

In the attachments is the 2016 Part II order decision from the Ontario Minister of Environment that clearly mandates Salt Studies to be done around Hidden Valley in Kitchener.

This is due to the fact there is a high number of endangered species in this small area from Jefferson's Salamanders to Red Side Dace to Butternut Trees etc.

For many years I have sent emails and met with Kitchener Staff asking them to provide me with the results of that mandatory testing but to no avail.

It has been 8 years since that salt study was mandated. There is currently a master plan being done in that area with the absence of data from the mandatory salt study I secured. Hidden Valley is still at risk.

https://www.therecord.com/news/waterloo-region/route-to-the-past-kitchener-road-to-be-named-a-heritage-corridor/article_e4f89593-b8fc-5e31-b9fa-9b33879e5fd8.html

What can I do to compel the study be done as soon as possible?

The master plan cannot and should not happen with the absence of this information.

Louissette Lanteigne

Hi Carrie and Matt,

Thanks for meeting yesterday.

Further to our discussion, we propose that the City present an option at the public meeting that provides for alternative land use that incorporates High Density Residential and Mixed Use Areas in various locations. We have reviewed the City OP and support the approach to identifying the future River Road and portion of Wabanki Drive as an “Urban Corridor”.

Please find attached a plan with the proposed land use alternatives for consideration

We appreciate the meeting being coordinated to review the Natural Heritage System mapping as there are a number of locations that are shown as constrained that do not align with the existing OP Residential Land Use and also do not reflect the detailed, ground-truth analysis prepared by NRSI and provided as a technical memo to the City.

DAVID ASTON, MSc, MCIP, RPP
Vice President, Partner

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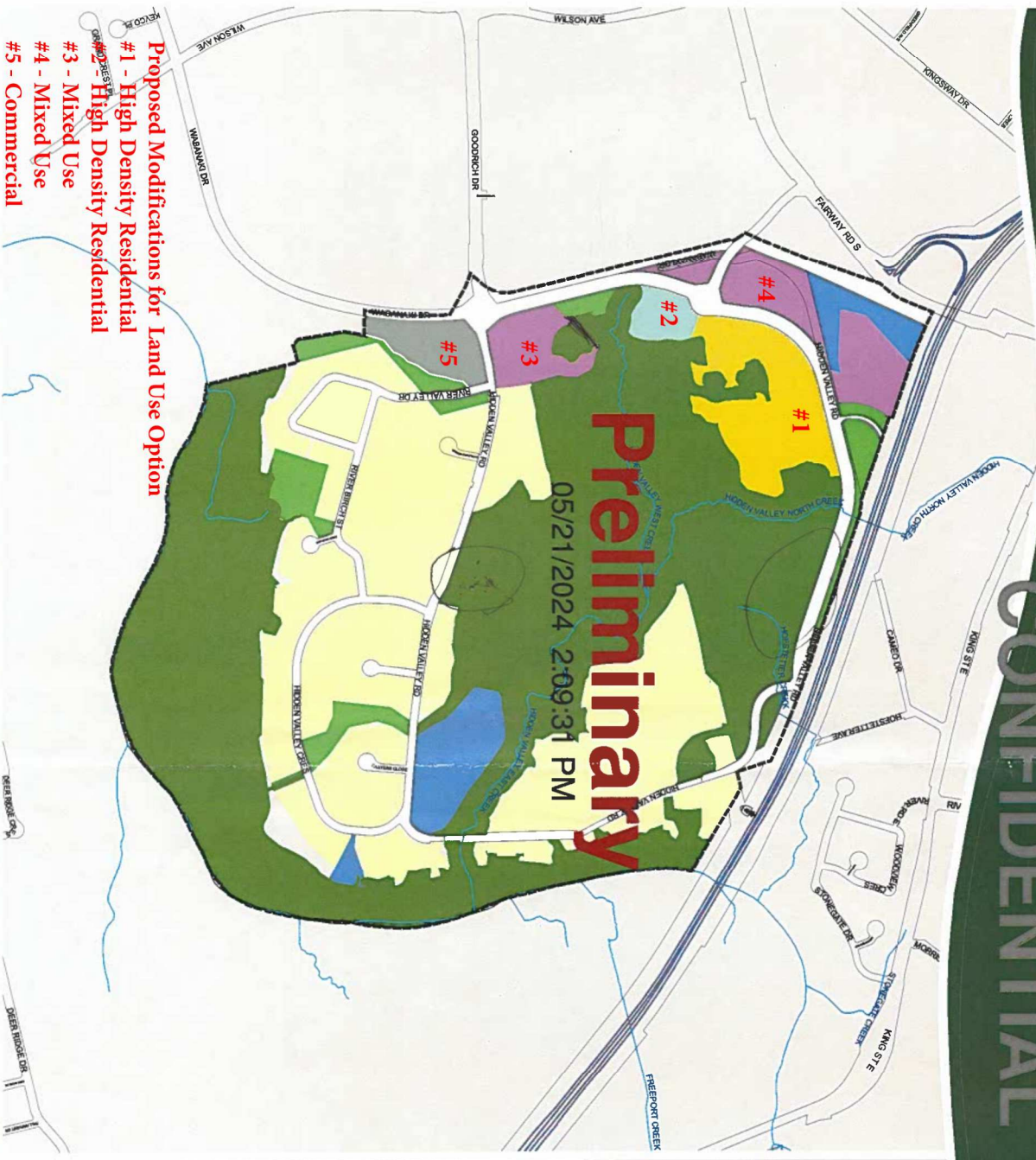
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**Draft Hidden Valley
Proposed Landuse**

- Proposed Alternative Option



Preliminary
05/21/2024 2:09:31 PM

- Proposed Modifications for Land Use Option**
- #1 - High Density Residential**
 - #2 - High Density Residential**
 - #3 - Mixed Use**
 - #4 - Mixed Use**
 - #5 - Commercial**

Hidden Valley Study Area Boundary

Proposed Landuse

- Low Rise Residential
- Medium Rise Residential
- High Density
- Mixed Use
- Commercial
- Business Park Employment
- Major Infrastructure and Utilities
- Natural Heritage Conservation
- Open Space

Streams

Note - Natural Heritage System Areas to also be reviewed

Disclaimer: Components of the Natural Heritage System and delineation of land use designations are subject to refinement.

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Kilometers

KITCHENER

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Dear Councillor Jason Deneault and Ms. Musselmann,

Thank you for sending to us, the Hidden Valley Road Area postcard mailer, regarding the Public Open House community engagement meeting scheduled for Thursday May 30th. Unfortunately, we are unable to attend but wanted to continue to be part of the conversation.

We own property at Hidden Valley Road and are third generation families living here on Hidden Valley Road.

We have been corresponding with various members of City Staff, Richard Kelly-Ruitz in City Planning, and MTE over many years during the development of the Hidden Valley Land Use Master Plan, the EA study for sanitary sewer servicing, discussions with Kitchener Utilities and the Region regarding water servicing, and most recently, the Creek Flood control mitigation study. We are hoping you have access to these communications and that they can be part of our input. Please let us know if you require them forwarded to you.

Our Hidden Valley Road properties are designated Estate Residential within the approved 2019 Hidden Valley Road Land Use Master Plan as Low Rise Residential – Estate, and the City's Official Plan as Low Rise Residential. Based on the approved land use policies, we have approximately 9 acres that have a potential, through the severance process, to be developed into 1acre lots with estate homes. We strongly support the Hidden Valley Land Use Master Plan's provisions to support this form of development as its would be in keeping with the Hidden Valley Estates neighborhood to the south, a neighborhood which was once rolling farmland similar to ours before it was developed into a beautiful residential estate neighborhood.

We trust that during this 'engagewr' process, the City will support the mechanisms for similar Estate Lot development on the Eastside of Hidden Valley Road, and support a planning and development process that is efficient and easier given the now approved Regional Official Plan which supports the provision for private wells, and that private systems of servicing are now possible as no City sanitary servicing is planned or feasible to service this area including our lands.

Our hope is that through this community and collaborator engagement process, that City will continue to work with the local landowners, the Region and other Agencies such as the GRCA, on developing the means for simple implementation of the land use scenario as laid out within the Land Use Master Plan, and not layer it with more restrictions and limitations that make development more prohibitive. Our second hope is that the implementation of these planning documents will offer an easier process for preliminary planning and City review. The City of Kitchener is a fast growing community given the approved and supportive planning and development policies together with the need to support thoughtful development for housing to accommodate the necessary growth.

We thank you for taking the time to consider our comments and we look forward to continuing to work with the City. Should you have any questions, please do not hesitate to contact us directly.

Regards

Annemarie Hall
Peter Kaune

Hello and hope you are enjoying today's sunshine!

The boundaries for building have expanded with no regard for the safety of drinking water, says hydrogeologist Bill Clarke.

This is with regards to the expropriation of farmland in the Wilmot Area and any other area in the region of the area. Please read this in today's (Fri. May 31, A3) copy of The Record.

I am, as a Kitchener citizen, I am very worried about this, and hopefully you will take the time to find out more about Bill 185.

80 percent of our drinking water in this region is supplied by underground aquifers. Some of the sewage treatment plants in our region will grind to a halt, Bill Clarke has warned because of a lack of water!

