% of the base fee and per net hectare fee) of \$21,000 for 30T-18201 and \$11,243.89 for 30T-18202. The remaining 30% subdivision base and per net hectare fee will be requested prior to issuance of conditions of draft plan approval.

We look forward to a response to our comments. Please contact the undersigned at 519-621-2763 ext. 2319 or thughes@grandriver.ca if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Trisha Hughes". The signature is written in a cursive, flowing style.

Trisha Hughes
Resource Planner

Via email: Barbara Steiner, City of Kitchener
Jane Gurney, Region of Waterloo
Peter Ellis, Region of Waterloo
Shilling Yip, Region of Waterloo
David Marriott, Ministry of Natural Resources and Forestry
Graham Buck, Ministry of Natural Resources and Forestry

November 2, 2018

Garett Stevenson - Planner
Development Services Division, Planning
Kitchener City Hall, 6th Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7

**Re: Bleams Road "Application 1" and Gehl Place "Application 2" Draft Plans of Subdivision, Official Plan Amendment applications, and Zoning By-law Amendment applications Mattamy Homes, B & B Kieswetter Excavating Inc., Select Sand and Gravel Ltd., and Kieswetter Holdings Ltd.
1801 and 1873 Bleams Road and 161 Gehl Place, City of Kitchener, Regional of Waterloo
MNRF Comments**

Mr. Stevenson,

The Ministry of Natural Resources and Forestry (MNR) Guelph District Office can confirm receipt of the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications for Bleams Road (Application 1) and 161 Gehl Place (Application 2) in the City of Kitchener. These applications are supported by the Rosenberg Secondary Plan – Mattamy Community Environmental Impact Study (EIS) dated July 2018, and draft plans. The MNR has completed our review of the applications and supporting documents, and can offer the following technical comments for the City's consideration.

MNR Comments

- As noted in the EIS, the majority of the subject lands are currently licensed under the *Aggregate Resources Act* (ARA). Please note that these licenses must be surrendered to the MNR prior to any development commencing on the subject lands that would be inconsistent with the approved site plans. For further comment on the ARA, including the information required to support the surrender of the licenses, it is recommended that the applicants contact Diane Schwier (Aggregates Technical Specialist) at 519-826-4930 or at diane.schwier@ontario.ca.
- Page 46 of the EIS provides a description of the direction the proponent will take with respect to Blanding's Turtle. In addition, the same section of the report provides some of the potential mitigation that will be used. Additional details on the proposed mitigation measures are provided on maps 5 and 6. Their recommended approach is consistent with how MNR has been engaged in the past. MNR recommends that the proponent engage with MNR staff as

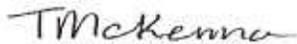
To meet with our staff please be sure to call ahead and make an appointment.
For general information visit: www.mnr.gov.on.ca or www.ontario.ca

soon as possible to discuss the proposed mitigation and potential *Endangered Species Act* (ESA) requirements.

- MNRF is undertaking a review of the wetlands and the potential for the Strasburg 1 wetland to be upgraded to provincially significant wetland (PSW). Staff notes that the observation of Blanding's Turtle in W4 would result in the evaluated non-PSW being changed to PSW and the addition of W4 to the complex. The addition of wetland unit W3 to the PSW is not justified as the wetland is small (< the 0.5 hectare minimum) and there is not sufficient reason for inclusion into the complex.

I hope the above technical comments on the ARA and the ESA will help to inform your review. Please contact Dave Marriott at david.marriott@ontario.ca or 519-826-4926 if further comment or clarification is required.

Regards,



Tara McKenna, District Planner
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph, ON, N1G 4Y2
Phone: (519) 826-4926

cc: Graham Buck, MNRF
David Marriott, MNRF
Diane Schwier, MNRF

November 19, 2018

Garett Stevenson - Planner
Development Services Division, Planning
Kitchener City Hall, 6th Floor
200 King Street West, P.O Box 1118
Kitchener, ON N2G 4G7

Re: Bleams Road "Application 1" and Gehl Place "Application 2" Draft Plans of Subdivision, Official Plan Amendment applications, and Zoning By-law Amendment applications Mattamy Homes, B & B Kieswetter Excavating Inc., Select Sand and Gravel Ltd., and Kieswetter Holdings Ltd. - 1801 and 1873 Bleams Road and 161 Gehl Place, City of Kitchener, Region of Waterloo - MNRF Comments

Mr. Stevenson,

The Ministry of Natural Resources and Forestry (MNRF) Guelph District Office previously provided technical comments to the City on November 2, 2018, regarding the subject planning applications. As discussed, we would like to take this opportunity to provide the City with the following supplementary comments on the Environmental Impact Study (EIS) that has been submitted in support of the applications. These comments build on our previous *Endangered Species Act* (ESA) technical comments, and are intended to provide the City and the project team with clarification on the potential implications of the Act moving forward.

MNRF Comments

- Blanding's Turtle is listed as threatened under the ESA, and the species receives both individual and general habitat protection under the Act. The general habitat description (GHD) for Blanding's Turtle details how the species habitat has been categorized, in accordance with the policy 'Categorizing and Protecting Habitat under the *Endangered Species Act*'.

The EIS correctly notes that the wetlands within the subject lands were not identified by the MNRF as habitat for Blanding's Turtle at the time of the reporting. It is important to note, however, that habitat mapping for species at risk are considered open files. The Blanding's Turtle GHD directs that all suitable wetlands or waterbodies within 2 km from an occurrence, and those features that are within 500 meters of each other, are protected as Category 2 habitat. It is understood that an individual Blanding's Turtle was observed on the subject lands (in wetland W4) in 2018. Based on this observation and the direction in the GHD, the MNRF can confirm that Blanding's Turtle Category 2 habitat is present on the subject lands. This includes wetland W4, where the turtle was observed, and all other suitable wetlands that would meet the Category 2 habitat description in the

To meet with our staff please be sure to call ahead and make an appointment.

For general information visit: www.mnr.gov.on.ca or www.ontario.ca

GHD. The areas between these Category 2 habitats that would provide movement corridors for Blanding's Turtles are also protected as Category 3 habitat.

- It is recommended that the project team submit an ESA Information Gathering Form (IGF) to the province that addresses Blanding's Turtle. The purpose of the IGF is to provide the necessary information to inform whether or not the proposed activity will likely contravene the ESA, and whether an authorization under the Act may be required. The IGF will need to account for any potential adverse impacts to individual Blanding's Turtles and any potential adverse impacts to the species described Category 2 (e.g. wetland removal) or 3 habitats, which may result from the proposed development. This information will be important to inform the potential implications of the ESA for the proposed development.

We hope that the supplementary technical comments on the ESA will help to inform the City's review of the subject planning applications.

Please contact the undersigned if further comment or clarification is required.

Regards,



Dave Marriott, District Planner
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph, ON, N1G 4Y2
Phone: (519) 826-4926

cc: Graham Buck, MNRF
Barb Steiner, City of Kitchener

Ministry of Northern Development,
Mines, Natural Resources
and Forestry

Ministère Du Développement du Nord, des Mines,
des Richesses naturelles
et des Forêts



Land Use Planning and Strategic Issues
Section
Southern Region

Section de l'aménagement du territoire et des
questions stratégiques
Région du Sud

Regional Operations Division
300 Water Street
Peterborough, ON K9J 3C7
Tel.: 705 761-4839

Division des opérations régionales
300, rue Water
Peterborough (ON) K9J 3C7
Tél.: 705 761-4839

April 4, 2022

2079546 Ontario Limited
C/o Brad Trussler
433 Steeles Ave E. Suite 110
Milton, ON L9T 8Z4

**SUBJECT: Re-evaluation of the Strasburg 1 Wetland Complex
City of Kitchener, Regional Municipality of Halton**

Dear Brad Trussler,

The Ministry of Northern Development Mines, Natural Resources and (NMNRF) has reviewed and confirmed the re-evaluation for the Strasburg 1 Wetland Complex undertaken by Natural Resource Solutions Incorporated on behalf of Mattamy Homes (2079546 Ontario Limited). The re-evaluation resulted in a change in the status of the wetland from non-provincially significant to provincially significant.

The Strasburg 1 wetland complex is situated in the west portion of the City of Kitchener, south of Highway 7 in parts of Lot 1, 41 and Lot 1, 42, German Company Tract, Waterloo. Note that the updated wetland boundary is available for download through Land Information Ontario (LIO) and can be viewed through the NDMNRF's Natural Heritage "Make a Map" program <https://www.ontario.ca/page/make-natural-heritage-area-map>.

If you have any questions regarding the wetland complex or the specific wetland unit on your property, please do not hesitate to contact Lisa Solomon, Management Biologist, at 437-247-6500 or lisa.solomon@ontario.ca. Upon request, the wetland evaluation can also be emailed to you in a pdf format.

Sincerely,

A handwritten signature in black ink, appearing to be 'SR' followed by a flourish.

