



PLANNING, DEVELOPMENT  
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Shilling Yip (226) 753-1064 (cell)  
File: D17-50/2/24015

January 15, 2025

Andrew Pinnell, MCIP, RPP  
Senior Planner  
City of Kitchener  
City Hall, P.O. Box 1118  
200 King St. West  
Kitchener, ON N2G 4G7

Dear Mr. Pinnell:

**Re: Post Circulation Comments  
OPA 24/015/T/AP  
(x-Ref Subdivision 30T-08204 Stage 4)  
Activa Holdings Inc.  
468 Trussler Road  
CITY OF KITCHENER**

Region staff has reviewed the above-noted application and provide the following comments. The purpose of the application is to delete Specific Policy Area 24 and associated site specific Policy 15.D.12.24 which requires that, "Any development within the identified area will comply with the Minimum Distance Separation Formulae for any equestrian facility located west of Trussler Road in Wilmot Township." The application will permit the lands to be developed with Low Rise Multiple Residential development.

On January 1<sup>st</sup>, 2025, Bill 23 (the More Homes Built Faster Act, 2022), the upper-tier without planning responsibilities provisions were proclaimed for the Region of Waterloo. With this proclamation, certain review responsibilities that the Region historically undertook on behalf of the Province, including those regarding Minimum Distance Separation are now the responsibility of the City of Kitchener. As such, the Region will not be providing any further comments on the MDS analysis or conclusion.

### **Trussler Road EA**

Regional staff provided comments on the proposed ZBA and modifications to conditions of draft approval for the plan of subdivision in a letter dated November 18, 2024. The letter included comments on the Region's Trussler Road environmental assessment currently underway. While those comments continue to apply, by way of an update staff

wish to advise that information related to detail design will not be available until Q4 2025 instead of Q2 as previously noted.

Staff also advise that no modifications to Regional condition 3.6 (road widenings) are required at this time. Any requirements to road improvements stemming from the EA will be addressed as part of site plan for Stage 4, or through the EA process.

## **Other**

The Region's OPA review fee was received December 9, 2024. However this fee amount does not reflect the current fee. Staff understands the applicant is processing a subsequent cheque to cover the balance owing. This arrangement is satisfactory to Regional staff.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Shilling Yip, MCIP, RPP  
Principal Planner

cc. Pierre Chauvin, MHBC Planning  
Katrina Fluit, Region Corridor Development

## Andrew Pinnell

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**From:** Andrew Martin <andrew.martin@Wilmot.ca>  
**Sent:** Monday, January 13, 2025 3:34 PM  
**To:** Andrew Pinnell; Amanda Kutler; Shilling Yip  
**Cc:** Harold O'Kafka  
**Subject:** RE: Circulation for Comment - 468 Trussler Road (OPA) / Planning Justification Report Addendum

Hi Andrew,

In instances where the Province chose to expand the Township Urban Boundary into areas with an MDS impact, the Township requested that those lands not be included and that the boundary be drawn back to preserve the MDS protection. Ideally that would have occurred in this example, but given the boundary now exists, I would tend to agree that MDS 1 no longer applies.

Notwithstanding that MDS 1 is no longer applicable given the current boundary limit, we had previously suggested that an MDS calculation be completed to assess the impact of the existing home at 483 Trussler on the equestrian facility. A prior PJR provided that information and the Township generally concurred that existing home at 483 Trussler Rd and the pre ROPA 6 urban boundary already impacted the ability of the equestrian facility to expand and this newest boundary limit creates very little new impact.

The Township has no further comments on this application.



**Andrew Martin, MCIP RPP**  
**Manager of Planning and Economic Development**  
**Development Services | Township of Wilmot | 519-634-8519 x. 9245**

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## Andrew Pinnell

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**From:** Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>  
**Sent:** Wednesday, June 12, 2024 10:51 AM  
**To:** Andrew Pinnell  
**Cc:** Backtash, Khalid (MTO)  
**Subject:** FILE # MTO-LD-2024-31L-000180 (30T-08204 Stage 4 & ZBA Removal of Holding Provision)

Good morning Andrew,

The Ministry of Transportation (MTO) has completed a review of the incoming file # MTO-LD-2024-31L-000180. The documents were reviewed in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, permits previously issued related to the subdivision and all other related MTO policy.