Much of the area is paved over by car-dependent suburbs now. I thought about writing this to anyone, and I thought that Engage deserved to know about this.

I know that there is much planning in every area of the world; however, please look into this before it is too late. I am at my wits end, trying to do something constructive about this, before the Grand River turns into a moving sewage pit.

Sincerely,
Caron Joanne Thomas

I appreciate how Engage Kitchener is working to inform and involve the citizenry. I got into EK when Millwood Park's new Water Management project (which my house backs onto) was announced. I also have taken in some meetings connected with the Schneider Creek rehabilitation project. These projects, and many other things being facilitated through EK, add so much value to living in Kitchener, and to the value of Kitchener itself.

The staff and resource people were extremely welcoming, open, knowledgeable and engaging.

I realize that the present cycle of planning has to be continuous with previous administrative considerations concerning this precious Hidden Valley - and respectful of owners and residents in the area. I sensed that the maximum environmental concern is being infused into the overall (historic and present) development processes that have operated or now operate. Specifically I appreciate the city's hope that some private, and designated for protection, property will eventually become a donated public trust that can be opened up for public access and hopefully, education concerning the geological, ecological, biological and historical treasure that HV represents.

I am particularly interested in how the new road from Manitou to join River Road has been planned with environmental values paramount. The roundabouts will be helpful to traffic flow, and I will be interested in how the connection with River Road on the Stanley Park side of Highway 8 will be done. It seems to me that an interchange there with Highway 8 would be very valuable. Is that in the works? I think it would be convenient for users and wonderful for the reduction of Fairway Road congestion.

About the work that lies ahead, please ensure that there is an educational display somewhere in the HV area to cover the issues I mentioned above, including detail about the particular features evident in it. I like the feature at Huron Park.

I'm sending this response to my friend, Neil Taylor of Taylor's Woods on the Grand, who has been a huge proponent of protection of Hidden Valley's treasures. Neil was on vacation and not able to be present, but he notified me of the meeting and I have now signed up for continued connection with this Consultation.

Thanks, guys!

Jim McDowell
Millwood Park area of Kitchener

Hello. I was not able to attend the Open House about Hidden Valley, but I've had a look at the power point slides, and I'd like to submit a few comments.

After examining both options, I have to say that I am overwhelmingly disappointed to see how much development might be approved in Hidden Valley – even with Option 2, which is definitely preferable to Option 1. Here are my concerns:

1. In the first place, incontrovertible evidence continues to mount with respect to the benefits of green space on human health and welfare. And these studies are talking about unspoiled woods and natural areas – not small areas of manicured grass.
2. It is my understanding that we're expecting 50,000 new residents in the core of the City.
3. In preparation for this influx, new high rises are now being permitted to pepper our downtown along the ION route.
4. In most cases, the developers of the population-dense high-rise structures are allowed to “buy their way” out of providing the required green space that is supposed to accompany new projects.
5. Currently, the only substantial readily accessible green space to serve those living in the new buildings is Victoria Park, which is already at or beyond capacity and cannot offer uncrowded access to the kind of natural area required.
6. Hidden Valley is only a short distance from the ION station at Fairview Park, and is thus readily available to a large segment of the population – in particular those without cars or resources to reach other natural areas.
7. Hidden Valley represents the City's last chance to create a large, accessible natural park space – as close as we're ever likely to get to a version of Toronto's High Park.
8. Given all of these considerations, it seems to me to be indefensible for the City to allow development on the only remaining large natural area that could meet these needs.

For all of these reasons, my recommendation is therefore that the City use all of the funds set aside for park development to make as much of Hidden Valley as possible – preferably all that is left – into a nature park for the benefit of **all** of the citizens of our rapidly growing City. I sincerely hope that even at this stage, it might be possible for the top priority to be the health and welfare of the many rather than the few. Thank you for reading. pocketbooks of the few.

Hopefully,
From what the website seems to say, my comments will be added to the report to Council for the Planning & Strategic Initiatives Committee (PSIC) meeting. I would appreciate confirmation that this is the case. Please let me know if I need to submit them separately for consideration at the PSIC meeting.

Barb Trotter

N2M 2W4

I attended the public open house on May 30th for the Hidden Valley Land Use, and I have the following comments.

1. The High-Density Residential use was not included on the Upgraded Land Use Concept. This seemed to me to be a divergence from the work on zoning that has taken place throughout the city specifically around the Major Transit Stations. The area in question is an excellent site for High Residential Zoning as it is within 800m of the Fairway Station (Major Transit Station) and clearly would support the LRT. The site is on a main road with good connectivity and a sense of place. For these and other reasons I believe the High Residential zoning should be included in the updated concept.
2. I also noticed that a residential portion (2a) was not included in the upgraded map. If it is determined that it is detrimental to the Natural Heritage Conservation area, then maybe it can be justified. However, I would like to see this site included. It is no secret we are in a housing crisis and leaving this site out does nothing to support the housing initiatives currently being pursued by all levels of government. We need more housing and housing options to help with the supply crisis, support demand and affordability.

Sincerely,
Tim Ingold

Good afternoon,

Bell Canada thanks you for the circulation and opportunity to participate in the City of Kitchener's Hidden Valley Land Use Implementation Project.

About Bell Canada

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The *Bell Canada Act*, a federal statute, requires that Bell supply, manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province. The critical nature of Bell's services is declared in the *Bell Canada Act* to be "for the general advantage of Canada" and the *Telecommunications Act* affirms that the services of telecommunications providers are "essential in the maintenance of Canada's identity and sovereignty."

Provincial policy further indicates the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services:

- The 2020 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).
- Section 1.7.1 l) of the 2020 PPS recognizes that "efficient and coordinated telecommunications infrastructure" is a component of supporting long-term economic prosperity.
- We note that the definition of infrastructure in the 2020 PPS is inclusive of communications / telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1).
- Furthermore, the 2020 PPS states that infrastructure should be "strategically located to support the effective and efficient delivery of emergency management services" (Section 1.6.4), which is relevant to telecommunications since it is an integral component of the 911 emergency service.

To support the intent of the *Bell Canada Act* and *Telecommunications Act* and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to ensure that a partnership be established which allows for a solid understanding of the parameters of Bell's infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities.

Comments on the Hidden Valley Land Use Plan

Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of population growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can further assist Kitchener to be a connected community. We have reviewed the information provided, and would be pleased to provide the following comments in order to plan and facilitate the expansion of telecommunications and broadband infrastructure.

To facilitate the provisioning of this infrastructure, we appreciate the Municipality's continued support in ensuring that sufficient notice and time to comment on planning applications are provided, particularly for Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan Control/Approval. This ensures an understanding by applicants of Bell's conditions and provisioning requirements.

Bell would also emphasize that receiving engineering and servicing/utility plans/drawings, as soon as possible in the process, assists in the development and expedition of our provisioning plan. As a result, we would strongly recommend that this consideration be highlighted in any pre-circulation/consultation meetings with prospective applicants. This will assist Bell in providing comments and clearance letters in an efficient manner, assisting Kitchener in meeting approval times. Such drawings should be submitted to: planninganddevelopment@bell.ca by the applicant/their agents.

Moving forward, Bell Canada would like to continue to ensure that the landowners are aware and familiar with our conditions as they pertain to forthcoming Site Plans, Draft Plans of Subdivision and/or Draft Plans of Condominium as follows:

Condition:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Future Involvement

We would like to thank you again for the opportunity to comment, and would request that Bell continue to be circulated on any future materials and/or decisions released by the City in relation to this initiative. Please forward all future documents to circulations@wsp.com and should you have any specific questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning

Hello Ms. Musselman,

Thank you for sharing with us the link to the Open House Boards for the Hidden Valley Land Use Implementation Project, that was very helpful for us to understand the purpose of the meeting.

I am curious if the Land Use designation and associated policies has changed on our parcels Hidden Valley Road in the **Option 2**-Updated Land Use Plan Concept? Within the legend, our lands are to be designated as Low Rise Residential but doesn't specify whether this is to permit Large Lot or Estate Lot as was previously shown in the 2019 approved Plan. What also appears to be missing are the associated land use policies for the Low Rise Residential. This would be helpful to better understand the implications of the proposed change.

Also included was the 'Hidden Valley Land Use Implementation Project: Health Impact Assessment', could you please explain what this would mean to a landowner who wishes to implement the land use designation. Does this require additional studies or work should severances be proposed.

What is the date for the meeting for the Planning and Strategic Initiatives Committee?

Please confirm that you received our email from May 30th.

Many thanks.

Annemarie Hall &
Peter Kaune

June 6th, 2024

File No: 22252

Attn: City of Kitchener Planning Staff
Planning Division
SecondaryPlans@kitchener.ca

**Re: Hidden Valley Master Plan
Comments on Adjustments to the Hidden Valley Master Plan**

GSP Group Inc. has been retained to submit comments on behalf of Joe Pilla, owner of a large portion of the triangular block on the north side of Hidden Valley Road (“The Subject Property”). The Subject Property is generally bounded by Hidden Valley Road to the south, a rail line to the west, Fairway Road just beyond the railway to the west, and Highway 8 to the north-east (Figure 1).

