
From: Ray Angod <[REDACTED]>
Sent: Monday, September 22, 2025 9:58 AM
To: Andrew Pinnell
Subject: Follow-up on Indigenous consultation - 1700 Strasburg Rd

Hi Andrew,

I'm following up on an email thread regarding Indigenous consultation for 1700 Strasburg. In an email dated June 23, you wrote "We are currently engaging with Six Nations of the Grand River on this file. We are rolling out a formal engagement process with Six Nations very soon, but we already provided our current subdivisions for now."

How has this initiative progressed over the past three months? Our informal discussions with SNGR indicate that they are not keen on development around the Huron Natural Area so we are interested if this engagement has begun and if there is any publicly-available documentation we can review on this matter.

Thanks,

Ray

From: Frank Glew <[REDACTED]>
Sent: Saturday, May 3, 2025 1:59 PM
To: Andrew Pinnell; Chantal Stieler; Fraser
Subject: Active Proposal

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Andrew, It was nice to finally meet with you. The meeting was very informative. The Activa proposal does not seem compatible with a Cold Water Stream which is beside the 10 story residential building. It also is not compatible with the original mission statement for the park. These are not environmentally friendly proposals. I do not know how you will justify or handle these requests to suit the ecological integrity of HNA.
Frank Glew

From: Frank Glew <[REDACTED]>
Sent: Saturday, April 13, 2024 1:57 PM
To: Andrew Pinnell
Subject: HNA Access Denied

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

No Trespassing (Access Denied)

This is the message that greets you at the Southern entrance of Huron Natural Area, a public park. This certainly was not the intention of the founders of the park 26 years ago. HNA is a special jewel in the middle of Kitchener. In the cities' own words Huron Natural Area is Kitchener's biggest natural space. It is an important place to many people. It provides spaces to walk, play and enjoy nature, has unique opportunities for education and research, provides recreational employment, and is a significant place for Indigenous communities. It has a natural playground, hiking trails, lookout areas and lots of nature to explore.

It only has two entrances. The main gate is at the North end on Trillium Dr. A South entrance is on Strasburg Rd. by Huron Ht. Secondary School. This South entrance is now closed. GATEMAN-MILLOY, a local developer has fenced off the HNA trail system denying access to the public. This trail leads to a boardwalk where a most unique natural phenomena occurs. You can feed Black Capped Chickadees, Red Breasted Nuthatches, White Breasted Nuthatches, Downy Woodpeckers and Red Bellied Woodpeckers out of you hand. It is very unusual and a unique privilege to be able to have personal contact with this diverse group of wild birds. Kitchener people are very fortunate. I do not know anywhere else that this can happen with these species of birds. Children never forget this personal encounter. The trail is short in distance for younger children and is wheelchair accessible so all can enjoy the opportunity to literally connect with nature. It is too far for younger children or wheelchair people to travel from the North gate. Parents create a special bond when sharing nature with their children.

" If a child is to keep alive their inborn sense of wonder, they need the companionship of at least one adult who can share it, rediscovering with them the joy, excitement, and mystery of the world we live in." Rachel Carson
The closure will now deny this special experience. Thousands of nature lovers visit HNA by using this South trail each winter. It alleviates the over parking issue at the North entrance. Now it could be closed for years as GATEMAN-MILLOY go through the phases of development. When the park was originated, there was an agreement that only environmentally friendly businesses would be allowed to build next to the park. I do not know what GATEMAN-MILLOY has in mind. I have emailed and phoned them to get more information but have had no response. Meanwhile the public has shown how they feel about the fencing at the entrance. Someone has cut the fence down.

If GATEMAN-MILLOY wants to exercise their public conscience or stewardship intentions, now is the time to do it. Closing the park for one day is a public travesty let alone the possibility of closure for years.

I see by the signage the city (Andrew Pinnell -Senior Planner) has knowingly and passively let this happen to the point of closing the trail without taking into consideration the many people who use the trail presently. This should never happen. The city and GATEMAN-MILLOY need to work out an immediate solution.

