



**ENGINEERING DIVISION**  
Niall Melanson, C.E.T.  
Project Manager  
200 King St. W. – 9<sup>th</sup> Floor  
Kitchener, ON N2G 4G7  
Phone: 519-783-8444  
niall.melanson@kitchener.ca

June 24, 2025

Van Harten Land Surveyors & Engineers  
Brett Pond  
2106 Gordon Street  
Guelph, ON N1L 1L8

Dear Mr. Pond

**Re: 137 Woodhaven Road, ZBA25/016/W/BB - 1<sup>st</sup> Submission Engineering Comments  
City of Kitchener**

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The following comments are specific to the Van Harten Functional Servicing Report. The Civil Drawings have been used as a reference, but no comments related to the drawings are provided.

**Sanitary Design:**

- 1) Note that the City's zoning bylaws have changed and Table 4 Residential Zoning Criteria, from the Development Manual is out of date. Reference to Section C.1.7 in from the City's Site Plan Engineering Guidelines should be used. RES4 = 143peo/ha. Please update the Sanitary Design Flow Calculation and Section 5 of the FSR.

**Watermain Design:**

- 2) Given the scope of this design Kitchener Utilities has confirmed the information provided in the FSR is acceptable.

**General:**

- 3) There appears to be a potential low spot in the neighbouring property at 133 Woodhaven Road. It is recommended that the site be provided with storm service connections for anticipated sump pump connections and roof water downspouts be directed to Woodhaven Road to the greatest extent possible.

Please make the requisite revisions and resubmit one (1) copy of same for review at your earliest convenience. Along with the revised submission, please submit a letter addressing the City's concerns and the changes made to the design.

Sincerely,

**Niall Melanson, C.E.T.**  
Project Manager

**Project Address: 137 Woodhaven Road**

**Application Type: Zoning By-law Amendment ZBA25/016/W/BB**

Comments of: Environmental Planning – City of Kitchener

Commenter's Name: Carrie Musselman

Email: carrie.musselman@kitchener.ca

Phone: 519-783-8940

Date of Comments: July 14, 2025

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**1. Plans, Studies and Reports submitted as part of a complete Planning Act Application:**

- Arborist Report, prepared by P & A Urban Forestry Consulting Ltd., dated Feb. 7, 2025.

**2. Site Specific Comments & Issues:**

I have reviewed the report/plan noted above to support a zoning bylaw amendment that would permit building a semi-detached dwelling with two additional dwelling units (attached) per side, and note:

- There are no natural heritage features or functions of local, Regional, Provincial, or national significance on, or adjacent to the subject property.
- Two trees are located in the rear yard and one tree in the boulevard in front of the existing house.
  - The arborist report notes one tree in the rear yard (spruce in good/fair condition) will need to be removed to facilitate the proposed development.
  - The boulevard tree and the other tree in the rear yard (sugar maple in fair/poor condition) can remain and should have tree protection fencing installed to protect them during construction.

**Environmental Planning staff can support the Zoning By Law Amendment. To compensate for the loss of the spruce tree it is recommended that replacement trees be installed once construction/site grading has been completed.**

## Brian Bateman

---

**From:** Jennifer Arends  
**Sent:** Wednesday, July 2, 2025 2:12 PM  
**To:** Brian Bateman  
**Subject:** FW: Circulation for Comment - 137 Woodhaven Road (ZBA)  
**Attachments:** department agency letter- 137 Woodhaven Road.pdf

Hi Brian,

No concern with the change in zoning.

Please provide the applicant with a link to [EMERGENCY SERVICE POLICY](#) so ensure they have appropriate access to the rear doors if that is where additional units have their fire access. It's just not clear from their plans were all the unit entrances are.