Following the meeting at the Public Consultation for the Hidden Valley Master Plan, the following notes were collected and are compiled below. Comments are provided at the end of this document.

The Subject Property is not located within any of the following overlays:

- Significant Wetlands
- Significant Valleylands
- Significant Woodlands
- Core Natural Heritage Features (Hidden Valley Natural Heritage System)

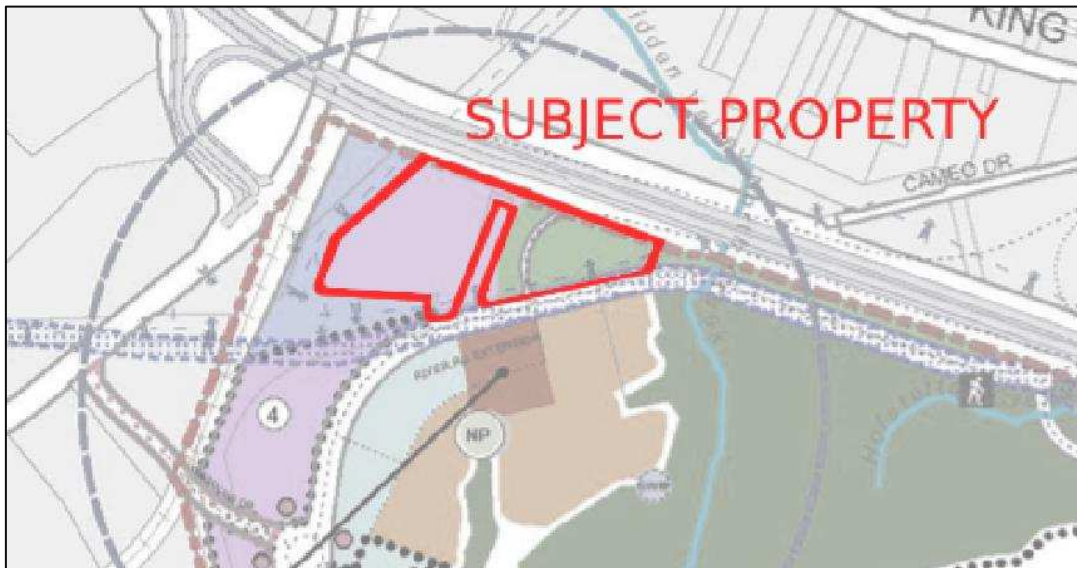


Figure 1: Subject Property

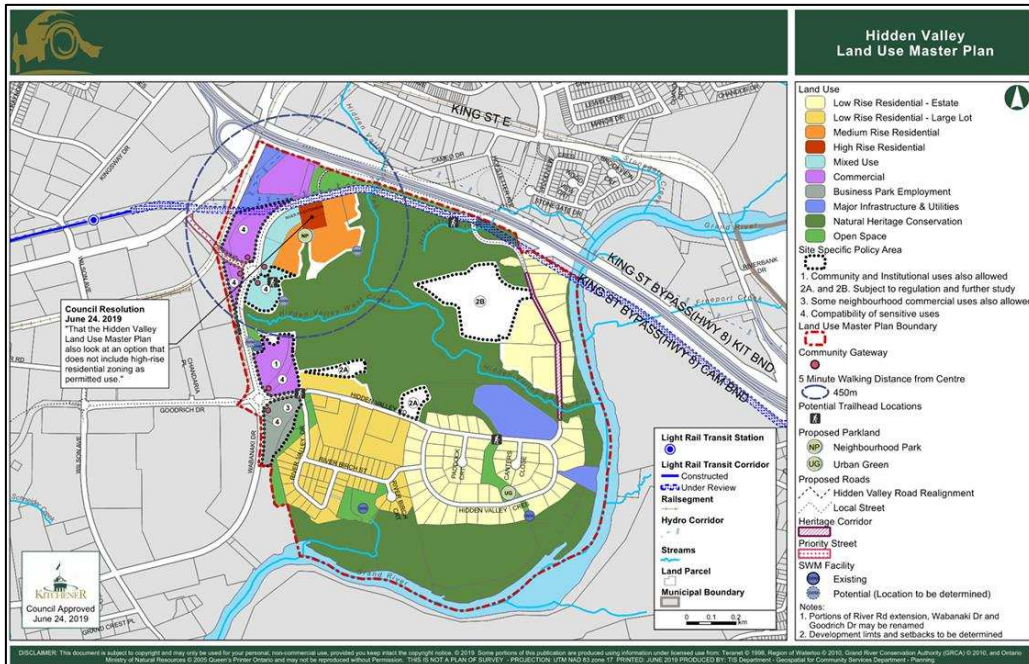


Figure 2: 2019 Council-Approved Master Plan.

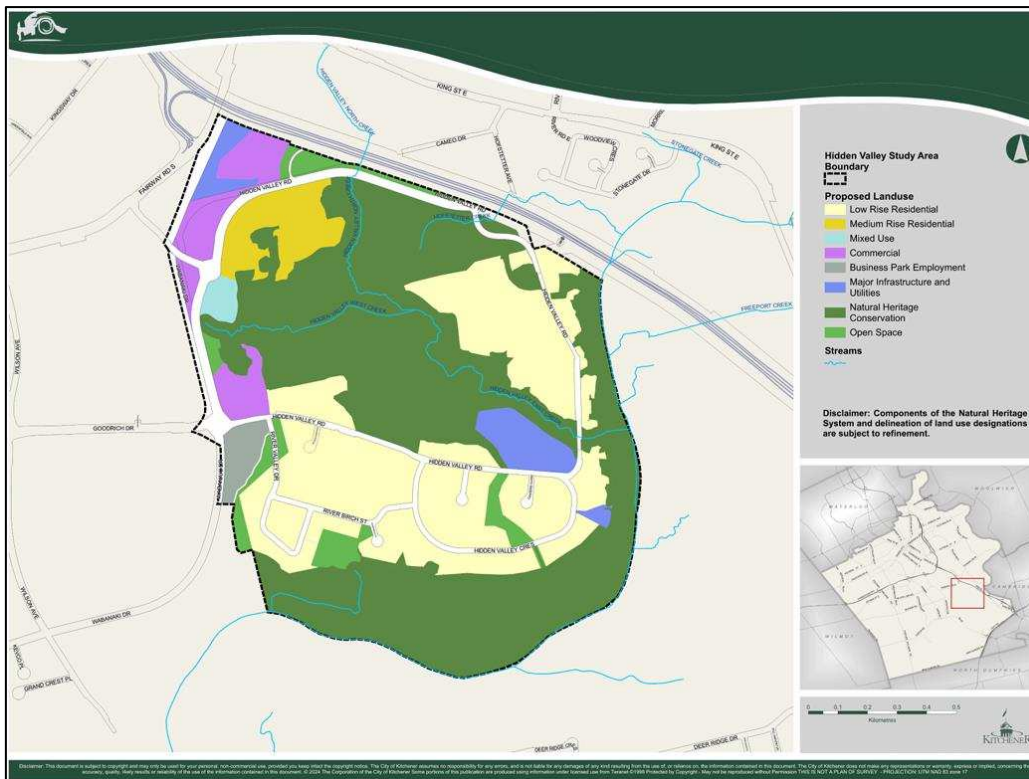


Figure 3: 2024 Proposed Hidden Valley Master Plan.

Overall, the City's proposal for the Subject Property has not changed between the revisions, remaining Commercially-designated lands. However, the surrounding context has been

changed. Most notably, the removal of the high-rise land use and a reduction in mixed use lands stand as considerable changes.

The loss of the high-rise land use also represents a loss in what was referred to as the “Centre”. A lack of focal point reflects a desire for these lands to remain more ancillary to growth centres like the Major Transit Station Areas where high-rise developments are focused. The reduction in mixed-use lands represents a further decline in the intent of Council and City Staff to have Hidden Valley be a destination, compared to the council-approved 2019 Master Plan.

Discussed Land Uses:

Based discussion with the landowner, some land use options of interest for the Subject Property include:

- Commercial (likely Automobile Retail)
- Mixed-Use
- Hotel

The above-listed uses are all permitted in the COM-2 zone of the City of Kitchener Zoning By-law 2019-051.

Comments:

In response to the request for public comment on the explored adjustments to the Hidden Valley Master Plan, GSP Group submits the following comments:

- 1) We would like to approve of the modified master plan’s intent to keep the Subject Property designated for Commercial land uses. We request that the site remain Commercial.
- 2) Due to the proximity of the Subject Property to Fairview Park, the iON bus terminal, and iON Light Rail Transit station, we believe that a COM-2 zone would be most appropriate for the Subject Property. We request that in future consideration of zoning for properties in Hidden Valley, that the Subject Property be zoned COM-2.
- 3) For years, there has been an ongoing agreement between the landowner and the owner of the power lines and energy infrastructure which abuts the Subject Property to the west. This agreement permitted the parking of typical private motor vehicles. The agreement may have since lapsed. The landowner has interest in maintaining, renewing, or establishing this agreement. Such an agreement would be beneficial to any commercial development proposed on the Subject Property by permitting more dynamic parking lot configurations.
- 4) The landowner has interest in acquiring the property outlined in blue in Figure 4 (the “Property of Interest”). In tandem with comment 3) of this letter, the Property of Interest would be able to serve as functioning land, primarily for parking. Whereas the Property of Interest is currently open grass containing vehicle tire tracks, there is opportunity for this land to serve as a higher and better use. As intensification is an increasing demand in the urban areas of the Greater Golden Horseshoe, optimizations such as what has just been described are prime examples of maximizing the value of urban land.