Suzanne Robinson
A/ Strategic Project Supervisor
Land Use Planning and Strategic Issues Section
Ministry of Northern Development, Mines, Natural Resource and Forestry

November 2, 2018

Garett Stevenson, BES, RPP, MCIP.
Planner
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario, Canada, N2G 4G7

Dear Garrett:

**Re: Draft Plan of Subdivision Application 30T-18201
Official Plan Amendment Application OP18/005/B/GS
Zoning By-law Amendment ZBA18/006/B/GS
Bleams Road "Application 1"**
&
**Draft Plan of Subdivision Application 30T-18202
Official Plan Amendment Application OP18/006/G/GS
Zoning By-law Amendment ZBA18/007/G/GS
161 Gehl Place "Application 2"
Kitchener Green Ltd. & 2079546 Ontario Inc.**

Waterloo Region District School Board Planning staff has reviewed the submission for approval of the aforementioned draft plans of subdivision and provide the following comments:

The proposed elementary school site/park campus is well situated and will enable the Board to service the applicant's subdivisions as well as the surrounding lands of the Rosenberg and Trussler North Communities. In that regard, the proposed school location is favoured over the original Rosenberg Community Plan concept.

The Board appreciates having had the opportunity to work with the City and the consultant for the applicant to develop the school and park campus shown in the plan. The Block 16 school parcel contains 3.0 hectares, which is slightly more than the Board's required minimum area of 2.83 ha. (7.0 acres); however, its larger size will enable partner uses on the property that may include childcare and EarlyON centres similar to those proposed in Huron South.

The layout shares sufficient side yard with the adjacent park to permit overlapping and complementary facilities. Accesses to the campus are also well accommodated with uninterrupted street frontages on the north and east. Since the final design of the park and school blocks may be subject to further consultation regarding site constraints (such as topography), any modifications to the preliminary grading and servicing plans will need to be understood to further develop concepts for this campus.



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The applicant has indicated in the planning justification report that the plan will be staged from east to west, with the school park site comprising a portion of stage 3. The Board asks that each stage be required to confirm that adequate school capacity is located nearby to service the proposed dwelling units. In the event this cannot be satisfied, the school block should be advanced and an agreement entered into to convey the block to enable the construction of additional school accommodation.

No stages beyond Stages 1 and 2 should be registered unless the Board has cleared its accommodation concerns or has an acceptable Agreement of Purchase and Sale from the landowner to convey the property.

It is further requested,

- 1) That the following conditions of draft plan approval be imposed upon the subject plan of subdivision to satisfy the requirements of the Waterloo Region District School Board (the "Board"):
 - a) The elementary school block (the "School Site") be zoned (I) or (I-1) Neighbourhood Institutional;
 - b) The School Site be developed and registered within Stage 2 or 3 of the plan, concurrent with the registration of the streets upon which it fronts;
 - c) Prior to the registration of any stage after Stages 1 and 2, the owner shall have entered into an Agreement satisfactory to the Waterloo Region District School Board for the transfer of the School Site.
- 2) That prior to final approval, the owner shall submit to the Board a report from a qualified consultant confirming:
 - a) the suitability of the School Site for school construction purposes, with particular regard to soil bearing capacity, surface drainage, stormwater management, topography and environmental contaminants;
 - b) the final engineering plans as approved by the City of Kitchener which identify the storm drainage system that will service the School Site and the overall grading plans for the complete subdivision area, and,
 - c) the availability and sufficiency of natural gas, electrical, telephone, data and television cable (including fiber optic), water, storm and sanitary sewer services, intended to service the School Block
- 3) If the Board has elected to waive its interest in the School Site, the Waterloo Catholic District School Board shall also have the opportunity to acquire the block, subject to the

same terms and conditions of approval, unless it has given notification in writing that its interest has similarly been waived.

Additionally, the Board requires,

- 4) That the City of Kitchener and prospective purchasers of property and tenants within the plan be advised that,

notwithstanding the designation of a School Site, unless the Ontario education funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that elementary school accommodation will be provided within the subject plan.

- 5) That the owner supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign for the plan advising prospective residents that students may be directed to schools outside the neighbourhoods within the plan;
- 6) That the owner agree in the Subdivision Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:

"Whereas the Waterloo Region District School Board may designate this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Board, sufficient accommodation may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."

The Board encourages the provision of internal walkways/bike paths throughout the community to reduce walking distances and to optimize the safe travel of students to the proposed school site.

Sincerely,



Shawn Callon | Principal Planner | Planning Department

Waterloo Region District School Board

51 Ardelet Avenue | Building 4, 2nd Floor | Kitchener | Ontario | N2C 2R5 |

Phone: (519) 570-6003 | Ext: 4308 | Fax: (519) 570-2172 |

cc. Nathan Hercanuck
Lindsay Ford
Brad Trussler



TOWNSHIP OF WILMOT

PUBLIC WORKS & ENGINEERING

60 Snyder's Road West, Baden, ON N3A 1A1

Public Works-Engineering Department

T: 519-634-8444

F: 519-634-5044

Email: engineering@wilmot.ca

INTERNAL MEMORANDUM

TO: Harold O'Krafka
CC: Jeff Molenhuis
Alastair Duncan

PREPARED BY: Mark Jeffery

DATE: December 19, 2018

RE: Mattamy Development Lands - Kitchener

Thank you for the opportunity to comment on the Traffic Impact Study, Functional Servicing Report and Preliminary SWM Report for the above noted development. We offer the following comments:

Traffic Impact Study

1. Recommend the applicant re-evaluate the traffic patterns at the intersection of Trussler Road and Rosenberg Way closer to final build out, as the connection to Trussler Road is not proposed until 2031. We make this request based on the following:
 - i. At full build out, Trussler/Rosenberg is expected to operate with high delays for left turn movements.
 - ii. Further analysis also found that the justification for signals was not met.
 - iii. The study concludes that since other traffic routes are available, the congestion at Trussler Road and Rosenberg Way is not a concern. However, the additional traffic will be rerouted to Bleams Road and Trussler Road where the same issue is occurring as the study forecast has indicated the westbound left turning traffic from Bleams Road to Trussler Road will also operate with high delays.
2. Due to the proposed vertical re-alignment of Trussler Road, please confirm the new profile will not negatively impact existing driveways and will match into the existing road profile south of Rosenberg Way. Please refer to Lot Grading Plan No. 1, Dwg. No. AG1.1.

Functional Servicing Report

1. Confirm existing private wells located within close proximity to the proposed subdivision will not be affected.
2. Applicant is to pursue a legal outlet for any storm runoff tributary to either of the two existing culverts located on Trussler Road that outlet westerly into the Township of Wilmot.
3. In lieu of pursuing a legal outlet for storm water runoff, the applicant may wish to investigate the possibility of intercepting surface runoff from rear lots proposed to drain to Trussler Road and direct this surface runoff to a proposed storm sewer internal to the development.

Preliminary SWM Report

1. No comment.

Garett Stevenson

From: Garett Stevenson
Sent: Friday, December 21, 2018 1:41 PM
To: 'Harold O'Krafka'
Cc: BMacKinnon@regionofwaterloo.ca
Subject: RE: Mattamy

Hi Harold,

Thanks for your comments. The alignment of Rosenberg Way was established through the secondary plan process which was supported by a comprehensive transportation analysis. Once I have comments from all agencies and departments, we can discuss further.

Thanks,

Garett

From: Harold O'Krafka <harold.okrafka@Wilmot.ca>
Sent: Friday, December 21, 2018 9:10 AM
To: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Cc: BMacKinnon@regionofwaterloo.ca; Engineering <engineering@Wilmot.ca>
Subject: Mattamy

Thank you for the circulation of 30T-18201 and 30T-18202.

Attached are the comments of our Public Works Department.

In addition, Development Services offers the following comment for consideration.

As you are aware Trussler Road represents the Countryside Line, a hard edge to future urban growth of the City of Kitchener. The Township is of the opinion that in order to respect the Countryside Line it is important to incorporate design components to highlight that there is no intention to further expand urban development westerly beyond Trussler.

A similar design was requested and implemented along the Wilmot Line in the design of Waterloo Westside subdivisions.

As such, the Township requests consideration of backlotting the development to Trussler Road without a physical road connection to Trussler. In our opinion Rosenberg Way should terminate at Street B. Access from this development to Trussler Road via Bleams Road is reasonable in our opinion.

If emergency access is a concern within the design we would suggest limiting the connection of Rosenberg Way to that of an emergency access controlled by gates.

By copy of this comment to the Region of Waterloo we are requesting that they give consideration to this request as well given Trussler Road is a Regional Road and access thereto is controlled by the Region of Waterloo.

I trust these comments are of assistance. We would ask that you please ensure that the Township of Wilmot is included in any future correspondence regarding these proposed plans.

Thank you.

Harold

Harold O’Krafka, MCIP, RPP

Director of Development Services

60 Snyder's Road West, Baden, ON N3A 1A1

P. [519.634.8519 x 236](tel:519.634.8519) | F. [519.634.5044](tel:519.634.5044) | Toll. [1.800.469.5576](tel:1.800.469.5576) | TTY. [519.634.5037](tel:519.634.5037)

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Wilmot is a cohesive, vibrant and welcoming countryside community.

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Garett Stevenson

From: Harold O'Krafka <harold.okrafka@Wilmot.ca>
Sent: Friday, November 13, 2020 1:52 PM
To: Garett Stevenson
Cc: Nathan Wilkinson
Subject: [EXTERNAL] RE: Department - Agency Re-Circulation 30T-18201 & 30T-18202 (Mattamy)

Hi Garett

Just a quick note to confirm that our only requested condition of draft approval remains the same.