Thank you,

## Jennifer Arends

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

---

**From:** Fire Prevention (SM) <[FirePrevention@kitchener.ca](mailto:FirePrevention@kitchener.ca)>  
**Sent:** Tuesday, June 24, 2025 1:32 PM  
**To:** Jennifer Arends <[Jennifer.Arends@kitchener.ca](mailto:Jennifer.Arends@kitchener.ca)>  
**Subject:** FW: Circulation for Comment - 137 Woodhaven Road (ZBA)

## Dave Heuchert, CET, CBCO

Chief Fire Prevention Officer | Fire | City of Kitchener  
519-783-8707 | [dave.heuchert@kitchener.ca](mailto:dave.heuchert@kitchener.ca)

---

**From:** Christine Kompter <[Christine.Kompter@kitchener.ca](mailto:Christine.Kompter@kitchener.ca)>  
**Sent:** Tuesday, June 24, 2025 9:37 AM  
**To:** \_DL\_Team\_DSD-Planning <[TeamDSD-Planning@kitchener.ca](mailto:TeamDSD-Planning@kitchener.ca)>; Bell <[circulations@bell.ca](mailto:circulations@bell.ca)>; Darren Kropf <[Darren.Kropf@kitchener.ca](mailto:Darren.Kropf@kitchener.ca)>; Dave Seller <[Dave.Seller@kitchener.ca](mailto:Dave.Seller@kitchener.ca)>; David Paetz <[David.Paetz@kitchener.ca](mailto:David.Paetz@kitchener.ca)>; Enbridge - Lewis Oatway <[lewis.oatway@enbridge.com](mailto:lewis.oatway@enbridge.com)>; Subdivisions (SM) <[Subdivisions@kitchener.ca](mailto:Subdivisions@kitchener.ca)>; Enova Power Corp. - Greig Cameron <[greig.cameron@enovapower.com](mailto:greig.cameron@enovapower.com)>; Enova Power Corp. - Shaun Wang <[shaun.wang@enovapower.com](mailto:shaun.wang@enovapower.com)>; Fire Prevention (SM) <[FirePrevention@kitchener.ca](mailto:FirePrevention@kitchener.ca)>; French Catholic School Board <[planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca)>; Grand River Hospital - Sylvia Rodas <[Sylvia.Rodas@grhosp.on.ca](mailto:Sylvia.Rodas@grhosp.on.ca)>; GRCA - Planning <[planning@grandriver.ca](mailto:planning@grandriver.ca)>; Landuse Planning <[landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com)>; Justin Readman <[Justin.Readman@kitchener.ca](mailto:Justin.Readman@kitchener.ca)>; Katherine Hughes <[Katherine.Hughes@kitchener.ca](mailto:Katherine.Hughes@kitchener.ca)>; Mike Seiling <[Mike.Seiling@kitchener.ca](mailto:Mike.Seiling@kitchener.ca)>; NavCAN <[commercialrelations@navcanada.ca](mailto:commercialrelations@navcanada.ca)>; Ontario Power Generation <[Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com)>; Park Planning (SM) <[Park.Planning@kitchener.ca](mailto:Park.Planning@kitchener.ca)>; Planning Applications <[planningapplications@regionofwaterloo.ca](mailto:planningapplications@regionofwaterloo.ca)>; Region of Waterloo International Airport <[pdlairportconstruction@regionofwaterloo.ca](mailto:pdlairportconstruction@regionofwaterloo.ca)>; Property Data Administrator (SM) <[PropDataAdmin@kitchener.ca](mailto:PropDataAdmin@kitchener.ca)>;

Rogers <[swogr-permits@rci.rogers.com](mailto:swogr-permits@rci.rogers.com)>; Stefan Hajgato <[Stefan.Hajgato@kitchener.ca](mailto:Stefan.Hajgato@kitchener.ca)>; Sylvie Eastman <[Sylvie.Eastman@kitchener.ca](mailto:Sylvie.Eastman@kitchener.ca)>; UW-WUSA (Feds) ([pres@wusa.ca](mailto:pres@wusa.ca)) <[pres@wusa.ca](mailto:pres@wusa.ca)>; Viamonde School Board - Daniel Stojc <[stojcd@csviamonde.ca](mailto:stojcd@csviamonde.ca)>; WCDSB - Planning <[planning@wcdsb.ca](mailto:planning@wcdsb.ca)>; WRDSB - Planning <[planning@wrdsb.ca](mailto:planning@wrdsb.ca)>  
**Cc:** Brian Bateman <[Brian.Bateman@kitchener.ca](mailto:Brian.Bateman@kitchener.ca)>