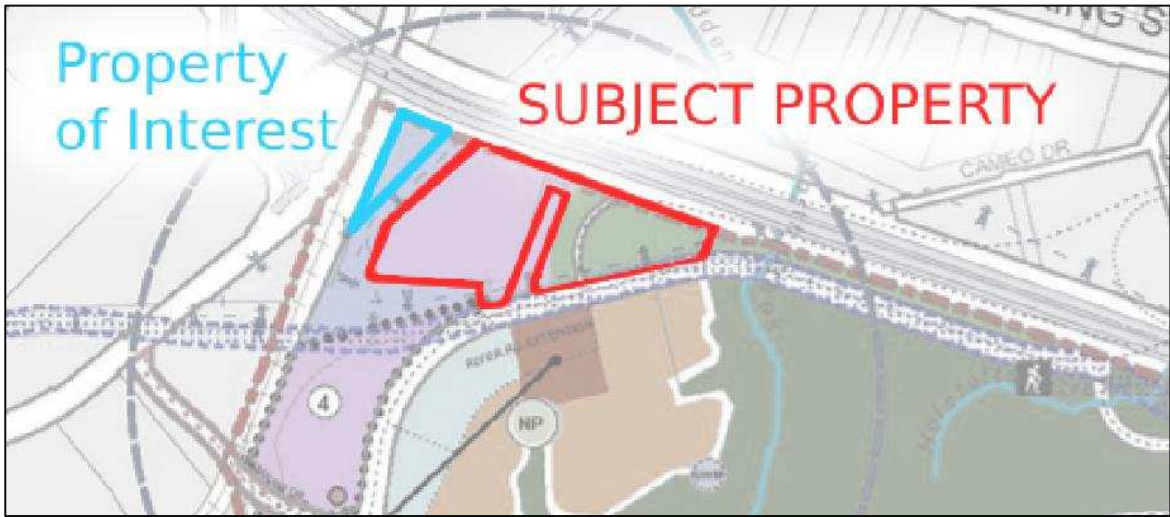


Figure 4: Location of "Property of Interest".

- 5) East of the proposed on-ramp to Highway 8, a portion of The Subject Property comprising approximately 0.51 hectares in size warrants consideration for commercial designation. These lands are shown below in Figure 5. Currently, there is no eastern "buffer" around the proposed on-ramp, and the entirety of lands east of the on-ramp are shown as open space.



Figure 5: Location of "Ancillary Land"

The lands are of significant size to warrant continued commercial use along Hidden Valley Road. The scale of this commercial site would be significantly smaller than the primary portion of the Subject Property. This site is envisioned as a convenience commercial and would contribute to the range of commercial services available in Hidden Valley.

We request that the City of Kitchener receive these comments for consideration by City Council and City Staff.

If you have any questions, please do not hesitate to reach out.

Sincerely,



Caleb Miller
Planner



72 Victoria Street South
Suite 201
Kitchener, ON N2G 4Y9

www.gspgroup.ca

Hi Carrie,

Please find attached our comments, concerns and items we request the City to consider in moving forward with the Land Use Plan and zoning.

Please let us know when you are available for a follow up meeting.

DAVID ASTON, MSc, MCIP, RPP
Vice President, Partner

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June 17, 2024

Carrie Musselman, BSc., Dip., MCIP, RPP
Senior Environmental Planner, Planning
City of Kitchener
200 King Street West
N2G 4G7

**RE: Submission on Hidden Valley Land Use Plan
River Road and Hidden Valley Drive, Kitchener
Our File 19138B**

On behalf of our client, please accept these comments in relation to the Hidden Valley Land Use Plan in consideration of moving forward with a recommended Land Use Plan and Official Plan Amendment.

We attended the Public Information Centre (PIC), along with the landowner and our consulting team, to review the proposed land use plan and background information that we understand has informed the updated land use plan. At the meeting, we identified some concerns to City staff and requested additional information, including the draft EIS that we understand was a reference document to prepare the natural heritage system. We acknowledge that the mapping presented at the PIC included a disclaimer that the natural heritage system would be subject to change. We appreciate the inclusion of the disclaimer, given that the EIS has not been finalized and further discussion is required in the context of the identification and delineation of the natural heritage system.

As you are aware, our project team has prepared a series of technical memos and provided them in advance of the PIC for City staff consideration.

The purpose of this letter is to provide comment on major themes, while there may be more detailed comments as the final land use plan is proposed and corresponding policies become available. At this time, the comments are focused on the Proposed Land Uses, Natural Heritage System Mapping, Future Zoning Considerations and Servicing Considerations:

Proposed Land Uses:

We previously provided and proposed an alternative Land Use Plan for our client's lands to City staff for consideration. At that time, we understood that City staff were supportive of the proposed direction of the Land Use Plan. Please find attached the proposed alternative Land Use Plan.

A key change in the Updated Land Use Plan is the removal of the potential High Density Residential Area in the northwest portion of the lands, which was referenced in the original Land Use Plan. We do not agree with the change to remove the High Density potential for the subject lands. In support of the proposed High Density Residential on the Land Use Plan below is an analysis of Policy 15.D.3.26:

The proposed High Rise Residential locations in Hidden Valley Land Use plan will generally:

- result in the preservation of features of the natural environment and utilize the land efficiently. The existing topography presents significant challenges for low density development. Significant grading would need to occur for low density development and this would drastically change the landscape in the area;
- take advantage of views and vistas through a comprehensive design approach and location of buildings with vantage points of the natural areas;
- provide opportunity to support the mixed use area and create the opportunity for neighbourhood landmarks or reference points;
- the subject area is strategically located within walking distance of nodes, corridors and public transit stops and non-residential uses; and,
- the design will integrate with municipal objectives to have a strong focus placed on the creation of links for pedestrians and cyclists with surrounding non-residential uses.

An important structural component of the Land Use Plan is consideration of River Road to Wabanaki Drive as an Urban Corridor, as suggested by City staff in our discussion. We support the identification of an Urban Corridor along River Road to Wabanaki Drive.

We support the changes made to the Land Use Plan to identify the lands in the eastern portion of the lands as Low Rise Residential.

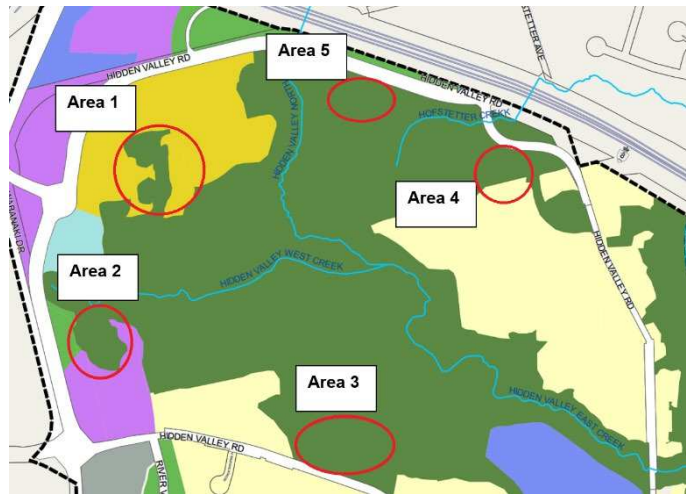
Natural Heritage System Delineation:

NRSI has completed a full analysis of the subject lands and has conducted a significant amount of fieldwork to identify and determine the natural heritage system. The technical memo prepared by NRSI is attached to this letter.

We have concerns with the delineation of the natural heritage system, and specifically changes that have occurred from the original Hidden Valley Land Use Plan to the Updated Hidden Valley Land Use Plan. Notwithstanding the fact that natural heritage boundaries will be subject to final review and confirmation at the EIS stage and are subject to change, there are a number of areas that are currently considered and designated for development that are now proposed as part of the natural heritage system based on the updated Land Use Plan. Based on NRSI's review of the proposed natural heritage system, it is our opinion that these areas should not be included within the Natural Heritage System (NHS) in the Updated Land Use Plan, as they do not accurately reflect the vegetation communities and natural heritage features present in these areas.

Although the full EIS has not currently been distributed by the City, it is our understanding that the NHS in these areas was predominantly delineated based on the 2019 Draft Regionally Significant Woodland mapping provided by the Region as well as additional treed areas beyond these boundaries that were captured by the City due to the perceived connection to Locally Significant Valleylands. The principles for mapping of Locally Significant Valleylands within the City of Kitchener are detailed within Section 3.4 of the *City of Kitchener Natural Heritage System Technical Background Report* (2014), which includes 'tableland woodlands that are ecologically connected to the valleylands'. Based on the detailed field surveys and mapping completed by NRSI, it is our contention that these areas do not meet the definition of woodland and as such, should not be included as other Significant Woodland or Locally Significant Valleyland, with the understanding that a formal woodland dripline assessment will need to be completed in the future. Further analysis of each area of substantial discrepancy is provided below. This analysis includes a mark-up of the Updated Hidden Valley Land Use Plan denoting areas of substantial discrepancy with the detailed characterization studies completed by NRSI.