The Township of Wilmot requests "the circulation of the engineering drawings for the reconstruction of Trussler Road, south of Bleams Road, to ensure entrances providing access to existing properties on the west side of Trussler Road, have been considered and incorporated into the design. A review fee of \$500 is required by Wilmot Township at time of drawing submission."

Please forward the conditions of Draft Approval when same are approved.

Thanks and have a great weekend.

Regards

Harold

Harold O'Krafka MCIP RPP
Director of Development Services

From: Garett Stevenson <Garett.Stevenson@kitchener.ca>
Sent: Tuesday, October 27, 2020 7:50 PM
To: 'Peter Ellis' <PELLis@regionofwaterloo.ca>; Jonn Barton <jonn.Barton@kitchener.ca>; 'Jane Gurney' <JGurney@regionofwaterloo.ca>; Jason Brule <Jason.Brule@kitchener.ca>; 'Marriott, David (MNRF)' <David.Marriott@ontario.ca>; 'Graham.Buck@ontario.ca' <Graham.Buck@ontario.ca>; 'Shawn Callon' <shawn_callon@wrdsb.ca>; Harold O'Krafka <harold.okrafka@Wilmot.ca>; 'BERE, Jamie' <james.bere@canadapost.postescanada.ca>; Victoria Grohn <Victoria.Grohn@kitchener.ca>; 'McKenna, Tara (MNRF)' <Tara.McKenna@ontario.ca>; 'Bishmita.Parajuli@HydroOne.com' <Bishmita.Parajuli@HydroOne.com>; 'Meaghan.Palynchuk@bell.ca' <Meaghan.Palynchuk@bell.ca>; Michael Palmer <Michael.Palmer@kitchener.ca>; Barbara Steiner <Barbara.Steiner@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; Rosa Bustamante <Rosa.Bustamante@kitchener.ca>; 'Shilling Yip' <SYip@regionofwaterloo.ca>
Subject: Department - Agency Re-Circulation 30T-18201 & 30T-18202 (Mattamy)

CAUTION: This email originated from outside of the organization. Do not click links or open any attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached second re-submission letter. A separate email with a link to the City's Fileshare system with the materials will be provided separately.

I am now preparing final draft approval conditions. If you have additional comments or revised or new conditions, **please provide to me by November 20, 2020.**

Thanks,

Garett

Garett Stevenson, BES, RPP, MCIP

Senior Planner | Planning Division | City of Kitchener

519-741-2200 x 7070 | TTY 1-866-969-9994 | garett.stevenson@kitchener.ca



Residents are encouraged to visit kitchener.ca/covid19 for the most up-to-date information about City services.

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November 6, 2018

Garett Stevenson
Planner
Planning Division-City of Kitchener
PO Box 1118
Kitchener ON N2G 4G7

Reference: Draft Plan of Subdivision Application 30T-18201 & 30T-18202
Bleams Rd "Application 1 & 161 Gehl Place "Application 2"
Kitchener Green Ltd. & 2079546 Ontario Ltd.

Garett:

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

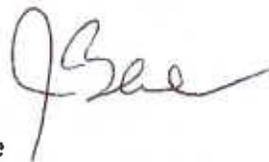
Multi-unit buildings with a common indoor entrance fall under Canada Post's multi-unit policy:

- The owner/developer will be required to provide and maintain the centralized mail facility (Lock Box Assembly) at their own expense. Buildings with 100 or more units require a rear loading LBA with dedicated secure mailroom.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide winter snow clearance at the Community Mailbox locations
- 2 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 3 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,



Jamie Bere
Delivery Services Officer | Delivery Planning
Canada Post
955 Highbury Ave N
London ON N5Y 1A3
519-280-7968
james.bere@canadapost.ca

November 1, 2018

Re: Roscnberg Secondary Plan/Mattamy Community
Preliminary Water Distribution Analysis – July 6, 2018

The following are comments pertaining to the above, :

The pressure divide between Pressure Zones 5 and 6 is at Red Clover Crt as shown in the figure below

Comments were based on Figure 2.1 in the Preliminary Water Distribution Analysis but there is also Figure 5.2 in Section 5.2 of the Functional Servicing Report – are these exactly the same map?

Pressure Zone 5 Side

- 300mm watermain between J-529 and J-508. This does not connect to Bleams road and is will be a dead end. Does the pipe need to be this large or can it be reduced in size
- Streets don't align in the adjoining Stamm Subdivision – the watermains should be located on streets

Pressure Zone 6 Side

- We would like to see the watermain between J-603 and J-646/J-505 (school location) be increased to a 300mm to provide for flexibility in the future (pressure zone divide). We would want to be able to feed the school from the other pressure zone in the case of a watermain break/emergency. The 300mm size for this main was part of the OMB decision. During the design phase there will be a need to strategically place hydrants.
- 300mm watermain between J-602 and J-612– why is this a 300mm? Should it be a smaller diameter



Angela Mick, P.Eng.
Utilities Water Engineer

KITCHENER UTILITIES

Kitchener Operations Facility
131 Goodrich Drive
Kitchener, ON N2C 2E8
Telephone: 519-741-2600 x4408
Loraine Baillargeon
Fax: 519-741-2638
TTY: 1-866-969-9994
Email: angela.mick@kitchener.ca
Website: www.kitchenerutilities.ca



Regards,

Angela Mick, P.Eng.
Utilities Water Engineer



Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com



Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO garett.stevenson@kitchener.ca

October 16, 2018

Development Services Department Planning
City Hall, P.O. Box 1118
200 King Street West
Kitchener, ON N2G 4G7

Attention: Garrett Stevenson

Dear Garette Stevenson:

Re: Draft Plan of Subdivision, Kitchener Green Ltd. & 2079546 Ontario Inc.
161 Gehl Place
Kitchener
File: 30T-18201

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject property is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

The comments detailed herein **do not** constitute an endorsement of any element of the subdivision design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

The following should be included as **Conditions of Draft Approval**:

1. The developer must contact **Lana Kegel**, Senior Real Estate Coordinator at **905-946-6277** to discuss all aspects of the subdivision design, ensure all of HONI's technical requirements are met to its satisfaction, and acquire the applicable agreements.
2. Prior to HONI providing its final approval, the developer must make arrangements **satisfactory to HONI for lot grading and drainage**. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
3. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

4. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected where subdivision lots directly abut the transmission corridor after construction is completed.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
6. HONI's easement rights must be protected and maintained.

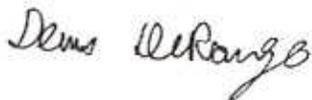
In addition, HONI requires the following be conveyed to the developer as a precaution:

7. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The safe vertical distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the safe vertical distance specified in the *Act*. All parties should also be aware that the conductors can raise and lower without warning, depending on the electrical load placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,



Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.

Cc: Lana Kegal – Hydro One Networks

Garett Stevenson

From: circulations@wsp.com
Sent: Friday, October 5, 2018 2:43 PM
To: Garett Stevenson
Subject: Application 1 - OPA (OPA18/005/B/GS), ZBLA (ZBA18/006/B/GS) and Draft Plan of Subdivision (30T-18201); Application 2 - OPA (OPA18/006/B/GS), ZBLA (ZBA18/007/B/GS) and Draft Plan of Subdivision (30T-18202)

2018-10-05

Garett Stevenson

Kitchener

''

Attention: Garett Stevenson

Re: Application 1 - OPA (OPA18/005/B/GS), ZBLA (ZBA18/006/B/GS) and Draft Plan of Subdivision (30T-18201); Application 2 - OPA (OPA18/006/B/GS), ZBLA (ZBA18/007/B/GS) and Draft Plan of Subdivision (30T-18202); Your File No. OPA18/005/B/GS, OPA18/006/B/GS, ZBA18/006/B/GS, ZBA18/007/B/GS, 30T-18201, 30T-18202

Our File No. 83314

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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July 28, 2022
Via email
30T-18201

Garett Stevenson, Manager of Development Review
Planning Division, City of Kitchener
Kitchener, ON N2G 4G7

Dear Mr. Stevenson,

Re: Applications for Draft Plan of Subdivision 30T-18201, Official Plan Amendment OP18/005/B/GS and Zoning By-law Amendment ZBA 18/006/B/GS for Bleams Road “Application 1”
Bleams Road and Trussler Road, City of Kitchener
Kitchener Green Ltd./Mattamy Homes/2079546 Ontario Inc.

Grand River Conservation Authority (GRCA) staff has received the above-noted applications for Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment approvals for lands within the Rosenberg community.

Recommendation

GRCA staff have no objection to the approval of the above-noted applications, subject to the conditions detailed below.