Dr. Frank Glew
Phd. environmental Science

Jade McGowan

From: Yvonne Fernandes <[REDACTED]>
Sent: Monday, April 7, 2025 12:08 PM
To: Andrew Pinnell
Subject: RE: Development on the border of HNA

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Hello Andrew,

It has been some time since we have communicated and I hope this finds you staying well and busy. I am wondering if you can help me with a few questions, I understand that a portion of the HNA off of Strasburg Road has been sold to a developer. There are other lands to the south of the HNA that may also no longer be owned by the City.

Would you be able to help me understand why the land off of Strasburg Road that was protected within the HNA boundary has been sold? Did the City own that piece of land?

Could you also tell me if there are additional lands that border the HNA that could be sold for development or are they already owned by private landowners?

I am hearing from many in the community that are concerned the HNA may be subject to "death by a thousand cuts" as land is carved out for industrial or residential development around the HNA.

I am happy to have a phone conversation with you if that is easier than email.

I have included my cell phone number below.

Yvonne Fernandes

President of the Doon Pioneer Park Community Association

Follow your dreams of a better world, and keep on trying, even when there seems to be little hope, because it is the right thing to do. Robert Alan.

From: David Danciu <[REDACTED]>
Sent: Saturday, March 29, 2025 9:09 AM
To: Andrew Pinnell
Subject: HNA Industrial Development

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Dear Mr. Pinnell,

I am writing to express my strong opposition to the proposed industrial park development surrounding the Huron Natural Area. This area is an invaluable ecological and cultural resource, and further development would significantly harm its delicate ecosystems. The proposed development poses risks to local wildlife, including at-risk species such as turtles, and would contribute to habitat fragmentation and environmental degradation.

I urge you to reconsider this development and prioritize alternative solutions, such as repurposing vacant commercial properties in the area, which would allow for business growth without compromising our natural heritage.

Thank you for your attention to this critical issue.

Sincerely,

David Danciu

From: Darren BAILEY <[REDACTED]>
Sent: Friday, March 21, 2025 3:16 PM
To: Andrew Pinnell
Subject: proposed industrial area attached to the huron natural area

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Andrew,

I just found out that they plan on destroying areas attached to the Huron Natural Area to put in a very large amount of industrial buildings. There are a ton of decrepit areas of Kitchener with abandoned buildings or unused land but the city seems to constantly allow developers into fully treed areas to destroy. The canopy keeps disappearing in the city and the city of Kitchener's own mandate for the tree canopy is a 30% target. This is an area that is attached to the Huron Natural Area and should be maintained as that to maintain a natural area for the animals and wildlife that we are trying to maintain in this city. To push an industrial build right onto the very edge of the Huron Natural Area and destroy much of its ecosystem by adding in more distribution centres is ridiculous. The sheer impact on the Natural Area will be great, and I get real tired of our city saying one thing and then doing the exact opposite for protection of trees and wildlife. This proposal should be turned down and alternatives brought up as ripping apart a lot of a natural area for that amount of industrial buildings doesn't make sense.

Thanks Darren Bailey

From: Ray Angod <[REDACTED]>
Sent: Thursday, June 19, 2025 10:43 PM
To: Andrew Pinnell
Cc: Garrett Stevenson; Brian Bennett; Shannon Weber
Subject: Re: 1700 Strasburg Rd inquiry of property sale

Hi Andrew,

Thank you for this additional context. I have reviewed to available documentation and currently have two questions:

1.) The preliminary salt load analysis conducted by WalterFedy in 2023 concluded that "The estimated post-development groundwater Chloride concentration of 624.8 mg/L exceeds the RUC criteria of 132.5 mg/L. As such, mitigative measures will be required for the proposed Site Plan developments to address potential impacts on groundwater quality and Salt Management Plans should be prepared for all industrial lots within the proposed development subject to the Site Plan Approval process". Who is responsible for planning, implementing, and paying the costs of these recommended mitigative measures?

https://app2.kitchener.ca/AppDocs/OpenData/AMANDADataSets/674283_Preliminary%20Salt%20Loading%20Analysis.pdf

2.) It appears that this proposed development is within 10km of the Haldimand Tract/Grand River Corridor. I did not notice any mention of consultation with Indigenous communities. Did I overlook something in the documentation provided? If not, what is the plan to include the Indigenous community in this proposed development?