**Subject:** Circulation for Comment - 137 Woodhaven Road (ZBA)

Please see attached. Additional documentation can be found in AMANDA folder 25 116301 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner ([brian.bateman@kitchener.ca](mailto:brian.bateman@kitchener.ca); 519-783-8905).

### 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  
519-783-8147 | TTY 1-866-969-9994 | [christine.kompter@kitchener.ca](mailto:christine.kompter@kitchener.ca)



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## Brian Bateman

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**From:** Sylvie Eastman  
**Sent:** Tuesday, June 24, 2025 1:28 PM  
**To:** Christine Kompter; Brian Bateman  
**Subject:** RE: Circulation for Comment - 137 Woodhaven Road (ZBA)

No concerns for gas

Thanks, Sylvie (she/her)  
519-783-8757 (office)  
519-498-9553 (mobile)  
Please respond to non-emergency messages within your normal working hours.

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**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Tuesday, June 24, 2025 9:37 AM  
**To:** \_DL\_Team\_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell <circulations@bell.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Enbridge - Lewis Oatway <lewis.oatway@enbridge.com>; Subdivisions (SM) <Subdivisions@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; Grand River Hospital - Sylvia Rodas <Sylvia.Rodas@grhosp.on.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; NavCAN <commercialrelations@navcanada.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Planning Applications <planningapplications@regionofwaterloo.ca>; Region of Waterloo International Airport <pdlairportconstruction@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Rogers <swogr-permits@rci.rogers.com>; Stefan Hajgato <Stefan.Hajgato@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Viamonde School Board - Daniel Stojc <stojcd@csviamonde.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>  
**Cc:** Brian Bateman <Brian.Bateman@kitchener.ca>  
**Subject:** Circulation for Comment - 137 Woodhaven Road (ZBA)

Please see attached. Additional documentation can be found in AMANDA folder 25 116301 (City staff) and [ShareFile](#) (external agencies). Comments or questions should be directed to **Brian Bateman**, Senior Planner ([brian.bateman@kitchener.ca](mailto:brian.bateman@kitchener.ca); 519-783-8905).

### 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  
519-783-8147 | TTY 1-866-969-9994 | [christine.kompter@kitchener.ca](mailto:christine.kompter@kitchener.ca)



## Brian Bateman

---

**From:** Trevor Heywood <theywood@grandriver.ca>  
**Sent:** Tuesday, June 24, 2025 11:57 AM  
**To:** Brian Bateman  
**Subject:** Re: Circulation for Comment - 137 Woodhaven Road (ZBA)

Hi Brian,

This is not regulated by the GRCA and we have no comments.

Regards,

**Trevor Heywood** B.Sc.(Env.)

Resource Planner

Grand River Conservation Authority

400 Clyde Road, PO Box 729

Cambridge, ON N1R 5W6

Phone: 519-621-2761 ext. 2292

Email: theywood@grandriver.ca

[www.grandriver.ca](http://www.grandriver.ca) | [Connect with us on social media](#)

---

**From:** Christine Kompter <Christine.Kompter@kitchener.ca>

**Sent:** June 24, 2025 9:37 AM

**To:** \_DL\_Team\_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell <circulations@bell.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Enbridge - Lewis Oatway <lewis.oatway@enbridge.com>; Subdivisions (SM) <Subdivisions@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; Grand River Hospital - Sylvia Rodas <Sylvia.Rodas@grhosp.on.ca>; Planning <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; NavCAN <commercialrelations@navcanada.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Planning Applications <planningapplications@regionofwaterloo.ca>; Region of Waterloo International Airport <pdlairportconstruction@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Rogers <swogr-permits@rci.rogers.com>; Stefan Hajgato <Stefan.Hajgato@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Viamonde School Board - Daniel Stojc <stojcd@csviamonde.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