Documents Reviewed by Staff

Staff have completed a review of the following documents submitted with this application:

- Draft Plan of Subdivision (30T-18201), prepared by City of Kitchener Development Services Department, Planning, dated July 6, 2022, received July 26, 2022
- Zone By-Law Amendment, Map No. 1, prepared by City of Kitchener Development Services Department, Planning, dated July 6, 2022, received July 26, 2022
- Land Use Schedule 30T-18201 + 30T-18202, prepared by the City of Kitchener, dated August 2021, received July 21, 2022.
- Preliminary Stormwater Management (SWM) Report, prepared by MTE Consultants Inc., most recently revised August 31, 2021, received July 19, 2022
- Engineering Drawings (Lot Grading Plans Drawing Numbers AG 1.1 to AG 1.6 and Trail Plan), prepared by MTE Consultants Inc., most recently re-issued August 31, 2021, received July 19, 2022
- Email from Garett Korber (MTE Consultants Inc.) to Chris Foster-Pengelly (GRCA), re: Draft Plan of Subdivision - 30T-18201 GRCA comments, received July 25, 2022.

- Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study-Update, prepared by Natural Resource Solutions Inc., most recently revised August 2021, received May 12, 2022
- Rosenberg Secondary Plan, Mattamy Community Urban Design Brief, prepared by NAK design strategies, prepared August 16, 2021, received July 21, 2022
- Hydrogeology Study, prepared by MTE Consultants Inc., dated July 6, 2018
- Functional Servicing Report, prepared by MTE Consultants Inc., dated July 6, 2018
- Geotechnical Recommendations – Proposed Residential Subdivision, Rosenberg Area 2 Lands, Kitchener, Ontario, prepared by DS Consultants Ltd., dated June 12, 2018

GRCA Comments

The GRCA has no objection to draft plan approval subject to the following conditions:

- 1) Prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority.
 - a) A detailed final stormwater management report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual" and in keeping with the Rosenberg Secondary Plan Mattamy Community 30T18201 & 30T-18202 Preliminary Stormwater Management Report (dated August 31, 2021, prepared by MTE Consultants Inc).
 - b) Final Lot Grading, Servicing, and Storm Drainage Plans.
 - c) A final erosion and sediment control plan in accordance with the Grand River Conservation Authority's Guidelines for erosion and sediment control, indicating the means whereby erosion will be minimized and sediment maintained on-site throughout all phases of grading and construction.
 - d) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading or construction in a regulated area, including any grading within wetlands and the "wet depression," as identified in the EIS (prepared by NRSI, revised August 2021), and their regulated allowances.

In support of final design and the clearance of conditions, the following comments are to be addressed to the satisfaction of the GRCA:

1. Section 2.4 of the Hydrogeology Study (pages 6-7) notes that infiltration testing was undertaken for SWMF1 (TL1, TL2, TL3 and TL4) and SWMF2 (Area 1 and Area 2), with reference to Appendix F for infiltration testing outcomes. Results of infiltration testing for each SWM facility is required for review. Using the results of the infiltration testing, the water balance analysis must demonstrate that monthly infiltration targets can be met, to the satisfaction of the GRCA.
2. A monthly breakdown of the water balance is required to demonstrate that the infiltration targets will be met considering the winter bypass for infiltration basins. Based on our review of the Preliminary SWM Report, we understand that the water balance calculations provided in Tables 5.8 and 5.9 are based on continuous modeling. The monthly breakdown should demonstrate that the model was run for all months to identify

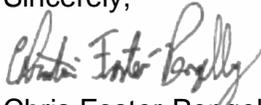
pre-development conditions and that pre-development conditions can be matched. Please note that results of the final water balance may impact lot configurations and sizing.

We trust that the municipality will ensure the Subdivider's Agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports noted in Condition 1) above.

The GRCA acknowledges past receipt of the subdivision fee (70% of the base fee and per net hectare fee) of \$21,000 for 30T-18201. By copy of this correspondence, the applicant will be invoiced the remaining balance of \$9,000.

Should you have any questions, please contact the undersigned at cfosterpengelly@grandriver.ca or 519-621-2763 ext. 2319.

Sincerely,



Chris Foster-Pengelly, M.Sc.
Resource Planner, Water Management Division

Copy:

Barb Steiner, City of Kitchener
Jane Gurney, Region of Waterloo
Alex Drung, Mattamy Homes
Brad Trussler, Mattamy Homes
Paul Lowes, SGL Planning & Design Inc.
Garett Korber, MTE Consultants Inc.
Jessica Linton, NRSI



January 25, 2023

Via email

30T-18202

Garett Stevenson, Manager of Development Review
Planning Division, City of Kitchener
Kitchener, ON N2G 4G7

Dear Mr. Stevenson,

Re: Applications for Draft Plan of Subdivision 30T-18202, Official Plan Amendment OP18/006/G/GS and Zoning By-law Amendment ZBA 18/007/G/GS for 161 Gehl Place "Application 2," City of Kitchener
Bleams Road and Trussler Road, City of Kitchener
Kitchener Green Ltd./Mattamy Homes/2079546 Ontario Inc.

Grand River Conservation Authority (GRCA) staff has received the above-noted applications for Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment approvals for lands within the Rosenberg community.

Recommendation

GRCA staff have no objection to the approval of the above-noted applications, subject to the conditions detailed below.

Documents Reviewed by Staff

Staff have completed a review of the following documents submitted with this application:

- Draft Plan of Subdivision (30T-18202), prepared by City of Kitchener Development Services Department, Planning, dated July 21, 2022, received October 29, 2022
- 30T-18202 Draft Zoning Map #1, prepared by City of Kitchener Development Services Department, Planning, dated March, 2022, received October 29, 2022
- Preliminary Stormwater Management (SWM) Report, prepared by MTE Consultants Inc., most recently revised August 31, 2021, received July 19, 2022
- Rosenberg Secondary Plan – Mattamy Community, Environmental Impact Study-Update, prepared by Natural Resource Solutions Inc., most recently revised August 2021, received May 12, 2022
- Rosenberg Secondary Plan, Mattamy Community Urban Design Brief, prepared by NAK design strategies, prepared August 16, 2021, received July 21, 2022
- Hydrogeology Study, prepared by MTE Consultants Inc., dated July 6, 2018
- Functional Servicing Report, prepared by MTE Consultants Inc., dated July 6, 2018
- Geotechnical Recommendations – Proposed Residential Subdivision, Rosenberg Area 2 Lands, Kitchener, Ontario, prepared by DS Consultants Ltd., dated June 12, 2018

GRCA Comments

The GRCA has no objection to draft plan approval subject to the following conditions:

- 1) Prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority.
 - a) A detailed final stormwater management report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual" and in keeping with the Rosenberg Secondary Plan Mattamy Community 30T18201 & 30T-18202 Preliminary Stormwater Management Report (dated August 31, 2021, prepared by MTE Consultants Inc).
 - b) Final Lot Grading, Servicing, and Storm Drainage Plans.
 - c) A final erosion and sediment control plan in accordance with the Grand River Conservation Authority's Guidelines for erosion and sediment control, indicating the means whereby erosion will be minimized and sediment maintained on-site throughout all phases of grading and construction.
 - d) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading or construction in a regulated area.

In support of final design and the clearance of conditions, the following comments are to be addressed to the satisfaction of the GRCA:

1. Section 2.4 of the Hydrogeology Study (pages 6-7) notes that infiltration testing was undertaken for SWMF1 (TL1, TL2, TL3 and TL4) and SWMF2 (Area 1 and Area 2), with reference to Appendix F for infiltration testing outcomes. Infiltration results appear to be missing for SWMF2. Results of infiltration testing for each SWM facility is required for review. Using the results of the infiltration testing, the water balance analysis must demonstrate that monthly infiltration targets can be met, to the satisfaction of the GRCA.
2. A monthly breakdown of the water balance is required to demonstrate that the infiltration targets will be met considering the winter bypass for infiltration basins. Based on our review of the Preliminary SWM Report, we understand that the water balance calculations provided in Tables 5.8 and 5.9 are based on continuous modeling and provide annual infiltration values. The monthly breakdown should demonstrate that the model was run for all months to identify pre-development conditions and that pre-development conditions can be matched. Please note that results of the final water balance may impact lot configurations and sizing.
3. Please provide details regarding infiltration trench sizing.

We trust that the municipality will ensure the Subdivider's Agreement between the owners and the municipality contain provisions for the completion and maintenance of the works in accordance with the approved plans and reports noted in Condition 1) above.

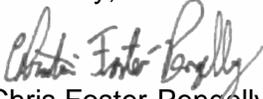
The GRCA acknowledges past receipt of the subdivision fee (70% of the base fee and per net hectare fee) of \$11,243.89 for 30T-18202. By copy of this correspondence, the applicant will be invoiced the remaining balance of \$4,819.11.

Advisory Comments

Portions of blocks 28, 29, 32, and 33 in the proposed Draft Plan contains wetlands and their associated buffers. The GRCA recommends that the NHC land use designation and zoning be applied to the wetlands and their buffers.

Should you have any questions, please contact the undersigned at cfosterpengelly@grandriver.ca or 519-621-2763 ext. 2319.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Foster-Pengelly". The signature is written in a cursive, flowing style.

Chris Foster-Pengelly, M.Sc.
Resource Planner, Water Management Division

Copy: Alex Drung, Mattamy Homes

**PERMIT UNDER s.17 (1) in accordance with the criteria in
clause 17(2)(c) of the ENDANGERED SPECIES ACT, 2007**

Permit #: WC-C-001-19

Issued to: Mattamy Homes Limited
433 Steeles Avenue East
Unit 110
Milton, ON L9T 8Z4

Term: This permit comes into force on the date it is issued and expires when all conditions are satisfied.