In addition, NRSI has provided cut outs of vegetation community mapping within these areas and commentary related to our characterization of these features. The analysis is provided for the areas shown on the plan to the right:



Area 1 (Figures 2a-d)

Area 1 is located on the northwest side of the subject property and has been delineated by the City as Locally Significant Valleyland due to the perceived presence of woodland in proximity to Hidden Valley Creek. However, detailed NRSI field surveys of vegetation communities in these areas have classified this feature as a combination of meadow, headgerow, and savannah rather than woodland. This area has not been captured by the Region’s draft Significant Woodland mapping. As such, it is recommended that mapping be updated to follow the ultimate NHS limits as shown on Figure 2c below.



Figure 2a: Updated Hidden Valley Master Plan showing NHS



Figure 2b: NRSI ELC mapping showing combination of hedgerow (H), meadow (CUM1), and savannah (CUS1). Green line delineates wetland communities



Figure 2c: NRSI ecological constraints mapping showing extent of NHS (wetland) and associated buffers



Figure 2d: NRSI constraints mapping with Jefferson Salamander Regulated Habitat (teal line), proposed area of retained Jefferson Salamander Habitat (purple), overall constraints of NHS (wetland buffer) in red. Tan area is a designated ‘enhancement area’ between JESA habitat and outer NHS buffer

Area 2 (Figures 3a-d)

Area 2 is located on the southwest side of the subject property and has been identified as NHS on the land use plan due to mapping of these areas as Regionally Significant Woodland as well as Locally Significant Valleyland associated with Hidden Valley Creek. However, based on ELC surveys completed by NRSI, these areas should not be mapped as woodland as the vegetation in this location appears to be dominated by shrubs, meadow vegetation, and isolated trees. It is recommended that mapping be updated to follow the ultimate NHS limits as shown on Figure 3c below. The final woodland limits in this area are subject to a woodland dripline assessment, which has not been completed to date.



Figure 3a: Updated Hidden Valley Master Plan showing NHS



Figure 3b: NRSI ELC mapping showing limit of woodlands (FOM7-2) in these areas retracted to the north. Areas south of this line contained a combination of isolated trees, shrubs, and meadow (CUM)



Figure 3c: NRSI ecological constraints mapping showing extent of NHS: wetland (dark green), woodland (light green) and associated buffers

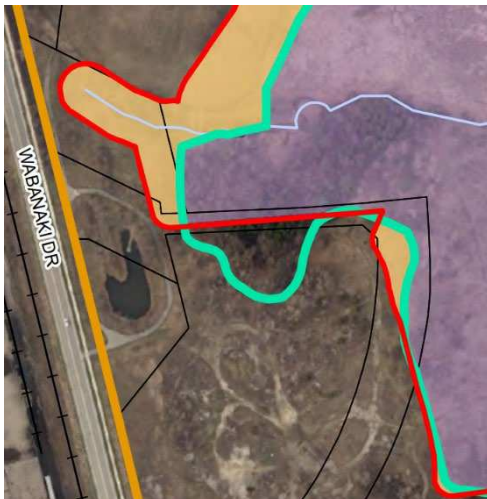


Figure 3d: NRSI constraints mapping with Jefferson Salamander Regulated Habitat (teal line), proposed area of retained Jefferson Salamander Habitat (purple), overall constraints of NHS (wetland buffer) in red. Tan area is a designated 'enhancement area' between JESA habitat and outer NHS buffer

Area 3 (Figures 4a-d)

Area 3 is located at the southern edge of the subject property along Hidden Valley Road, and is commonly referred to as the 'Five-lot Area' due to the previous Draft Plan approval in this area. The City of Kitchener Official Plan mapping identifies a potentially developable area external to the NHS that is substantially larger than what NRSI has identified based on a surveyed dripline assessment completed in 2023. This area was mapped as Significant Woodland based on the Region's draft mapping, although it is recommended this mapping be updated as per Figure 4c based on the dripline survey completed by NRSI.

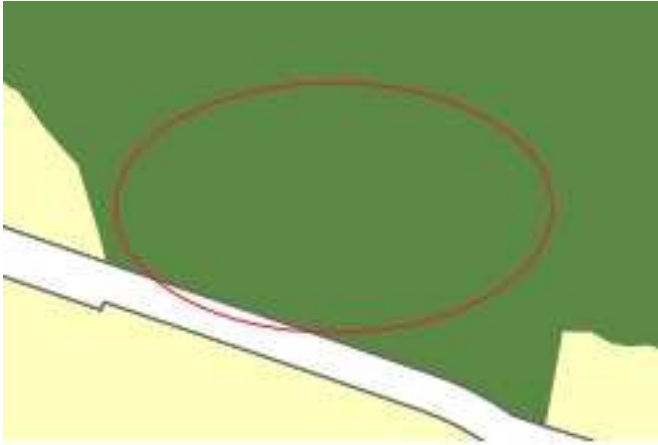


Figure 4a: Updated Hidden Valley Master Plan showing NHS



Figure 4b: Map 6 of City of Kitchener Official Plan Mapping (2016)



Figure 4c: NRSI ecological constraints mapping showing extent of NHS woodland (light green) and associated buffers



Figure 4d: NRSI constraints mapping with Jefferson Salamander Regulated Habitat (teal line), proposed area of retained Jefferson Salamander Habitat (purple), subject property boundary (orange line)

Area 4 (Figures 5a-d)

Area 4 is located on the eastern edge of the subject property near the location of the anticipated Hidden Valley re-alignment. Based on recent surveys completed by NRSI in 2023, the area currently mapped as Regionally Significant Woodland, is not entirely woodland but rather a savannah (CUS1) with primary vegetation within the canopy and sub-canopy of buckthorn and isolated Scot's Pine. The plantation to the east was excluded from the assessment of Significant Woodland as it is dominated by Scot's Pine, and such areas may be excluded from Significant Woodland as per Regional Official Plan Policy 7.C.6(c). Nonetheless, the plantation area is anticipated to be largely protected as it is located within an area of JESA regulated habitat to be protected. As such, it is recommended that the NHS limits in this area be updated as per Figure 5c. The final woodland limits in this area are subject to a woodland dripline assessment, which has not been completed to date.

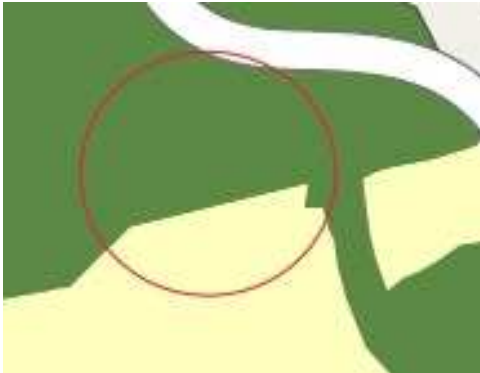


Figure 5a: Updated Hidden Valley Master Plan showing NHS



Figure 5b: NRSI ELC mapping showing limit of woodlands (FOC4-1) in these areas retracted to the north. Plantation has been excluded from this woodland limit as it is dominated by Scot's Pine and buckthorn. The savannah (CUS1) was found to be fairly open, did not meet the definition of woodland, and contained isolated Scot's Pine



Figure 5c: NRSI ecological constraints mapping showing extent of NHS: wetland (dark green), woodland (light green) and associated buffers



Figure 5d: NRSI constraints mapping with Jefferson Salamander Regulated Habitat (teal line), proposed area of retained Jefferson Salamander Habitat (purple), overall constraints of NHS (wetland buffer) in red. Orange line is the subject property boundary. Cross hatched area is the proposed area of impact of Hidden Valley Road re-alignment.

Area 5 (Figures 6a-d)

Area 5 is located in the northeast section of the subject property near Hidden Valley Road. The area was mapped as Significant Woodland by the Region, although a developable area may be present in this location as a portion of the area is free of tree cover (CUS1). In addition, plantation that is dominated by Scot's Pine may be excluded from this area, subject to a woodland dripline assessment. Based on this, it is recommended that the NHS limit be delineated according to Figure 6c below.



Figure 6a: Updated Hidden Valley Master Plan showing NHS



Figure 6b: NRSI ELC mapping showing limit of woodlands (FOM4). Plantation has been excluded from this woodland limit as it is dominated by Scot's Pine and buckthorn. Wetland boundaries are shown in green



Figure 6c: NRSI ecological constraints mapping showing extent of NHS: wetland (dark green), woodland (light green) and associated buffers



Figure 6d: NRSI constraints mapping with Jefferson Salamander Regulated Habitat (teal line), proposed area of retained Jefferson Salamander Habitat (purple), overall constraints of NHS (wetland buffer) in red. Tan area is a designated 'enhancement area' between JESA habitat and outer NHS buffer. Cross hatched area is the zone of impact from the Hidden Valley Road upgrades in this area

We look forward to discussing these areas in more detail and are happy to provide any additional mapping or details of NRSI field surveys, as needed.