The site is in proximity to Highway 7&8, which is designated as a **Controlled Access Highway (CAH)**. As such, all requirements, guidelines and best practices in accordance with this classification and designation shall apply;

The owner should be aware that the property falls within MTO's Permit Control Area (PCA), and as such, MTO Permits may be required before any demolition, grading, construction or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.

While MTO has no specific comment or requirement for the removal of the holding provision (Minimum Distance Separation Formulae ("MDS") to the Brookside Equestrian Centre, located on 493 Trussler Road) MTO provides the following comments on outstanding items related to MTO requirements / permitting for this phase of and the subdivision overall.

- As identified earlier, lands as identified as required by MTO are to be transferred to MTO from the North West corner of the site.
- An agreement (MOU) between the Regional Municipality of Waterloo and MTO addressing the construction of highway improvements, required as a result of this subdivision will need to be executed prior to issuance of any future MTO permits. MTO is in the process of drafting this agreement (MOU).
- As a condition of MTO permits a SWM Plan shall be provided for Stage 4 for MTO review.

Additionally, prior to the construction of the Community Trail within the MTO 14m setback, an agreement is required between the City of Kitchener and MTO addressing the location and future use of the trail will need to be executed prior to issuance of MTO permits for the trail.

If there are any questions please contact me directly.

Thank you,

**Jeremiah Johnston**

Corridor Management Planner | Highway Operations Branch



Ministry of Transportation | Ontario Public Service  
(226)-980-6407 | jeremiah.johnston@ontario.ca

4<sup>th</sup> Floor, Corridor Management Office  
659 Exeter Road,  
London, ON N6E 1L3



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## Andrew Pinnell

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**From:** Niall Melanson  
**Sent:** Wednesday, May 15, 2024 1:30 PM  
**To:** Andrew Pinnell  
**Subject:** FW: Circulation for Comment - Modification to Draft Plan of Subdivision 30T-08204 (Stage 4) & ZBA Removal of Holding Provision - 468 Trussler Road  
**Attachments:** Modification Circulation Letter\_Activa Trussler Stage 4\_May 2024.pdf

No concerns from Engineering.

Thanks

Niall Melanson, C.E.T.  
Project Manager, Development Engineering, City of Kitchener  
[niall.melanson@kitchener.ca](mailto:niall.melanson@kitchener.ca), 519-741-2200 x 7133  
200 King St. W., Kitchener, ON N2G 4G7

## Andrew Pinnell

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**From:** Niall Melanson  
**Sent:** Monday, December 9, 2024 1:51 PM  
**To:** Andrew Pinnell  
**Subject:** Circulation for Comment - 468 Trussler Road (OPA)

Hello Andrew

Engineering has no concerns regarding this application.

Thank you.

Niall Melanson, C.E.T.  
Project Manager, Development Engineering, City of Kitchener  
[niall.melanson@kitchener.ca](mailto:niall.melanson@kitchener.ca), 519-783-8444  
200 King St. W., Kitchener, ON N2G 4G7

## Andrew Pinnell

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**From:** Barbara Steiner  
**Sent:** Monday, May 13, 2024 7:09 PM  
**To:** Andrew Pinnell  
**Subject:** City Envl Planning RE: Modification to Draft Plan of Subdivision 30T-08204 (Stage 4) & ZBA Removal of Holding Provision - 468 Trussler Road  
**Attachments:** Modification Circulation Letter\_Activa Trussler Stage 4\_May 2024.pdf

Andrew: City Environmental Planning has no concerns with the proposed modification, nor the removal of the holding provision.

### Barbara Steiner

Senior Environmental Planner | Planning | City of Kitchener  
519-741-2200 X7293 | TTY 1-866-969-9994 | [barbara.steiner@kitchener.ca](mailto:barbara.steiner@kitchener.ca)



## Andrew Pinnell

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**From:** Barbara Steiner  
**Sent:** Friday, December 20, 2024 12:51 PM  
**To:** Andrew Pinnell  
**Subject:** City Environmental Planning RE: - 468 Trussler Road OPA24/015/T/AP - DP 30T-08204

Andrew:

All natural heritage issues (features/functions) and compliance with City's *Tree Management Policy* were addressed during the circulation and review for DP 30T-08204.