Thank you for your time.

Ray

From: Justin Krulicki <[REDACTED]>
Sent: Tuesday, April 23, 2024 8:26 PM
To: Andrew Pinnell
Subject: Details of Sub-division Plan Near Huron Natural Area

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Andrew,

I was forwarded your contact information by Catherine Thompson from the Record. She recently published an article on a Gateman Milloy development project that would restrict pedestrian access to Huron Natural Area via Strasburg Road.

While I am not really concerned about the access point restriction, as an avid user and enthusiast of HNA trails and land-base, I feel concerned about my ignorance in the scope of this development, and I am hoping you can put my mind at ease. Would you mind tracing a boundary of the proposed, development affected area on this following image? Catherine sent me a draft plan of the proposal (image below) , but I am struggling really hard to precisely locate the coordinates of the boundaries of development, so I am thinking you just tracing on this google map image would be most helpful.

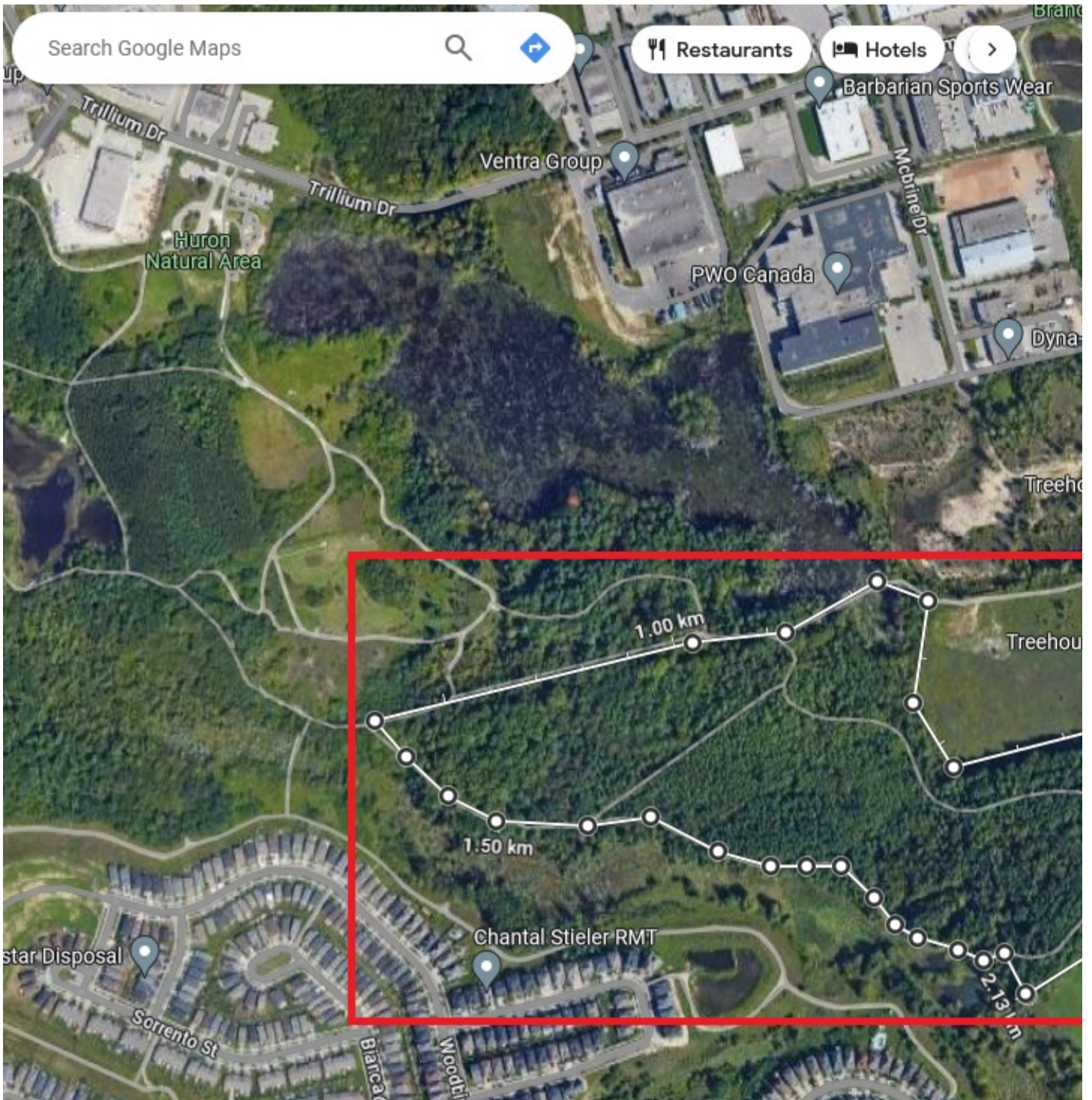




Also, what are the next steps for this project? Does it need to be approved by council? If it has already been approved, could you direct me to the date/time where this happened?

Also, do you know who owns the land that I've traced an area around in the following images?

Even after years of frequenting this forest system, I never noticed it was not a part of Huron Natural Area.



Thanking you in advance for the extra detail and clarity.

Justin Krulicki
Kitchener, Ontario



From: Charlotte G <[REDACTED]>
Sent: Friday, March 21, 2025 10:15 AM
To: Andrew Pinnell
Subject: Re: Development around Huron Natural Area

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Hi Andrew,

It's good to hear from you - thank you for your response. I appreciate you keeping me in the loop regarding future meetings. I will be in touch with any additional questions until then.