Proposed Zoning Consideration :

We understood that City staff were presenting a proposed Zoning By-law Amendment associated with the Hidden Valley Area. Given that this may be a matter of further discussion, we would like to coordinate a meeting with City staff to discuss.

Servicing Considerations:

We have been working with MTE to assess the various servicing options associated with the development of the lands. We have concluded that the land can be fully serviced with municipal services and that there are appropriate stormwater management alternatives available for future development.

At this time, we do not support the updated Land Use Plan that was presented at the PIC. We appreciate the opportunity for further discussion with City staff on the alternative that is attached to this letter. In our opinion, the proposed Updated Land Use Plan has departed from the Hidden Valley Land Use Plan that was previously adopted by City Council.

We look forward to a future meeting with you to discuss these comments.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

Dave Aston, MSc, MCIP, RPP

Vice President & Partner

cc. Peter Benninger, Paul Eichinger, Jeff Martens, Nathan Miller

Hidden Valley Proposed Land Use Secondary Plan

Pearl Valley Development Corp.
Hidden Valley Road
City of Kitchener
Regional Municipality of Waterloo

LEGEND



Subject Lands (Post-Taking)



Development Limit
(NRSI 2023)



High Density Residential



Medium Density Residential



Low Rise Residential



Mixed Use



Commercial



Stormwater Management Facility

SOURCES: Review of Waterloo Open Data 2021
Development Limit - NRSI (July 2023)

DATE: February 13, 2024

FILE: 19158A

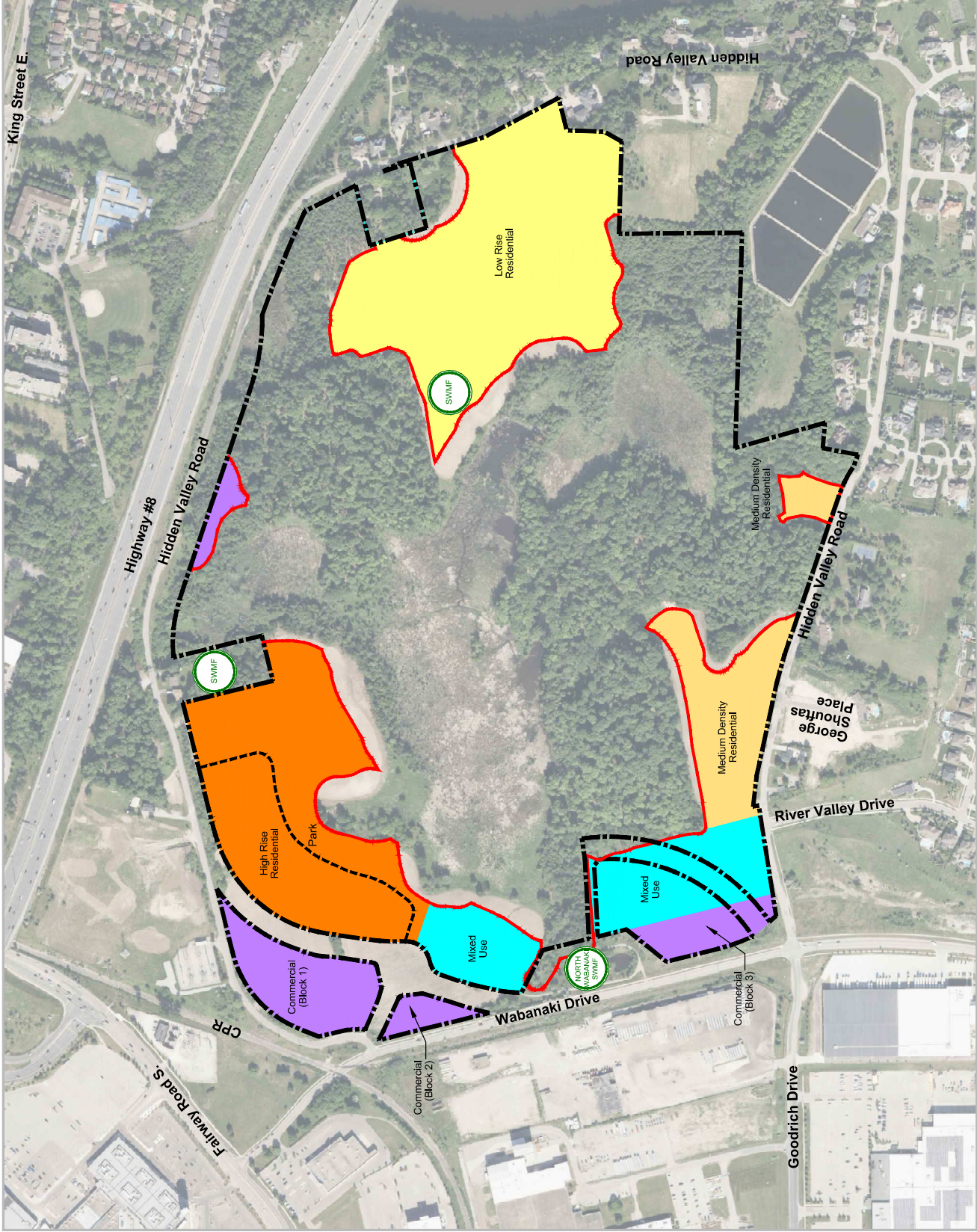
SCALE: 1:5,000

DRAWN: DGS



KITCHENER VALLEY DEVELOPMENT CORP. PREPARED FOR THE REGIONAL MUNICIPALITY OF WATERLOO
(FEBRUARY 13, 2024) (2/20/24)

**PLANNING
URBAN DESIGN
& LANDSCAPE**
MHBC ARCHITECTURE
200-403-3800 • 403-380-4444 • 403-380-4444 • 403-380-4444
P: 519-242-4359 • F: 519-242-0121 | WWW.MHBCPLAN.COM



Hi Carrie

This is a follow up to our conversation a couple weeks ago .

Hidden Valley is a jewel but I don't see how you are protecting it or embellishing it .
Most elite area in Waterloo Region has no Gateway entrance signage that reflects this JEWEL . We should learn from Florida how to make a statement with their entrance signage .
I understand the need to increase density along Wabanaki and the portion of the road parallel to Hwy 8 , but to put a High Rise in this area goes against the concept of keeping this area as a "Jewel "

1. Traffic Flow / Congestion:

- With the extension of Bleams Rd to B.F. Goodrich this plan brings a lot of traffic and trucks into Hidden Valley area .
The bottleneck on Fairway Rd will get worse .
 - This plan does not show the overpass to River Rd and how traffic will get back to Hwy 8 and 401.
2. To develop (2A's) will add more congestion to Hidden Valley which is also for pedestrians. No sewers .
 3. To develop 2B that will come out on Hidden Valley Rd which is suppose to be a Natural Heritage Conservation Rd , again this road is used by pedestrians and bicycles. No sewers.
 4. If you add all this residential units , how will people cross to go to Fairview Mall — people will take the shortest distance and will walk across Fairway Rd 5 lanes of heavy traffic .
 5. Infrastructure for water and sewage should be considered to eliminate septic beds to protect the Grand River and make use of clean soft water.
 6. Traffic noise , we have airplanes , trucks and increase traffic through our neighbourhood , but nothing is mentioned .
 7. The buildings should be " architecturally controlled "as we were when we built our homes , do not leave it to individual builders to make as cheap as possible .

Please refer back to your " CONTEXT " as a point of reference to ensure that the planned development is consistent with that image.

If possible a face to face meeting would be more effective if you really want to hear feedback and consider existing neighbours .

Real (Ray) Tanguay

Hello Carrie,

We are grateful to be included in the planning process for the Hidden Valley Master Plan and appreciate your time.

Here are some items we would like to review with you:

1. Review the difference between the two masterplans proposed (option 1 & 2) as presented on the Open House Boards and why the City is considering a shift of zoning?
2. Discuss the potential impact of the pending studies still underway on Hidden Valley Road Parcels, and expected completion dates? Does the Health Report impact us? And what are the anticipated restrictions in the Heritage corridor?
3. Discuss the need to clarify what can be done on our parcels with the intent to have potential for future development on the two properties in keeping with Official Plan, Zoning and Master Plan. The uncertainty about the City's intentions for the Hidden Valley road area and ongoing studies have negatively impacted our property values.
4. We are wondering if a pre-submission consultation with Planning would be meaningful to determine if the City would support development on our two parcels and if it would help inform the Master Plan updates currently being considered.

We look forward to our meeting at 1pm.

Annemarie & Matthew Hall
Peter & Lydia Kaune

Hello Carrie and Matthew,

Thank you for taking the time to meet with us via Google Teams. We appreciate your time.

Here are the document and correspondence we have had with the City, KW Utilities, and MHBC regarding the Region and their now approved amendment to their official plan.

The fire hydrant on Hidden Valley Road that has the closest potential for municipal water connection for our site is already at capacity for length. Per KW Utilities, any municipal water would have to loop way back and reconnect at a larger watermain which is financially not feasible or realistic for our small parcel, and the location for this connection has not been identified - it might be as far back as BF Goodrich Dr? You mentioned a price tag of \$350k for a waterline extension. That was in 2016, without the information that the waterline is already at its maximum length at the fire hydrant.