Location: 161 Gehl Place, Kitchener, in the area identified as subject to Draft Plan 30T-18202 in Schedule B (the “**Site**”).

Project Description: Construction of residential lots and blocks, a street network, stormwater management facility and park blocks (the “**Project**”).

1. **Authority:** This permit is issued to Mattamy Homes Limited (the “**Proponent**”) under subsection 17 (1) of the *Endangered Species Act, 2007* (“**ESA**”) in accordance with the criteria in clause 17(2)(c) of that Act.
2. **Application to Species:** This permit applies to Blanding’s Turtle, a species listed as threatened in O. Reg. 230/08: Species at Risk in Ontario List, and its habitat which are protected under the ESA.
3. **Authorization:** This permit authorizes the Proponent to engage in the following activities at the Site that would otherwise be prohibited by subsections 9(1) and 10(1) of the ESA, for the purpose of carrying out the Project or fulfilling the conditions of this permit:
 - (a) harm, harass, capture, possess and transport Blanding’s Turtles; and
 - (b) damage or destroy up to 10.3 hectares of Category 3 Habitat for Blanding’s Turtle.
4. **Conditions:** Pursuant to subsection 17(6) of the ESA, authorizations in section 3 of this permit do not apply unless the Proponent complies with the requirements imposed by conditions in this permit.

5. **Compliance:** Section 36 of the ESA provides that non-compliance with the prohibitions in subsections 9(1) and 10(1) of that Act and any provision of this permit constitutes an offence.

6. **Schedules:** The following schedules form part of this permit:

- Schedule A: Conditions
- Schedule B: Project Location (the Site)
- Schedule C: Permanent Fencing and Habitat Creation Area
- Schedule D: Permanent Fencing System Dumfries Road
- Schedule E: Radio Telemetry Study Boundary

Pursuant to s. 17(1) of the ESA and in accordance with the criteria in clause 17(2)(c) of the ESA, I hereby issue this permit authorizing the activities described above, subject to the conditions set out herein.



David Piccini
Minister of the Environment, Conservation and
Parks

Date of Issuance: 03/04/23
(dd/mm/yy)

SCHEDULE A: CONDITIONS

Definitions

1. In this permit,

“**Active Season**” means the period when Blanding’s Turtles are most likely to be outside of their overwintering site (normally between April 15 and October 15);

“**Encounter**” means any encounter with individual Blanding’s Turtles at the Site;

“**Hatching Season**” means the period when Blanding’s Turtle hatchlings are most likely to emerge from their nest (normally between August 15 and September 30);

“**MECP**”, “**Ministry**” means the Ministry of the Environment, Conservation and Parks;

“**Nesting Season**” means the period when Blanding’s Turtles are most likely to be searching for the appropriate locations for nesting, establishing nest sites and nesting (normally between May 1 and July 15);

“**NHIC**” means the Natural Heritage Information Centre;

“**Overall Benefit Activities**” means the activities identified in conditions 18, 19, 20 and 21;

“**Permanent Fencing**” means the permanent exclusion fencing intended to exclude Blanding’s Turtles from accessing the Site both prior to the beginning of and following the completion of the Project, which is required to be installed in accordance with condition 13;

“**Permanent Fencing System**” means the fencing installed in accordance with condition 20;

“**Project Activities**” means activities associated with undertaking the Project or fulfilling the conditions of this permit which may impact the Protected Species or its habitat, including construction, vegetation and tree removal, site grading, heavy equipment use at the Site and Overall Benefit Activities;

“**Qualified Professional**” means a person who has the education, training, experience and expertise in the conservation and protection of the Protected Species, unless indicated otherwise, to undertake the requirements of this permit that are to be undertaken or overseen by that person;

“**Protected Species**” means Blanding’s Turtle (*Emydoidea blandingii*);

“**Provincially Significant Wetland**” means any wetland that achieves a total score of 600 or more points, or achieves a score of 200 or more points in either the Biological or the Special Features component in the science-based ranking system known as the Ontario Wetland Evaluation System;

“**SARO List**” means O. Reg. 230/08: Species at Risk in Ontario List;

“**Significant Rainfall or Snowmelt Event**” means an event during which at least 15 mm of rainfall or snowmelt has been received within 24 hours at the Site, or

an event with an intensity of at least 5 mm/hr and during which at least 10 mm of rainfall or snowmelt has been received at the Site;

“**Temporary Fencing**” means the fencing installed in accordance with condition 12;

“**Temporary Overall Benefit Fencing**” means the fencing installed in accordance with condition 18(a); and

“**Wildlife Custodian**” means a person who holds a valid wildlife custodian authorization under the *Fish and Wildlife Conservation Act, 1997*.

General

2. The Proponent shall retain a Qualified Professional to:
 - (a) undertake the activities that this permit requires to be undertaken by a Qualified Professional; and
 - (b) supervise and assist with other activities required by this permit that are within the purview of a Qualified Professional.
3. The Proponent shall keep a copy of this permit on the Site and ensure that a copy of the permit is accessible at all times by any person engaging in an activity that is authorized or required by this permit.
4. The Proponent shall:
 - (a) give a copy of this permit to every Qualified Professional working on the Site, and
 - (b) ensure that a copy of this permit is carried by any person who transports a Protected Species individual under the authority of this permit for the purposes of relocation or providing custodial or veterinary care.
5. The Proponent shall act with due diligence to prevent killing, harming, or harassing any individual of the Protected Species while carrying out the Project Activities and while fulfilling the conditions of this permit.
6. The first time Project Activities are commenced, the Proponent shall notify the MECP within 24 hours by email to SAROntario@ontario.ca, referencing the permit number.
7. At the request of MECP staff and on reasonable notice, the Proponent shall provide MECP staff and others accompanying them with access to the Site and any other areas for the purposes of observing the Site and any activities undertaken in relation to this permit. If access is requested to an area not on the Site and not owned by the Proponent, the Proponent shall make reasonable efforts to obtain the requested access. For greater certainty, this condition does not affect the powers of an enforcement officer under the ESA.

8. The Proponent shall notify the MECP immediately by email at SAROntario@ontario.ca, referencing the number of this permit, if the Proponent's name or address changes or if the Proponent:
- (a) becomes bankrupt, becomes insolvent or makes an assignment for the benefit of creditors;
 - (b) has a receiver appointed over it;
 - (c) takes a step toward dissolution or is amalgamated;
 - (d) undergoes a change in control or ownership;
 - (e) takes or is subject to any other thing which adversely affects the Proponent's ability to satisfy this permit; or
 - (f) is unable to satisfy any of the conditions of this permit.
9. **First Nations:** The Proponent shall continue to share information about this permit, any amendments to this permit, and the implementation of this permit with the Mississaugas of the Credit First Nation, Six Nations of the Grand River and the Haudenosaunee Development Institute (on behalf of the Haudenosaunee Confederacy Chiefs Council). The Proponent shall carry out the following to fulfill the commitments that have been made to First Nations:
- (a) inform and consult with the Mississaugas of the Credit First Nation and Six Nations of the Grand River when:
 - i. developing the stewardship brochures required under condition 16;
 - ii. developing planting plans under condition 18; and
 - iii. developing the creation plan for the wetland required under condition 18(b)v.; and
 - (b) provide summary letters of the progress of the Project components described in condition 9(a) to the Haudenosaunee Development Institute.

Mitigation Measures

10. **Education and Awareness:** Before any person engages in Project Activities, the Proponent shall ensure that a Qualified Professional provides education and awareness training to the person that addresses:
- (a) the existence of the Protected Species and its habitat at the Site;
 - (b) the requirements of this permit;
 - (c) potential threats posed by Project Activities to the Protected Species and its habitat;
 - (d) an explanation of mitigation efforts that must be taken in order to avoid killing, harming or harassing the Protected Species, and to avoid damaging or destroying its habitat;
 - (e) appropriate action(s) to take if an Encounter occurs; and

- (f) how to report sightings of the Protected Species or Encounters to the NHIC and to the Ministry.
- 11. Record of Training:** The Proponent shall keep a record of training conducted in accordance with condition 10 and that record shall include:
- (a) the name of each Qualified Professional who conducted the training;
 - (b) the names of all persons trained;
 - (c) a declaration signed by each trainee certifying that they have been trained in accordance with the requirements under condition 10;
 - (d) the date(s) of the training;
 - (e) the manner in which the training was provided; and
 - (f) a copy of the training materials.
- 12. Temporary Exclusion Fencing:** Prior to commencing any Project Activities, the Proponent shall install Temporary Fencing to prevent the movement of the Protected Species into the Site and to restrict machinery access to the remaining portions of the Site where Project Activities are not taking place. The Proponent shall ensure that the Temporary Fencing is installed, inspected and maintained as follows:
- (a) such fencing shall be installed in accordance with the direction provided in “Reptile and Amphibian Exclusion Fencing: Best Practices” found at: <https://www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing>;
 - (b) Temporary Fencing shall be installed in the location identified as “Wildlife Guidance Fence” in the map provided in Schedule C;
 - (c) the final design and location (including entry/access area) of the Temporary Fencing, including any adjustments as required by the ground conditions, shall be approved by a Qualified Professional;
 - (d) the Temporary Fencing shall be installed prior to the start of the Active Season and remain in place throughout the Active Season of each year in which Project Activities are occurring;
 - (e) once installed, the Temporary Fencing shall be inspected once per week when Project Activities are occurring, by a Qualified Professional or designated staff member who has been trained by a Qualified Professional, during the Active Season of each year in which Project Activities are occurring;
 - (f) during any period in which the Temporary Fencing is not being inspected once per week during the Active Season, a Qualified Professional shall inspect the Temporary Fencing a minimum of once a month and within 48 hours of any rainfall or windstorm event that in the opinion of a Qualified Professional could compromise the integrity of the Temporary Fencing;

- (g) any damage to the Temporary Fencing shall be repaired by the end of the business day when the damage is observed or, if observed on a non-business day, the end of the next business day; and
- (h) the Temporary Fencing shall be maintained in place until all Project Activities within the Site are completed or Permanent Fencing is in place.