You may like to include in your staff report a petition circulating to stop the development at 1700 Strasburg Rd. It has nearly 300 signatures as of today: <https://www.change.org/p/stop-the-industrial-park-development-surrounding-the-huron-natural-area-in-kitchener>

Thank you,
Charlotte Goguen

On Thu, Mar 20, 2025 at 12:30 PM Andrew Pinnell <Andrew.Pinnell@kitchener.ca> wrote:

Hi Charlotte,

Thanks for your comments. I will include them in the staff report. The next step in this process will be the Planning and Strategic Initiatives Committee meeting, wherein the proposal will be discussed by members of the Committee and recommendation will be made. Timing of this meeting is not yet known (the proposal is still in the problem-resolution phase), but I have placed you on the contact list to be notified of the date and details of the meeting when known.

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener
519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



From: Charlotte G <[REDACTED]>
Sent: Sunday, March 9, 2025 10:10 AM
To: Andrew Pinnell <Andrew.Pinnell@kitchener.ca>
Subject: Development around Huron Natural Area

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Andrew,

I'm writing to voice my opposition to the proposed development at 1700 Strasburg Road. I live next to the HNA and feel this development would be disruptive to the nearby wildlife.

Will there be a town hall meeting on this issue, and if so, when? I am having a hard time navigating the City of Kitchener website and it's not clear to me when and which council will be meeting on this topic.

Thank you,

Charlotte Goguen

Jade McGowan

From: Chantal S <[REDACTED]>
Sent: Thursday, February 20, 2025 9:54 PM
To: Andrew Pinnell
Cc: Rachel Voros; Joshua Shea; Lenore Ross; Barbara Steiner; Garrett Stevenson; [REDACTED]; Mayor; Gary MacDonald; [REDACTED]; Deran Palvetzian
Subject: Re: Application for Development in YOUR NEIGHBOURHOOD... Additional signage for neighbours... HNA

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

Thank you for a timely response Andrew however I'm left feeling like I need to explain my concerns a little further.

