

February 23, 2024

Mr. Brian Bateman & Mr. Garrett Stevenson
Development Services Department
200 King Street West
Kitchener, ON N2G 4G7

**RE Official Plan Amendment OPA23/010/H/BB and Zoning By-law
Amendment Application ZBA23/006/H/BB and Draft Plan of
Condominium Application 30CDM-23204
980 and 1018 Hidden Valley Road**

Please accept this letter as comments on the proposed Draft Plan of Condominium Application associated with the proposed development and consideration for the addition of a condition of approval to maintain options for efficient and cost effective development of other zoned and draft approved lands located to the north of the lands subject to the applications.

We support the proposed Official Plan and Zoning By-law Amendment applications and form of development, however there is a concern that the proposed conditions of draft approval do not address the requirements to possibly provide for the orderly and efficient development. The conditions do not allow for consideration of an easement for a potential future servicing option for the adjacent lands to the north. The efficient use of land and infrastructure should be considered on a comprehensive basis and the opportunity for a servicing easement should be established through a condition of approval.

The request is that the City include the following condition of approval, as Condition 8d)

8 d) That prior to final approval, any agreement for an easement to facilitate sanitary infrastructure adjacent lands to the north be confirmed, to the satisfaction of the City.

The purpose of this condition request is to allow further discussion to occur with the landowner and determine if there is potential for a servicing alternative through the lands and opportunity for cost sharing associated with the servicing infrastructure.

Please accept this request to include this condition as part of the Draft Plan Conditions of Approval for 30CDM-23204.

Sincerely,



Peter Benninger,
President