13. Permanent Exclusion Fencing: The Proponent shall install and maintain Permanent Fencing to prevent the movement of the Protected Species into the Site once the sediment and erosion control measures required in condition 14 are no longer needed and all heavy equipment use is finished at the Site, and in accordance with the following:

- (a) the Permanent Fencing shall be installed in accordance with the direction provided in "*Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario*" found at: https://files.ontario.ca/bmp_herp_2016_final_final_resized.pdf;
- (b) the Permanent Fencing shall be installed in the location identified as "Wildlife Guidance Fence" in the map provided in Schedule C;
- (c) each end of the Permanent Fencing shall be designed to curve inward to direct the Protected Species away from the Site or tie directly into permanent fencing on adjacent lands;
- (d) the final design and location (including entry/access area) of the Permanent Fencing, including any adjustments as required by the ground conditions, shall be approved by a Qualified Professional;
- (e) once installed, the Permanent Fencing shall be inspected once per month by a Qualified Professional during every Active Season until the end of the period specified in condition 13(g), to ensure that it is in good working condition;
- (f) any damage to the Permanent Fencing shall be repaired by the end of the business day when the damage is observed or, if observed on a non-business day, the end of the next business day; and
- (g) the Permanent Fencing shall be maintained in place until a final report is submitted in accordance with condition 27.

14. Erosion and Sediment Control Measures: The Proponent shall implement erosion and sediment control measures (e.g., silt fences) at the Site prior to the commencement of any Project Activities and maintain them in place until the completion of the Project, to prevent construction run-off and soil sedimentation from entering adjacent lands. The Proponent shall inspect the erosion and sediment control measures bi-weekly with additional inspections carried out immediately following any Significant Rainfall or Snowfall Event or inclement weather. The Proponent shall fix any deficiencies found by the end of the business day the damage is observed or, if observed on a non-business day, the end of next business day.

- 15. Protection from Invasive Species:** The Proponent shall ensure that all machinery is cleaned in accordance with the publication “*Clean Equipment for Industry Protocol*” (printed April 2013 and updated May 2016), currently found at: http://www.ontarioinvasiveplants.ca/wp-content/uploads/2016/07/Clean-Equipment-Protocol_June2016_D3_WEB-1.pdf, immediately prior to entering the Site.
- 16. Stewardship Brochures:** Commencing on the date on which this permit is issued and until a final report is submitted in accordance with condition 27, the Proponent shall distribute to all new homeowners at the Site, a stewardship brochure developed by a Qualified Professional that includes the following information:
- (a) details about the Protected Species including its identification features and biology;
 - (b) the existence of the Protected Species within the Site, as well as the protections that apply to the Protected Species under sections 9 and 10 of the ESA;
 - (c) tips for living respectfully with the Protected Species, including guidelines for proper garbage and compost storage to limit the attraction of predators to the Protected Species;
 - (d) how to report a sighting of the Protected Species to the NHIC;
 - (e) details on the purpose and location of the Permanent Fencing and the Overall Benefit Activities; and
 - (f) details outlining the risk of Protected Species road mortality, including high risk periods each year (e.g. the Nesting Season), and describing actions homeowners can take to reduce the risk of Protected Species road mortality.

Encounters

- 17. Encounters including Injured or Dead Individuals:** The following requirements shall apply in relation to Encounters while carrying out the Project or fulfilling the conditions of this permit:
- (a) For all Encounters that occur while carrying out Project Activities, the Proponent shall:
 - i. cease all activity within 30 metres of the Protected Species individual that may result in adverse impacts to the individual, and protect the individual from further harm;
 - ii. contact a Qualified Professional immediately to report the observation and ensure the Qualified Professional arrives within two (2) hours of the Encounter;
 - iii. monitor the location of the Protected Species individual at all times until arrival of the Qualified Professional;

- iv. subject to conditions 17(b), (c) and (d), ensure that a Qualified Professional confirms that the Protected Species individual has left the Site of its own accord or safely relocates the individual before resuming any activity within 30 metres of the location of the Encounter and the individual; and
 - v. record the following information and include them in the annual reports required to be submitted under condition 26:
 - A. name of the observer;
 - B. date and time of the Encounter;
 - C. location of the observation (UTM coordinates or detailed description);
 - D. digital photograph(s) if possible; and
 - E. summary of action taken.
- (b) If the Encounter involves a Protected Species individual that is nesting, or if a Protected Species nest is discovered, the Proponent shall:
- i. immediately create a minimum 30-metre setback around the nest and nesting individual and ensure no Project Activities occur within this area;
 - ii. ensure the nest is protected from all disturbances until the end of the Hatching Season of that year, which includes maintaining a 30-metre setback from the nest;
 - iii. install a nest protector around the nest in accordance with the document “How to Build a Turtle Protector During Nesting Season”, published by the Canadian Wildlife Federation, currently found at https://cwf-fcf.org/en/explore/turtles/htt_nest_protector_en_lr.pdf;
 - iv. ensure weekly monitoring of the nest site is completed by a Qualified Professional during the Hatching Season;
 - v. ensure that the Protected Species individuals, including the hatchlings and any nesting individuals, disperse from the nest site under their own ability before resuming Project Activities or, if this is not feasible, a Qualified Professional safely relocates the Protected Species before resuming Project Activities; and
 - vi. if a situation arises where it is not possible to protect the nest of the Protected Species where it has been laid or it is not possible to wait for hatchlings to disperse on their own, contact an authorized Wildlife Custodian to request their assistance. If the Wildlife Custodian determines that artificial incubation is feasible, the Proponent shall coordinate with the Wildlife Custodian to facilitate transport of the eggs, their artificial incubation, and the release of the Protected Species back into the wild.

- (c) If the Encounter involves an injured Protected Species individual at the Site, the Proponent shall:
- i. cease all work within 30 metres of the injured individual;
 - ii. ensure the individual is protected from further harm until such a time as it can be collected by a Qualified Professional;
 - iii. follow the protocols outlined in the publication "*Ontario Species at Risk Handling Manual: For Endangered Species Act Authorization Holders*", available online at: https://files.ontario.ca/environment-and-energy/species-at-risk/mnr_sar_tx_sar_hnd_mnl_en.pdf;
 - iv. document the location where the Protected Species individual was found and the circumstances under which the individual was found injured;
 - v. obtain advice and any necessary care for the individual from a veterinarian licensed in Ontario with appropriate wildlife experience;
 - vi. in the event the Proponent obtains veterinary care under condition 17(c)v., pay for that care;
 - vii. after obtaining appropriate veterinary advice or care in accordance with condition 17(c)v., transfer the individual to an authorized Wildlife Custodian experienced in handling turtle species; and
 - viii. report the incident to MECP at SAROntario@ontario.ca, referencing the permit number, before the end of the next business day.
- (d) If a Protected Species individual is killed or a Protected Species individual is found dead at the Site, the Proponent shall:
- i. collect the individual and store it in a safe and refrigerated place;
 - ii. document the location and circumstances under which the individual was killed or found dead;
 - iii. report the incident to the MECP by email at SAROntario@ontario.ca, referencing the permit number, before the end of the next business day; and
 - iv. comply with any instructions provided by the Ministry regarding the handling and/or transfer of the dead individual. If handling or transfer of the dead individual is not required by the Ministry, the Proponent shall dispose of the dead individual in an appropriate manner.
- (e) Within three (3) months of any Encounter, the Proponent shall provide the following information to the NHIC by emailing NHICrequests@ontario.ca;
- i. name of species;
 - ii. name of the observer;
 - iii. date and time of the Encounter;
 - iv. location of the Encounter (UTM coordinate or detailed description); and

- v. digital photographs, if possible.