Is the **Huron Natural Area** not considered a neighbour, a **BIG** neighbour aka adjacent landowner/occupant? I believe they share the largest border of the proposed development.

As HNA is a shared community space, welcoming all, would it not be important for them to be aware of the big changes that are proposed?

I'm only aware as I went looking for this.

Most people who visit HNA will not see either of these signs; if they are arriving by foot from the south end of the HNA or if they are arriving by car, with children, pets... their eyes will be on the road, not on a new sign on a fence, especially ones far from the main entrance.

Many people do not read The Record and not everyone will be checking your website regularly for updates on what is happening around the city.

Adequate signage, regardless of what is standard, would be a more efficient way to inform your public of changes happening so close to our treasured gem, HNA. Signs at the main entrances at the very least.

It was seen as important to inform visitors of the HNA of the **Trail Closer** at the old Strasburg Road entrance with the eye catching yellow signs at all trail crossroads. This is important and many visitors, including myself, **assumed this was temporary** (the signs for the trail closure **do not say permanent closure** and **say nothing about the proposed development.**) When visitors saw the **Trail Closure** signs go up about a year ago now, we assumed this **Trail Closure** was for park enhancement, as we have seen this in the past.

It is interesting to me that this new proposal for development of the areas bordering the HNA is not recognized as being significant enough to **ensure** visitors are informed while they are visiting the HNA?

Signage throughout the HNA would be more relevant than having to go looking for information on city websites, The Record or spying one of two signs posted on sidewalk fences, **especially in winter.**

This information is of **great interest** to those who enjoy visiting the HNA. Essentially, we are all neighbours and would appreciate being properly informed.

In life there are minimum standards, that doesn't mean we can't choose to do better.

With something so important, to so many, I'd like to believe that **our City** would find it important to go above *basic* standards, especially at the request from it's citizens, to do their best to inform as many as possible in the community of such a significant proposal of change.

Kind regards,
Chantal

From: Andrew Pinnell

Sent: February 18, 2025 2:07 PM

To: 'Chantal S'

Cc: Rachel Voros ; Joshua Shea ; Lenore Ross ; Barbara Steiner ; Garrett Stevenson

Subject: RE: Application for Development in YOUR NEIGHBOURHOOD... Additional signage for neighbours... HNA
Hi Chantal,

Thanks for your feedback. I believe your inquiry relates to the proposed subdivision at 1700 Strasburg Road / McBrine Drive? If so, in keeping with standard City practice, for the proposed subdivision development, one sign per road frontage is required. In this case, two signs were required to be installed: one on the McBrine Drive frontage and the other on the Strasburg Road frontage. We use several other notification means also, including circulating adjacent landowners and occupants via mail, ads in The Record, notices on our website, etc. I believe there is additional signage related to the trail closure.

Thanks,

Andrew Pinnell, MCIP, RPP

Senior Planner | Development & Housing Approvals Division | City of Kitchener

519-783-8915 | TTY 1-866-969-9994 | andrew.pinnell@kitchener.ca



From: Chantal S [REDACTED]

Sent: Thursday, February 13, 2025 9:10 PM

To: Rachel Voros ; [REDACTED] ; Joshua Shea ; Andrew Pinnell

Cc: [REDACTED]

Subject: Application for Development in YOUR NEIGHBOURHOOD... Additional signage for neighbours...
HNA

Good day,

I was finally able to get a better look at one of the new signs that went up on the fence along Strasburg road. I see there is another sign at what used to be a Huron Natural Area access point, now blocked, but could not get close enough to see today. I'm not sure if it is the same sign or a different sign? I will have to try and get closer another day.

Can we please have additional "**Application for Development**" signs posted throughout the Huron Natural Area as soon as possible; this is neighbouring the area of proposed development. The current signage is limited advertising for the public, especially in winter.

I missed the details of the Application for Development sign that had gone up between **Weber Supply** and **Parkvale Dr.** last summer/autumn. Only seeing this from the road by vehicle.