The Kitchener Natural Heritage System (KNHS) in the area of the DP, Trussler Woods, an upland Regionally Significant Woodland with wetland inclusions, was addressed in the EIS/ EIR (Ecoplans 2008 with Addenda 2010 and 2013 (MMM)), submitted and approved with the DP application. The treed vegetation subject to City policy was finally addressed in the approved Detailed Vegetation Plan, all stages (MMM/WSP 2019). This northwest area of the DP had only a few trees associated with a rural laneway and farmhouse which were approved for removal; the balance of the area was cropland.

**City Environmental Planning therefore has no concerns with OPA24/015/T/AP.**

### Barbara Steiner

Senior Environmental Planner | Planning | City of Kitchener  
**519-783-8947** | TTY 1-866-969-9994 | [barbara.steiner@kitchener.ca](mailto:barbara.steiner@kitchener.ca)

**PHONE NUMBER CHANGE** – As of November 12, 2024 you can reach me directly at **519-783-8947**.



## Andrew Pinnell

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**From:** Christine Kompter  
**Sent:** Tuesday, May 28, 2024 8:03 AM  
**To:** Andrew Pinnell  
**Subject:** FW: Kitchener - 468 Trussler Road - 30T-08204 (Stage 4)

### Christine Kompter

Administrative Assistant | Development Services Department - Planning | City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor | P.O. Box 1118 | Kitchener ON N2G 4G7  
519-741-2200 ext. 7425 | TTY 1-866-969-9994 | [christine.kompter@kitchener.ca](mailto:christine.kompter@kitchener.ca)



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**From:** AMIN Pranav <Pranav.Amin1@HydroOne.com>  
**Sent:** Monday, May 27, 2024 4:47 PM  
**To:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Subject:** Kitchener - 468 Trussler Road - 30T-08204 (Stage 4)