Overall Benefit Activities

- 18. Habitat Creation and Enhancement:** Within seven (7) years of the commencement of any Project Activities, the Proponent shall, under the supervision of a Qualified Professional, create Protected Species habitat in accordance with Schedule C and the following:
- (a) habitat creation shall be undertaken outside of the Active Season. If it is not possible to adhere to this timing restriction, then Temporary Overall Benefit Fencing shall be installed, inspected, and maintained to exclude Blanding's Turtles from areas where the habitat creation is being undertaken in accordance with the following:
 - i. fencing shall be installed in accordance with the direction provided in the Ontario publication "*Reptile and Amphibian Exclusion Fencing: Best Practices*" (published November 6, 2020) as amended (currently found at: <https://www.ontario.ca/page/reptile-and-amphibian-exclusion-fencing>);
 - ii. fencing shall be installed to isolate the areas in which work is occurring within Zones 1 through 5 as identified in Schedule C;
 - iii. the final design and location (including entry or access areas) of the fencing shall be approved by a Qualified Professional;
 - iv. fencing shall be installed prior to the start of the Active Season and remain in place throughout the Active Season of each year in which habitat creation is undertaken;
 - v. once installed, the fencing shall be inspected once per week, by a Qualified Professional during the Active Season of each year in which habitat creation is undertaken;
 - vi. any damage to the fencing shall be repaired by the end of the business day when the damage is observed or, if observed on a non-business day, the end of the next business day; and
 - vii. fencing shall be maintained until all works described in Schedule C are completed.
 - (b) Habitat creation shall include the following:
 - i. in Zone 1, as identified in Schedule C, a minimum of 2.91 hectares of habitat shall be created in order to enhance the function of an amphibian and reptile movement corridor, including:
 - 1. the addition of natural materials to create microhabitats for turtles and other wildlife;
 - 2. the creation of three (3) swales, each a minimum size of ten (10) metres in length by five (5) metres in width and a minimum of 50 centimetres deep;

3. the creation of three (3) of the artificial nesting areas required under condition 19; and
 4. the development and implementation of a planting plan, including locally appropriate shrubs and herbaceous species, to establish a diverse community of vegetation and to contribute to a movement corridor;
- ii. in Zone 2, as identified in Schedule C, a minimum of 0.81 hectares of habitat shall be created in order to enhance the function of an amphibian and reptile movement corridor and reduce edge effects, including the addition of planted trees to establish canopy cover, shrubs, and natural materials such as stumps, logs, limbs or large rocks;
 - iii. in Zone 3, as identified in Schedule C, a minimum of 0.54 hectares of habitat shall be created to connect Provincially Significant Wetland units, including:
 1. the creation of three (3) of the artificial nesting areas required under condition 19;
 2. retention of natural materials (log, limbs or large rocks) to create microhabitats for amphibians and reptiles; and
 3. the development and implementation of a planting plan, using locally appropriate shrubs and herbaceous species, to establish a diverse community of vegetation and to contribute to a movement corridor;
 - iv. in Zone 4, as identified in Schedule C, a minimum of 1.37 hectares of habitat shall be created in order to connect Provincially Significant Wetland units, including:
 1. the addition of natural materials to create microhabitats for amphibians and reptiles;
 2. the creation of a total of six (6) swales, each at least ten (10) metres in length by five (5) metres in width and a depth of 50 centimetres; and
 3. the development and implementation of a planting plan including species that will establish quickly and create a dense barrier between the residential development and the created habitat; and
 - v. in Zone 5, as identified in Schedule C, a minimum of 0.92 hectares of habitat shall be created in order to connect forested areas to the north and southwest, including:
 1. planting appropriate canopy cover and shrubs to create shade, leaf litter and areas to hide;
 2. creation of a wetland, at least 20 metres in length and ten (10) metres in diameter and a depth of 50 centimetres; and

3. placement of natural materials such as stumps, logs, limbs or large rocks.

19. Installation of Turtle Nesting Habitat: Within one (1) year of the commencement of any Project Activities, the Proponent shall install and maintain six (6) artificial nesting mounds in the areas identified in Schedule C as “Turtle Nesting Site” in accordance with the following:

- (a) each mound shall be at least six metres in diameter and half a metre in height;
- (b) a weed barrier shall be placed under each mound;
- (c) each mound shall be made of the following materials:
 - i. 75-60% sand; and
 - ii. 25-40% gravel;
- (d) each mound shall be located within 100 metres of aquatic turtle habitat and placed a minimum of thirty (30) metres from linear landscape features (e.g. roads, trails, habitat edges) to reduce predation; and
- (e) each mound shall be placed in an open canopy and be south facing and installed in a manner and at a location such that it receives greater than eight (8) hours of direct sun per day.

20. Installation of Permanent Fencing System Adjacent to Dumfries Road: The Proponent shall install and maintain a minimum of 350 metres of permanent turtle exclusion fencing to reduce road mortality along Dumfries Road in accordance with the following:

- (a) fencing shall be installed within two (2) years of the commencement of any Project Activities;
- (b) fencing shall be installed adjacent to Dumfries Road in the location indicated in Schedule D;
- (c) fencing shall be installed in accordance with the direction provided in the Ontario publication “*Best Management Practices for Mitigating the Effects of Roads on Amphibian and Reptile Species at Risk in Ontario*” (April 2016), currently found at:
https://files.ontario.ca/bmp_herp_2016_final_final_resized.pdf;
- (d) each end of the fence shall be designed to curve inward to direct the Blanding’s Turtles away from Dumfries Road or tie directly into permanent fencing on adjacent lands; and
- (e) fencing shall be maintained in good condition until a final report is submitted in accordance with condition 27.

21. Radio Telemetry Study to Track Habitat Use, Seasonal Movements and Threats: Within one (1) year of commencement of Project Activities, the Proponent shall undertake a radio telemetry study in the areas identified in

Schedule E as the “Current Study Boundary” and the “Increased Study Area Boundary” in accordance with the following:

- (a) A minimum of ten (10) radio tracking units shall be used to track turtle movements for a two (2) year period to collect data on habitat use and seasonal movement patterns in the area of Dumfries Road, including the Drynan Tract, Sudden Tract and intervening lands; to fill in knowledge gaps regarding spatial and temporal data on wetland habitat use, terrestrial overland migrations and nesting areas.

Monitoring

22. Effectiveness Monitoring of Habitat Created or Enhanced: The Proponent shall ensure that a Qualified Professional monitors the habitat required to be created or enhanced for the Protected Species under condition 18 in accordance with the following:

- (a) basking surveys shall be carried out each year for the first five (5) years following completion of habitat creation or enhancement in each of the zones identified in Schedule C to determine the presence of the Protected Species as well as use of the created or enhanced habitat. Basking surveys shall be conducted in accordance with the following:
 - i. survey methodology shall adhere to the Ontario publication “*Survey Protocol for Blanding’s Turtle (Emydoidea blandingii) in Ontario*”, (Published: August 1, 2015), as amended (currently found online at: <https://www.ontario.ca/page/survey-protocol-blandings-turtle-ontario>); and
 - ii. five (5) surveys shall be conducted annually between the start of the Active Season and June 15 each year;
- (b) monitoring shall be conducted annually for a period of five (5) years, commencing two (2) years following completion of habitat creation or enhancement in each of the zones identified in Schedule C, to assess the following parameters:
 - i. vegetation cover;
 - ii. aquatic plant coverage;
 - iii. presence of invasive species;
 - iv. stability of the banks/slopes;
 - v. water levels; and
 - vi. water quality;
- (c) photographs of the created or enhanced habitat shall be taken during each monitoring period under conditions 22(a) and 22(b); and

- (d) if it is discovered that the habitat created or enhanced requires maintenance or improvements, the Proponent shall immediately take actions to correct or improve the created or enhanced habitat.

23. Effectiveness Monitoring of Turtle Nesting Habitat: The Proponent shall ensure that a Qualified Professional monitors the turtle nesting habitat installed under condition 19 in accordance with the following:

- (a) the artificial nesting mounds shall be monitored for a period of three (3) years commencing two (2) years after installation;
- (b) weekly visual surveys shall be carried out throughout the Nesting Season, recording nesting turtles or signs of nesting turtles (tracks, test pits, egg-shell fragments);
- (c) weekly substrate temperature readings shall be recorded; and
- (d) during each survey, the artificial nesting mounds shall be inspected to ensure that no defects exist, and any deficiencies shall be recorded and immediately repaired.

24. Effectiveness Monitoring of the Dumfries Road Permanent Fencing System: The Proponent shall ensure that the Permanent Fencing System is monitored by a Qualified Professional for effectiveness in accordance with the following:

- (a) the Permanent Fencing System shall be monitored for a period of five (5) years after installation;
- (b) monitoring shall begin at the start of the Active Season immediately following installation of the Permanent Fencing System;
- (c) monitoring shall consist of road mortality surveys completed on foot and include the entire road surface of Dumfries Road that lies adjacent to the Permanent Fencing System and visible adjacent areas within 50 metres of the road right-of-way on both sides;
- (d) year 1 shall include surveys once per week from May 15 to July 15 and again from August 25 to October 15;
- (e) years 2 through 5 shall each include five (5) surveys between April 15 and June 15 and surveys once per month in July, August, September and October;
- (f) during each survey, any signs of wildlife road mortality shall be recorded; and
- (g) during each survey, the Permanent Fencing System shall be inspected to ensure no defects exist in the fencing and any deficiencies shall be recorded and immediately repaired.

Corrective Actions

25. On an ongoing basis from the start of any Project Activities until all other conditions of this permit are satisfied, the Proponent shall take corrective actions, such as replacing vegetation that does not survive or repairing defects in the Permanent Fencing or Permanent Fencing System observed through monitoring.