**Cc:** Brian Bateman <Brian.Bateman@kitchener.ca>

**Subject:** Circulation for Comment - 137 Woodhaven Road (ZBA)

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## Brian Bateman

---

**From:** Deeksha Choudhry  
**Sent:** Thursday, June 26, 2025 2:18 PM  
**To:** Brian Bateman  
**Subject:** Fw: Circulation for Comment - 137 Woodhaven Road (ZBA)  
**Attachments:** department agency letter- 137 Woodhaven Road.pdf

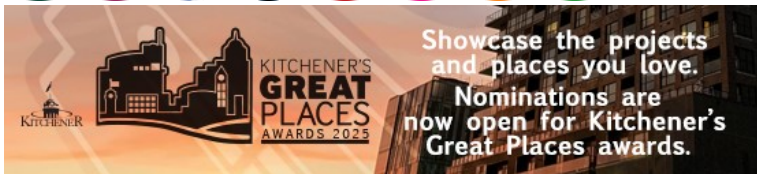
Hi Brian,

No heritage comments or concerns for this application

Thanks,

**Kind Regards,**

**Deeksha Choudhry, MSc., BES**  
**Heritage Planner | Development and Housing Approvals Division | City of Kitchener**  
**200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7**  
**Phone: 519-783-8906**  
**E-mail: [deeksha.choudhry@kitchener.ca](mailto:deeksha.choudhry@kitchener.ca)**



[Kitchener.ca/GreatPlaces](https://kitchener.ca/GreatPlaces) – Open until April 30th

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**From:** Christine Kompter <Christine.Kompter@kitchener.ca>  
**Sent:** Tuesday, June 24, 2025 9:37 AM  
**To:** \_DL\_Team\_DSD-Planning <TeamDSD-Planning@kitchener.ca>; Bell <circulations@bell.ca>; Darren Kropf <Darren.Kropf@kitchener.ca>; Dave Seller <Dave.Seller@kitchener.ca>; David Paetz <David.Paetz@kitchener.ca>; Enbridge - Lewis Oatway <lewis.oatway@enbridge.com>; Subdivisions (SM) <Subdivisions@kitchener.ca>; Enova Power Corp. - Greig Cameron <greig.cameron@enovapower.com>; Enova Power Corp. - Shaun Wang <shaun.wang@enovapower.com>; Fire Prevention (SM) <FirePrevention@kitchener.ca>; French Catholic School Board <planification@cscmonavenir.ca>; Grand River Hospital - Sylvia Rodas <Sylvia.Rodas@grhosp.on.ca>; GRCA - Planning (planning@grandriver.ca) <planning@grandriver.ca>; Landuse Planning <landuseplanning@hydroone.com>; Justin Readman <Justin.Readman@kitchener.ca>; Katherine Hughes <Katherine.Hughes@kitchener.ca>; Mike Seiling <Mike.Seiling@kitchener.ca>; NavCAN <commercialrelations@navcanada.ca>; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Park Planning (SM) <Park.Planning@kitchener.ca>; Planning Applications <planningapplications@regionofwaterloo.ca>; Region of Waterloo International Airport <pdlairportconstruction@regionofwaterloo.ca>; Property Data Administrator (SM) <PropDataAdmin@kitchener.ca>; Rogers <swogr-permits@rci.rogers.com>; Stefan Hajgato <Stefan.Hajgato@kitchener.ca>; Sylvie Eastman <Sylvie.Eastman@kitchener.ca>; UW-WUSA (Feds) (pres@wusa.ca) <pres@wusa.ca>; Viamonde School Board - Daniel Stojc <stojcd@csviamonde.ca>; WCDSB - Planning <planning@wcdsb.ca>; WRDSB - Planning <planning@wrdsb.ca>