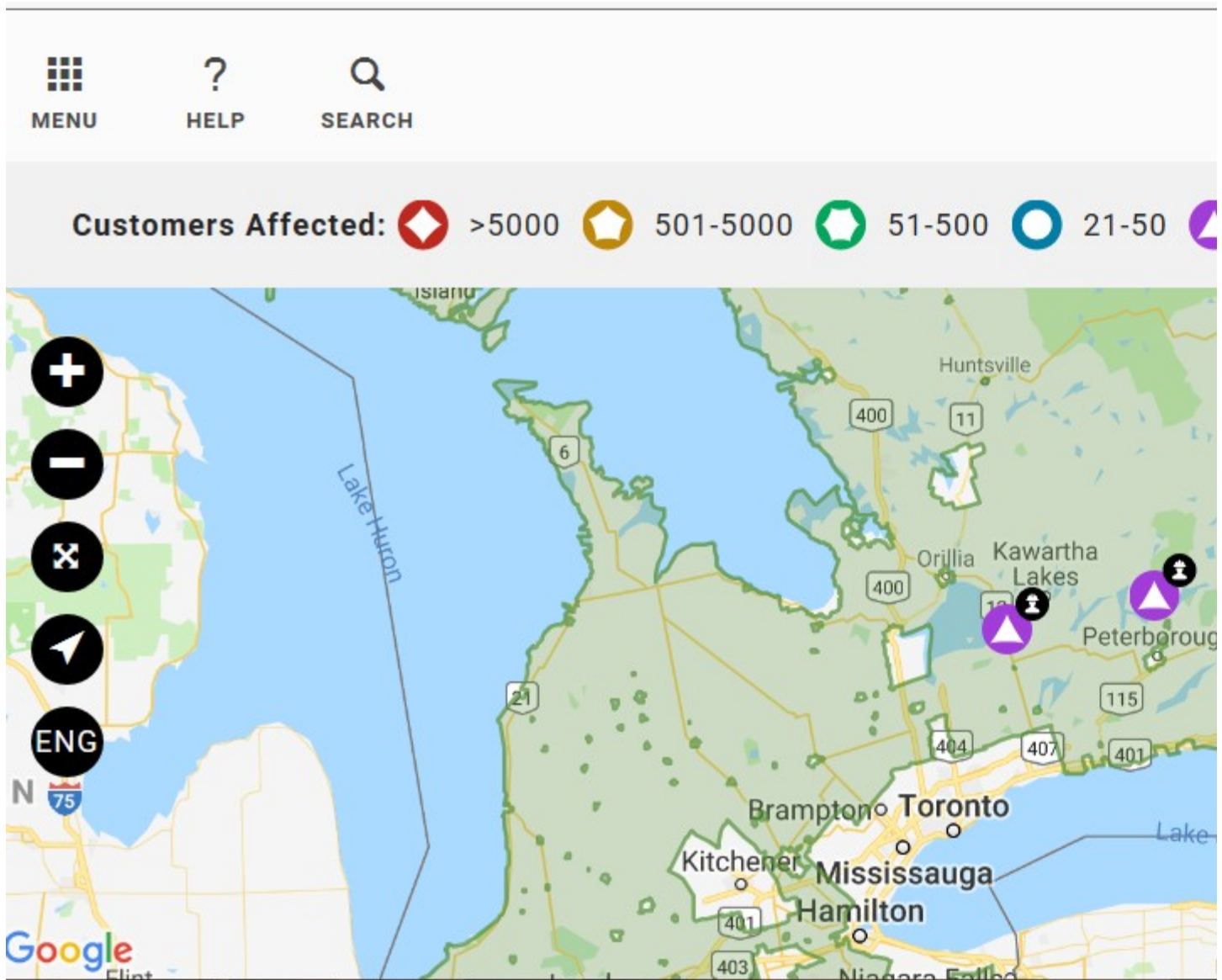
Hello,

We are in receipt of your Plan of Subdivision application, 30T-08204 dated May 13<sup>th</sup>, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
[Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

## Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

## Andrew Pinnell

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**From:** Lenore Ross  
**Sent:** Thursday, June 20, 2024 9:36 AM  
**To:** Andrew Pinnell  
**Subject:** RE: Circulation for Comment - Modification to Draft Plan of Subdivision 30T-08204 (Stage 4) & ZBA Removal of Holding Provision - 468 Trussler Road

Hi Andrew,

I have reviewed the correspondence sent to the Parks Inbox while I was away May 3-June 10 2024 and noted that there was a Minor Mod/ZBA application for 30T-08204 /Trussler West circulated on May 09 2024 and a follow up email sent May 21 2024. Based on our files, it does not look like anyone from Parks responded, and I apologize for that omission. Parks comments are provided below for the record.

I have reviewed the proposed changes to draft approval conditions for Stage 4 concerning potential odors related to the adjacent agricultural operations. Similarly, through the proposed ZBA, the existing 30H provision requiring the development to comply with the Minimum Distance Separation Formulae is proposed to be removed.

Parks has no concerns with the proposed changes to the draft plan conditions specifying a new warning clause for odor. Although a portion of the affected lands are zoned OSR, Parks does not have any concerns with the proposed zone change to remove the 30H provision.

Regards,

Lenore

**Lenore Ross MSc, MCIP, RPP**

Parks Planning and Development Project Manager

Development and Housing Approvals | Development Services | City of Kitchener  
519-741-2200 ext 7427 | TTY 1-866-969-9994 | [Lenore.Ross@Kitchener.ca](mailto:Lenore.Ross@Kitchener.ca)

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## Andrew Pinnell

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**From:** Lenore Ross  
**Sent:** Thursday, December 19, 2024 11:09 AM  
**To:** Andrew Pinnell  
**Subject:** RE: Circulation for Comment - 468 Trussler Road (OPA)  
**Attachments:** RE: Circulation for Comment - Modification to Draft Plan of Subdivision 30T-08204 (Stage 4) & ZBA Removal of Holding Provision - 468 Trussler Road

Hi Andrew,

As with the ZBA, Parks has no concerns or requirements for the OPA related to the proposed changes.

Regards,

Lenore

## Andrew Pinnell

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**From:** Dave Seller  
**Sent:** Tuesday, May 14, 2024 1:27 PM  
**To:** Andrew Pinnell  
**Subject:** TS comments - Modification to Draft Plan of Subdivision 30T-08204 (Stage 4) & ZBA  
Removal of Holding Provision - 468 Trussler Road  
**Attachments:** Modification Circulation Letter\_Activa Trussler Stage 4\_May 2024.pdf

Transportation Services have no concerns with the mod or removal of the holding provision.