In addition, any municipal waterline extension would have to cross the lower creek between the fire hydrant and our parcel, which in itself is not a likely scenario given environmental overlays (it is considered a 'Wellhead Sensitivity Area' by the Region/City) and as such not financially feasible for such a small parcel that yields only a few homes.

I trust you can understand, how at the end of our conversation, when Carrie suggested that the City may not support private wells for our site of 6-8 acres to service 4-6 new homes at an estate residential size, we were very discouraged; and it leaves us back where we started in 2016, with no real financial or functional options for servicing and development.

I am not sure what our next step should be. We had planned to do a pre-submission and identify some areas to do hydrogeological study based on a rough site plan for both parcels. Does City Planning's new environmental information on the groundwater quality inform your statement on potentially not supporting private wells? How serious is the potential for salamander studies on our parcel as it had been cleared of salamander overlays by City Planning and we understood the Ministry. If needed, I can send you the correspondence from Brandon on how the overlay from salamander was removed in 2016-2017. We were also working with City staff in 2015 on the CRoZBy planners at the time. I haven't been able to find any Ministry support documents from that time, but perhaps the City has this as it informed the overlay change on our parcel.

Is there a way to include wording or requirements in your updated Official Plan and Zoning to require properties 'upstream' from us, whose storm drains likely come into our wetland/marsh, to treat their

run-off before it leaves their properties (ie Fairview Park Mall parking lot and Industrial lands along BF Goodrich). This would certainly benefit the marshland and our ground water.

We believe fundamentally that there was municipal agreement that the extension of municipal water was not viable given the technical requirement for looping of the system and the cost basis for a few estate lots whereas the regional plan does permit private serviced development with justification which we thought that all had agreed upon. It is understood that development policies are fluid, however the test of reasonableness also has to apply.

Please advise. After feeling more positive with the Region's servicing amendment, and the City's current updates to the HV Masterplan, we are feeling frustrated again and not sure where to go. And we had been hoping to hear from you by early October on the next step on the updates to the planning amendments, and have not received any information.

Regards,

Annemarie & Matthew Hall
Peter & Lydia Kaune

November 12, 2024

#1716L

To:
Carrie Musselman, City of Kitchener

cc:
Peter Benninger, PVDC
Dave Aston, MHBC
City of Kitchener (Carlos Reyes, Monica Mazur, Barbara Steiner
Natalie Goss)
Meaghan Eastwood (Region of Waterloo)

**RE: Pearl Valley Development
NRSI Response to LGL Natural Heritage Letter (August 20, 2024)**

On behalf of Natural Resource Solutions Inc. (NRSI), I am pleased to provide the following letter in response to the letter drafted by LGL dated August 20, 2024 entitled '*Response to Submission on Hidden Valley Land Use Plan (MHBC, June 17, 2024)*'. This letter has been prepared in order to provide further input on the proposed land use plan and natural heritage delineations within the Hidden Valley Secondary Plan area within Kitchener, Ontario.

The conclusions of this letter are based on the extensive natural heritage surveys completed on this property from 2015 to the present day on behalf of Pearl Valley Development Corp., as detailed within the technical memorandum prepared by NRSI and distributed to the City for consideration (April 3, 2024). In addition to this, NRSI has also considered within this response the site visit undertaken with City, LGL staff, and Region of Waterloo staff on July 10, 2024, the site visit with Region of Waterloo forester (Albert Hovingh) on August 7, 2024, and a follow-up meeting between the Pearl Valley Development team and City, LGL, and Region of Waterloo staff on September 24, 2024.

Areas of discrepancy discussed during these site visits and meetings focused on 5 locations throughout the Pearl Valley owned lands, as detailed within the MHBC letter dated June 17, 2024. Areas 1 and 2 have been deemed to be resolved for the time being (notwithstanding the results of further studies to be undertaken at the Environmental Impact Study stage). Similarly, it is understood that Area 5 remains an area of uncertainty that requires further consideration at the EIS stage through dripline delineation; NRSI understands the findings of the Region and LGL related to the desire to retain the plantation in this location given that it is integrated into the broader woodlands and appears to be regenerating with native vegetation. As such, the focus of the recent natural heritage discussions between Pearl Valley and agency staff on September 24, 2024 and ongoing is related to Area 3 (known as the 'five-lot area') and Area 4 (near the 'eastern fields').

As referenced above, further studies are required at the development stage through an EIS in order to fully inform the characterization of these areas and the specific feature boundaries of woodlands. The key point of contention related to Areas 3 and 4 is whether the woodland boundaries within these locations should be identified based on existing conditions or inferred historical conditions.

The LGL letter (August 20, 2024) indicates that although management of these areas occurred under a Good Forestry Practices permit, this does not change the designation of these areas as woodland.

It is important to note that based on our understanding of the forest management plan implemented by Williams & Associates Forestry Consulting Inc. in 2020, tree removal was not undertaken within either Area 3 or Area 4. Rather, the management plan focused on the central woodlands outside of these areas, likely due to the thin tree cover in these locations.

In addition, it is NRSI's understanding based on historical aerial imagery that Areas 3 and 4 were both completely cleared of trees and have since regenerated to their current state. The only comprehensive field surveys of vegetation communities within these areas were conducted by NRSI, and the limits of these features have been provided to City staff, and are attached again to this letter. It is NRSI's recommendation that these feature boundaries be confirmed in the field at the EIS stage through dripline assessments in collaboration with agency staff, based on existing conditions, rather than relying on historical reference points.

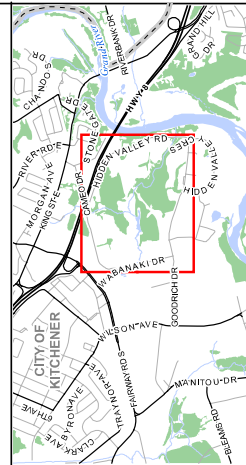
I trust that the information provided is sufficient to help inform how these areas of the Hidden Valley lands should be addressed both presently and in the future.

Sincerely,
Natural Resource Solutions Inc.



Nathan Miller, M.Sc., P.Biol
Senior Biologist

Hidden Valley Natural Feature Boundaries and Buffers



- Legend**
- Subject Lands
 - Utility Line
 - Railway
 - Road
 - Permanent Watercourse
 - Watercourse Buffer (30m)
 - Provincially Significant Wetland (PSW)
 - PSW Buffer (approximate) (30m)
 - Woodland
 - Woodland Dripline Buffer (approximate) (10m)



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Project: 1718E
Date: April 3, 2024

NAD83 - UTM Zone 18
Scale: 1:14,900





November 12, 2024

Carrie Musselman, BSc., Dip., MCIP, RPP
Senior Environmental Planner, Planning
City of Kitchener
200 King Street West
N2G 4G7

RE: Hidden Valley Secondary Plan – Follow up Comments
OUR FILE: 19138B

We are writing as follow up to the past meetings and the LGL letter (dated August 20, 2024) to provide additional comments and response to assist with the preparation of the land use plan for the Hidden Valley Secondary Plan.

We continue to have concerns and disagreement with the delineation of the natural feature areas in Areas, 3, 4 and 5.

Please find attached a response prepared by NRSI to the LGL letter. In summary, the limits of the natural features identified by NRSI based on the extensive natural heritage surveys completed on this property from 2015 to the present day, as detailed within the technical memorandum prepared by NRSI and distributed to the City for consideration (April 3, 2024). The only comprehensive field surveys of vegetation communities within these areas were conducted by NRSI, and the limits of these features have been provided to City staff. The natural feature boundaries for the purposes of the Secondary Plan should reflect the technical field work. The limits of the features will be further confirmed in the field at the EIS stage through dripline assessments in collaboration with City and agency staff, based on existing conditions, rather than relying on historical reference points.

We propose that the Area 3 lands maintain a Residential designation that is coped to the limits of the NRSI dripline assessment. This results in an increase of Open Space within that area significantly from the existing draft approval and zoning. The NRSI limits also result in additional Open Space area from the current extent of the Residential designation in the City's Official Plan. The Hidden Valley Land Use Master Plan identified the area for future study, significant study has been completed and the request is to recognize the findings from the technical field work from NRSI.

In addition, it is proposed that Area 4 be amended to recognize the existing conditions and field work and Area 5 be recognized as there is a portion of land that has been identified as being outside of the woodland area.

Building on our past discussions on the proposed land uses, we would request the following zoning for each of the land uses:

Low Density Residential – RES-5

Medium Density Residential – RES-6

High Density Residential – RES-7 with provision for a hotel in the location of the roundabout.

Commercial – COM -3

Mixed Use- MIX-2

We look forward to receiving a copy of the City's draft land use plan and zoning by-law.