**Cc:** Brian Bateman <Brian.Bateman@kitchener.ca>

**Subject:** Circulation for Comment - 137 Woodhaven Road (ZBA)

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**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  
519-783-8147 | TTY 1-866-969-9994 | [christine.kompter@kitchener.ca](mailto:christine.kompter@kitchener.ca)



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Kitchener Ontario N2G 4J3 Canada  
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Fax: 519-575-4449  
www.regionofwaterloo.ca

Matthew Colley: 519-577-6241

August 6, 2025

Brian Bateman  
Senior Planner  
City of Kitchener  
200 King Street West, 6<sup>th</sup> Floor  
P.O. Box 1118, Kitchener, ON  
N2G 4G7

Dear Mr. Bateman,

**Re: Zoning By-law Amendment  
ZBA25/013/S/AP  
137 Woodhaven Road  
2394608 Ontario Inc.  
City of Kitchener**

Regional staff have received a zoning by-law amendment (ZBA) application pertaining to 137 Woodhaven Road to change the zone category from Residential-2 to Residential-4 to permit the use of a semi-detached dwelling on the subject lands. The existing dwelling would be demolished to permit construction of a semi-detached dwelling with two additional dwelling units (attached) per side. Eventually the plan is to divide the property through a future consent application so that each half will be its own independent parcel of land.

**Section 59 Notice**

Regional Staff confirm receipt of a valid and signed Section 59 Notice and have no further comment.

Please note the subject property is also in a chloride issue contributing area where the Region does not support the engineered and/or enhanced infiltration of runoff originating from paved surfaces. Engineering and/or enhanced infiltration features may include ponds, infiltration galleries, permeable pavers, ditches, swales, oil-grit separators, etc.

### **Functional Servicing Report**

Regional Staff have reviewed the Functional Servicing Report authored by Van Harten Land Surveyors (March 6, 2025) and the subsequent revisions to the report (August 5, 2025) and have no further concerns.

### **Fees**

In accordance with Regional Fees By-law 24-052, Regional staff acknowledge receipt of the required \$3,000 ZBA review fee.

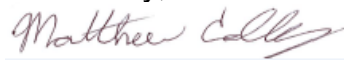
### **Conclusions & Next Steps**

**The Region has no objection to the City of Kitchener's approval of Zoning By-Law Amendment Application ZBA25/013/S/AP.**

Please be advised that any future development on the lands subject to the above-noted application will be subject to the provisions of Regional Development Charge By-law 19-037 or any successor thereof.

Please accept this letter as our request for a copy of the decision pertaining to this application. Should you have any questions, do not hesitate to contact the undersigned.

Yours truly,



Matthew Colley  
Senior Planner, MCIP, RPP

**City of Kitchener**  
**Zone Change / Official Plan Amendment Comment Form**

**Address:** 137 Woodhaven Road  
**Owner:** 2394608 Ontario Inc.  
**Application:** ZBA25/016/W/BB

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Comments Of: Park Planning  
Commenter's Name: Simon Latam  
Email: simon.latam@kitchener.ca  
Phone: 519-783-8030  
Date of Comments: July 9, 2025

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**1. Documents Reviewed:**

I have reviewed the documentation noted below submitted in support of an ZBA to redevelop the subject property to change the zoning to allow for the use of a semi-detached dwelling. The owner wishes to re-develop the property with a semi with 2 Additional Dwelling Units per side pending a future Consent application to divide the property in half.