Dave Seller, C.E.T.  
Traffic Planning Analyst | Transportation Services | City of Kitchener  
519-741-2200 ext. 7369 | TTY 1-866-969-9994 | [dave.seller@kitchener.ca](mailto:dave.seller@kitchener.ca)

## City of Kitchener

### OPA comments

**Application type:** Official Plan Amendment OPA24/015/T/AP  
**Comments of:** Transportation Services  
**Commenter's name:** Dave Seller  
**Email:** dave.seller@kitchener.ca  
**Phone:** 519-783-8152  
**Date of comments:** December 18, 2024  
**Comments due:** December 20, 2024  
**Project address:** 468 Trussler Road (Stage 4, 30T-08204)  
**Amanda:** 24-130783

#### **Applicant proposal**

The applicant is requesting an Official Plan Amendment to delete Specific Policy Area 24 and associated Site Specific Policy 15.D.12.24, which says, "Any development within the identified area will comply with the Minimum Distance Separation Formulae for any equestrian facility located west of Trussler Road in Wilmot Township." The application will permit the lands to be developed with Low Rise Multiple Residential development.

#### **Conclusions**

Transportation Serves have reviewed this application and have no concerns.

## Andrew Pinnell

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**From:** Planning <planning@wcdsb.ca>  
**Sent:** Friday, May 17, 2024 4:38 PM  
**To:** Andrew Pinnell  
**Subject:** RE: Circulation for Comment - Modification to Draft Plan of Subdivision 30T-08204 (Stage 4) & ZBA Removal of Holding Provision - 468 Trussler Road

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Good Afternoon Andrew,

The Waterloo Catholic District School Board has reviewed the subject modification and removal of holding provision and has no objections or new comments to add.

If you require any further information, please contact me by e-mail at [Jordan.Neale@wcdsb.ca](mailto:Jordan.Neale@wcdsb.ca).

Thank you,

**Jordan Neale**

Planning Technician, WCDSB

480 Dutton Dr, Waterloo, ON N2L 4C6

519-578-3660 ext. 2355

## Andrew Pinnell

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**From:** Planning <planning@wcdsb.ca>  
**Sent:** Monday, December 16, 2024 2:58 PM  
**To:** Andrew Pinnell  
**Subject:** Re: Circulation for Comment - 468 Trussler Road (OPA)

Hi Andrew,

The Waterloo Catholic District School Board has reviewed the subject application and has no objections or new comments to add.

Thank you.

Kind regards,

**Isabelle Lung Ler**  
Planning Technician  
Waterloo Catholic District School Board  
Phone: 519-578-3677 x 2355  
Email: [Isabelle.LungLer@wcdsb.ca](mailto:Isabelle.LungLer@wcdsb.ca)

## Andrew Pinnell

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**From:** Jennifer Arends  
**Sent:** Thursday, November 28, 2024 2:30 PM  
**To:** Andrew Pinnell  
**Subject:** FW: Circulation for Comment - 468 Trussler Road (OPA)  
**Attachments:** Dept & Agency Circ Letter - 468 Trussler Rd.pdf; Cover Letter.pdf; OPA Application Form.pdf

No concerns or comments from fire on this one.

Thank you Andrew,

**Jennifer Arends**

Fire Prevention Officer | City of Kitchener  
519-783-7983 | [jennifer.arends@kitchener.ca](mailto:jennifer.arends@kitchener.ca)

## Andrew Pinnell

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**From:** Angela Wang <awang@grandriver.ca>  
**Sent:** Wednesday, November 27, 2024 1:45 PM  
**To:** Andrew Pinnell  
**Subject:** RE: Circulation for Comment - 468 Trussler Road (OPA)

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Hi Andrew,

Please be advised that the subject lands are not regulated by the GRCA under Ontario Regulation 41/24. As such, we will not be providing comments on this application.

Kind regards,

**Angela Wang**

Intermediate Resource Planner  
Grand River Conservation Authority

400 Clyde Rd  
Cambridge, ON N1R 5W6  
Office: 519-621-2763 ext. 2270  
Email: [awang@grandriver.ca](mailto:awang@grandriver.ca)

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