Please feel free to call with any questions.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

David W. Aston, MSc, MCIP, RPP
Partner, Vice-President

c. *Peter Benninger, Paul Eichenger, Nathan Miller*

April 3, 2024

#1716E

To:
Carrie Musselman, City of Kitchener

cc:
Peter Benninger, PVDC
Dave Aston, MHBC
City of Kitchener (Carlos Reyes, Monica Mazur, Barbara Steiner
Natalie Goss)
MTE (Paul Eichinger, Jeff Martens, Michael Felinczak, Jason Cabral
Valentina Lazic)

**RE: Pearl Valley Development
Natural Heritage Characterization Overview**

On behalf of Natural Resource Solutions Inc. (NRSI), I am pleased to provide this technical letter that provides an overview of the natural heritage features present at the Hidden Valley subject property located in Kitchener, Ontario. The subject property is bounded by Wabanaki Drive and Hidden Valley Road, and contains approximately 84 hectares of agricultural field, woodland, wetland, meadow, thicket, and watercourses (Map 1). NRSI was retained by Pearl Valley Development Corp. in 2015, and since that time has completed a wide range of field surveys and ecological assessments necessary to characterize the natural heritage features and identify preliminary development limits on the subject property.

This letter provides an overview of the surveys completed to date and our preliminary results that have been utilized to inform anticipated development limits and next steps in this process. This information has been provided in order to assist in the identification of land use for the City of Kitchener Secondary Plan that is currently being undertaken, as identified on the current Hidden Valley Land Use Master Plan (June 2019). The information and mapping provided in this letter provides anticipated refinements to the delineated natural heritage system that will assist in refining the areas of 'Natural Heritage Conservation' in addition to Special Policy Areas (2a/2b) on the Land Use Master Plan.

Completed Works

NRSI has completed a comprehensive background review of existing natural heritage information for significant natural heritage features and species present within the subject property and surrounding study area (surrounding lands within 300m). This background review described the natural features and species within and adjacent to the subject property, as well as identified a number of Species at Risk/Conservation Concern (SAR/SCC) and Significant Wildlife Habitats (SWH). Natural heritage information collected from this review was subsequently used to determine the scope of the field surveys to be undertaken.

Environmental Impact Study (EIS) level field surveys were carried out by NRSI beginning in 2015 and these surveys have continued through 2023, in order to characterize the natural features and identify significant species or habitats on site. All necessary terrestrial and aquatic field surveys were conducted to accurately characterize the habitats and natural features within

the subject property; the majority of these surveys were conducted from 2019-2020 (except where specified below):

- Vegetation community mapping and Ecological Land Classification (ELC) surveys (initial assessment conducted in 2015);
- Three-season vascular flora surveys;
- Butternut (*Juglans cinerea*) Health Assessment (conducted in 2016)
- Breeding bird and marsh breeding bird surveys
- Crepuscular bird surveys;
- Anuran call surveys;
- Turtle basking and nesting surveys;
- Salamander trapping and egg mass surveys;
- Jefferson Salamander (*Ambystoma jeffersonianum*) habitat assessments;
- Snake visual encounter and artificial cover surveys;
- Winter wildlife surveys;
- American Badger (*Taxidea taxus*) surveys;
- Bat maternity roost habitat assessments,
- Insect surveys;
- Woodland dripline assessments of the '5-lot area' (December 7, 2023); and
- Mapping of natural heritage features including Significant Woodlands, Significant Wetlands, watercourses, and wildlife habitats.

The natural heritage information compiled from the field surveys undertaken by NRSI was utilized to inform the anticipated layout and limits of the proposed development within Hidden Valley, in conjunction with input from other working group members (MTE, MHBC). Completion of these field surveys has provided a strong understanding of the natural features within the subject property, as well as anticipated buffers and mitigation measures.

Overview of Results

The terrestrial and aquatic field surveys conducted by NRSI confirmed that a variety of significant natural features are present within the subject property, primarily within the identified natural heritage system (i.e. woodlands, wetlands). The majority of the contiguous wooded areas on the subject property meet the criteria for 'Significant Woodland', which are listed as Core Environmental Features in the Region of Waterloo Official Plan (2015) and the City of Kitchener Official Plan (2014b). Per these Official Plans, a minimum 10m buffer is required around all Significant Woodland features.

In addition, the wetlands within the natural heritage system are part of the Hidden Valley Provincially Significant Wetland (PSW) complex and are afforded a minimum 30m wetland buffer (Region of Waterloo 2015; City of Kitchener 2014b). Hofstetter Creek, Hidden Valley Creek, and two associated tributaries (West and North tributary) are also present across the subject property and also require a 30m buffer, although further investigation as to the thermal regime of these watercourses could allow for a reduced, 15m buffer around warm-water features.

A number of significant species and SWHs were also identified within the subject property, the majority of which were located within the NHS and associated buffers (Map 1). The exception to this is Regulated Habitat that has been previously mapped by the Ministry of Natural Resources and Forestry (MNR) in 2018 and partially overlaps with agricultural fields (the aforementioned Special Policy Areas (2a/2b) on the Land Use Master Plan (City of Kitchener

June 2019). The subject property, including these agricultural fields have been extensively surveyed for Jefferson Salamander by LGL Limited (2007-2008) and subsequently by NRSI from 2019-2023. During these surveys, a range of trapping and genetic testing on captured individuals has been undertaken both within wetlands/ponds as well as within the agricultural fields in order to assess the use of these areas as movement corridors between wetland. Based on these surveys, Jefferson Salamander have not been found to be utilizing these agricultural fields as movement corridors. Nonetheless, any wetland being used for breeding by Jefferson Salamander or Jefferson-dependant Unisexual Ambystoma, as well as all areas within 300m of breeding wetlands and other suitable wetlands within 1km, are listed as Regulated Habitat (MNR 2018), and have been mapped accordingly (Map 2). As such, NRSI is currently undertaking the required process necessary to permit development within these areas of agricultural fields, which involves correspondence with the Ministry of the Environment, Conservation, and Parks (MECP).

NRSI submitted an Information Gathering Form (IGF) for the Hidden Valley subject property to the MECP in September 2023 for activities that have the potential to affect species and/or habitats protected under the ESA. NRSI received comments from MECP in October 2023 requesting further information on the limits of the proposed development and the anticipated area of Jefferson Salamander habitat proposed to be impacted by the development (agricultural fields), which NRSI provided in February 2024 including Map 2 (attached to this letter). This map details the current extent of Jefferson Salamander Regulated Habitat (teal line), the proposed extent of Jefferson Salamander Habitat following development (purple shading), the ultimate anticipated limit of development (red line) that includes the buffers of other NHS features (shown on Map 1), as well as Jefferson Salamander enhancement areas (tan) that include areas external to the Jefferson Salamander habitat to be retained, but internal to other NHS buffers. Subsequently the MECP provided direction in March 2024 to proceed with the completion of an Avoidance & Alternatives Form (AAF) and a C-Permit Application Form (CPAF). The CPAF will provide a detailed plan for the mitigation of potential impacts to the species as well as other works that will result in a net 'Overall Benefit' for Jefferson Salamander. NRSI anticipates that the imminent completion of the CPAF, in association with future works associated with a Draft Plan of Subdivision for these lands will allow for development of the subject property as identified on Map 1.

I trust that the information provided is sufficient to help inform the anticipated land use within the Hidden Valley Secondary Plan Area from a natural heritage perspective, but please do not hesitate to reach out to the undersigned if you have any questions or concerns.

Sincerely,
Natural Resource Solutions Inc.



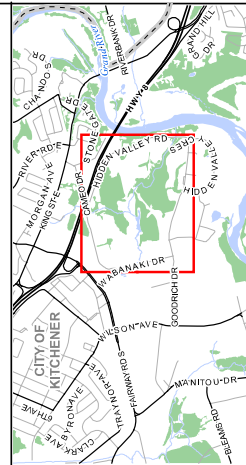
Nathan Miller, M.Sc., P.Biol
Senior Biologist

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Maps

Hidden Valley Natural Feature Boundaries and Buffers



- Legend**
- Subject Lands
 - Utility Line
 - Railway
 - Road
 - Permanent Watercourse
 - Watercourse Buffer (30m)
 - Provincially Significant Wetland (PSW)
 - PSW Buffer (approximate) (30m)
 - Woodland
 - Woodland Dripline Buffer (approximate) (10m)



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Project: 1718E
Date: April 3, 2024

NAD83 - UTM Zone 18
Scale: 1:14,900



Map 2
Hidden Valley
Jefferson Salamander
Regulated Habitat
(Pre and Post-Development)



- Legend**
- Subject Lands
 - Jefferson Salamander Regulated Habitat (MNRFP 2018)
 - Post-Development Jefferson Salamander Regulated Habitat
 - Jefferson Salamander Enhancement Area
 - Development Limit (Includes natural feature buffers)
 - Utility Line
 - Railway
 - Permanent Watercourse
 - Study Area Parcels (MNRFP 2020)
 - Waterloo Region Upgrades to Hidden Valley Road
 - Previously Draft Plan Approved Development Area - exact boundary subject to future detailed studies

Note: Development limits shown on this map are considered approximate and subject to confirmation through future detailed studies

Existing Jefferson Salamander Regulated Habitat	61.88 ha
Post-Construction Jefferson Salamander Regulated Habitat	50.66 ha
Difference in Habitat Size	11.22 ha
Proposed Jefferson Salamander Habitat Enhancement	4.43 ha

NATURAL RESOURCE SOLUTIONS INC.
 Aquatic, Terrestrial and Wetland Biologists

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Project: 1716E
 Date: April 3, 2024
 NAD83 - UTM Zone 18
 Scale: 1:14,900