- 137 Woodhaven- Grading and Servicing Plan dated June 10, 2025
- Appendix A -137 Woodhaven Road Site Plan dated June 5, 2025
- 137 Woodhaven Road, Kitchener Arborist Report dated February 7, 2025

**2. Site Specific Comments & Issues:**

**Parkland Dedication**

- The site is within the Vanier Planning Community and through Places and Spaces – An Open Space Strategy for Kitchener, this community has been identified as underserved with active neighbourhood park space and the site is beyond the recommended walking distance to active neighbourhood park space. Although additional physical land would typically be acquired through development applications to support new active park facilities, the amount and configuration of land available through this development application is not suitable or sufficient and Parkland Dedication as cash in lieu of land is recommended.
- In accordance with the Planning Act, City of Kitchener Bylaw 2022-101 and the Park Dedication Policy, Parkland Dedication will be required for the site plan application taken as **cash-in-lieu** of land.
- Parkland dedication requirements will be **deferred** at the Zoning By-law Amendment application and assessed at a future **Building Permit application**. Parkland dedication will be assessed based on the land use class and density approved through the ZBA and required as a condition of Building Permit issuance. Parkland dedication will be taken as cash-in-lieu of land according to the Planning Act, Parkland Dedication Bylaw 2022-101 and Parkland Dedication Policy in effect.
- An estimate is provided using the approved land valuation of \$3,830,000/ha and a dedication rate of 1ha/1000 units; a maximum dedication of either land or CIL of 10% and a capped rate of

**City of Kitchener**  
**Zone Change / Official Plan Amendment Comment Form**

\$11,862/unit. The estimated cash-in-lieu park dedication for the proposed 0.0583 ha site with 6 proposed units (demolition and credit for 2 units) is **\$15,320. These fees would be confirmed and required prior to issuance of building permit.**

**Calculation:**

**4 units/1000 units x \$3,830,000/ha= \$15,320 (alternate rate Bylaw 2022-101)**

0.0583 ha x 0.05 x \$3,830,000/ha = \$11,164 (5% rate Bylaw 2022-101)

0.0583 ha x \$3,830,000/ha x 0.1 = \$22,329 (More Homes Built Faster Act 10% cap)

See section 5. Anticipated Fees

- Dedication requirements are subject to the Park Dedication Bylaw, Policy and rates in effect. Please see Section 4 below.
- Should any further revisions be made to the site plan, a revised parkland dedication estimate may be required.
- If any questions regarding parkland dedication, please contact the above-noted Parks staff for clarification.

**3. Comments on Submitted Documents**

- Note that on the Grading and Site Servicing Plan that there is a conflict with the proposed driveway and the existing driveway on the neighboring property within the boulevard. Please revise or provide clarity on this item.
- Please provide an updated Tree Protection and Removal Plan
- The tree protection fencing shown on the Grading and Servicing Plan encroaches more than the original tree protection fencing on the original Tree Protection and Removal Plan.
- Efforts should be made to minimize impacts to the Tree Protection Zone and demonstrated on the Plans. Explore relocating the servicing away from the street tree so that it is fully outside of the TPZ as per the original Tree Protection and Removal Plan.
- If servicing cannot be moved away from the street tree to outside of the TPZ, the City will explore compensation for this tree.
- If retained trees are damaged during construction, the applicant is responsible to the City for the cost of removal and compensation for the value of the tree as per Chapter 690 of the current Property Maintenance By-law

**4. Policies, Standards and Resources:**

- Kitchener Official Plan
- City of Kitchener Park Dedication Bylaw 2022-101 and Park Dedication Policy
- City of Kitchener Development Manual

**City of Kitchener**  
**Zone Change / Official Plan Amendment Comment Form**

- Cycling and Trails Master Plan (2020)
- Chapter 690 of the current Property Maintenance By-law
- Places & Spaces: An Open Space Strategy for Kitchener
- Multi-Use Pathways & Trails Masterplan
- Urban Design Manual

**5. Anticipated Fees:**

- Based on the current legislative and policy framework, the current rates, land classes and the proposed preliminary site plan, Parkland Dedication of **\$15,320** would be required as a condition of Building Permit issuance.
- Any necessary off-site works fees, securities or for Forestry compensation.