Reporting

26. Annual Reporting: In each year in which monitoring is required under conditions 22, 23, or 24 or corrective action is taken under condition 25, the Proponent shall submit an annual report by December 31 of that year to the MECP by email at SAROntario@ontario.ca, referencing the permit number, which shall include the following information from that year:

- (a) a detailed summary of all awareness activities (i.e., on-site training) completed in accordance with condition 10;
- (b) digital photographs of the Temporary Fencing, Permanent Fencing and erosion and sediment control measures, dates of installation, and records of repairs, in accordance with conditions 12, 13 and 14;
- (c) a detailed rationale for any adjustments made to the final design and location of the Temporary Fencing or Permanent Fencing in accordance with condition 12(c) or 13(d);
- (d) an assessment of the installation and effectiveness of the Permanent Fencing and erosion and sediment control measures;
- (e) a detailed description, map and photographs of all observations of any other species on the SARO List incidentally encountered within the Site;
- (f) a detailed description, map and photographs of all Encounters recorded in accordance with condition 17(a)v.;
- (g) a detailed description of the effectiveness monitoring completed in accordance with condition 22 for the habitat created or enhanced under condition 18, including:
 - i. a summary of basking surveys carried out under condition 22(a) including survey dates, times, weather conditions, search effort and methodology;
 - ii. a summary of monitoring carried out under condition 22(b), including outcomes for parameters monitored;
 - iii. any photographs taken under condition 22(c);
 - iv. a summary of each sighting of an individual Protected Species or other species on the SARO List during the monitoring conducted under condition 22, including:
 - A. date and time of observation;
 - B. location of observation; and
 - C. digital photograph, if possible;
 - v. a detailed summary of any deficiencies found in the created or enhanced habitat, and how and when they were corrected.

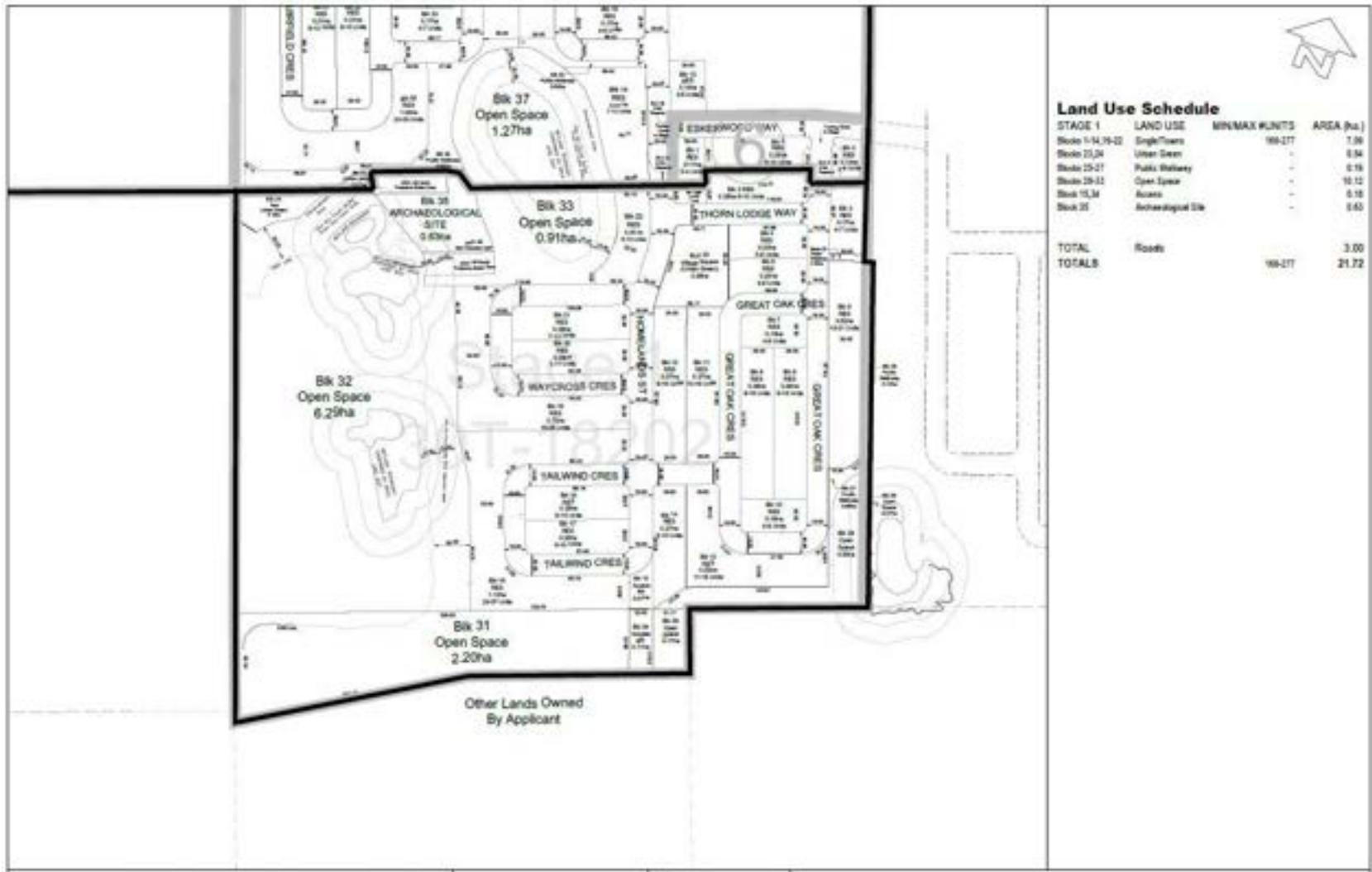
- (h) A detailed description of effectiveness monitoring completed in accordance with condition 23 for the artificial nesting mounds installed in accordance with condition 19, including:
 - i. a summary of information collected during the visual surveys conducted in accordance with condition 23(b), including dates, times, weather conditions, search effort and methodology;
 - ii. a summary of substrate temperature readings collected in accordance with condition 23(c);
 - iii. a summary of each sighting of an individual Protected Species or other species on the SARO List during the monitoring conducted under condition 23, including:
 - A. date and time of observation;
 - B. location of observation; and
 - C. digital photograph, if possible;
 - iv. a detailed summary of any deficiencies found in the artificial nesting mounds and how and when they were corrected.
- (i) A detailed description of effectiveness monitoring carried out in accordance with condition 24 for the Permanent Fencing System, including:
 - i. a description of survey dates, times, weather conditions, search effort and methodology;
 - ii. a summary of each sighting of an individual Protected Species or other species on the SARO List during the monitoring conducted under condition 24, including:
 - A. date and time of observation;
 - B. location of observation; and
 - C. digital photograph, if possible;
 - iii. a detailed summary of any deficiencies found in the Permanent Fencing System and when and how they were corrected.
- (j) A detailed description of the telemetry study carried out in accordance with condition 21, including:
 - i. a description of study dates, times, weather conditions, search effort and methodology;
 - ii. a summary of each sighting of individually tracked turtles including:
 - A. date and time of observation;
 - B. location of observation; and
 - C. digital photograph, if possible;

- iii. a summary of the number of students that participated in telemetry surveys and how they benefitted from being involved in this aspect of the monitoring program.

27. Final Reporting. No later than one year following completion of all monitoring required under conditions 22, 23, and 24, the Proponent shall submit the following to the MECP by email at SAROntario@ontario.ca, referencing the permit number:

- (a) A final report on the Overall Benefit Activities which includes a final summary of all activities conducted in accordance with conditions 22 through 24, including:
 - i. a summary of the results of the five (5) years of monitoring conducted under condition 22(a);
 - ii. a summary of the results of the five (5) years of monitoring conducted under condition 22(b);
 - iii. an analysis of the overall effectiveness of the habitat created or enhanced in accordance with condition 18 and recommendations for future improvements;
 - iv. a summary of the results of the three (3) years of monitoring conducted under condition 23;
 - v. an analysis of the overall effectiveness of the artificial nesting mounds created in accordance with condition 19 and recommendations for future improvements;
 - vi. a summary of the results of the five (5) years of monitoring conducted under condition 24;
 - vii. an analysis of the overall effectiveness of the Permanent Fencing System installed in accordance with condition 20 and recommendations for future improvements;
 - viii. a summary of lessons learned through the radio telemetry study carried out in accordance with condition 21; and
 - ix. a summary of any corrective actions undertaken in accordance with condition 25.
- (b) A detailed assessment of whether the requirements of this permit implemented at the time of the report have provided an overall benefit to the Protected Species.

SCHEDULE B: PROJECT LOCATION (THE SITE)



PLAN OF SUBDIVISION 30T-18202 20/9548 Ontario Limited LOT 140, 141, 142, OCT, KITCHENER	 SCALE: 1:2,000 DATE: JULY 21, 2022	REVISED:	OFFICIAL PLAN AMENDMENT OP18/006/B/GS
			ZONE BYLAW AMENDMENT ZBA18/007/B/GS
			City of Kitchener Development Services Department, Planning CAD FILE: 30T-18201.dwg

SCHEDULE D: PERMANENT FENCING SYSTEM DUMFRIES ROAD