Additional signage for this **Application for Development** would be beneficial for informing the public of this proposal if they were placed in higher foot traffic areas neighbouring the area, the Huron Natural area.

- At the main entrances of the Huron Natural Area.
- All other access points of the HNA;
- **Strasburg Creek Trail** access at the boardwalk crossing over the creek, at both ends. This crosses over the **Protected Archeological site**.
- The Britannia Cres. access.
- The Parkvale Dr. access.
- At the "old" Strasburg road access point, from **inside** the HNA, where this trail used to continue to Strasburg Road. This is at the board walk where people visit and feed the birds by hand. Special place.
- At all trail cross roads and boardwalks.
- Where current **Yellow TRAIL CLOSED** signs are posted.

This would be beneficial to the neighbouring community and community at large.

Thank you.

Kind regards,
Chantal

From: Chantal S <[REDACTED]>

Sent: Friday, March 28, 2025 3:35 PM

To: Dianna Saunderson <Dianna.Saunderson@kitchener.ca>

Cc: Barbara Steiner <Barbara.Steiner@kitchener.ca>; Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; tova.davidson@sustainablewaterlooregion.ca; Fionnula Wade <Fionnula.Wade@kitchener.ca>; Anna Marie Cipriani <AnnaMarie.Cipriani@kitchener.ca>; kyra.chisholm@sustainablewaterlooregion.ca; clarissa.charles@sustainablewaterlooregion.ca; autumn.loosemore@sustainablewaterlooregion.ca

Subject: Re: Huron Natural Area

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Dianna,

Thank you so much for taking the time to walk me through this process.

I appreciate you confirming that I am on the list of interested parties as well as noting that I would appreciate scheduling notification so that I can be ready for the delegation process.

Another question: Am I able to present my/our concerns, of the same topic, to multiple committees? Example, The Climate Change and Environmental Committee in addition to the Standard Planning committee?

Our concerns regarding this proposed development overlap the planning of the new proposed subdivision at Strasburg and Mcbrine, as well as the environmental/ climate impact this will have.

My question to Barbara Steiner:

Hello Barbara,

It is my hope, as well as a *growing* number of supporters in the community, that the City of Kitchener will act proactively instead of reactively going forward.

The idea being that the city can try to acquire the additional lands **surrounding** HNA before they are sold off by private land owners to developers.

Other than the now owned Gateman Milloy property at 1700 Strasburg Rd & Mcbrine property, I believe all other lands (please refer to the first image I am sharing above, I've marked these "A" "B" "C") surrounding HNA are privately owned?

I would hope that we can be proactive as a community and take this opportunity to conserve these lands before they are destroyed aka "developed".

There was a zone change at Fischer Hallman Road, area ("A") in recent years. I believe this was previously zoned for agricultural use. A corn field of some kind has been there for years with trees farther back, merging into HNA's forest, as well as **Sunfish** pond's south side.

Are you able to tell me what this area is now zoned for? This is bordering the West side of HNA.

Area ("B") is between **Weber Supply** and **Parkvale Dr.** on Huron Road. A **Stantec** sign sits near the sidewalk now. There are rumors circulating, I have not been able to confirm yet, that an apartment building is proposed to go up here?

Area ("C") is a **large chunk of land** between the HNA's **Strasburg Creek trail** and the HNA's **Woodland Trail**. It is obvious why we are interested in conserving these lands.

As I learned from reading the **Application document** (cover letter below), **the city was the owner of the land at 1700 Strasburg road until June 2022.**

I've been urging the city to consider expanding the HNA borders since 2020. Before the sale. **Would have been much easier to rezone the area in 2020 then to try and do this now?**

As a community, we will be giving all our effort to protect this area surrounding HNA. Preventing the proposed development from happening. It means so much to so many. Worth standing up for. We hope that in the end, the City of Kitchener will also see that this is worth protecting. A **beautiful** investment for our community. A great step towards meeting our **Sustainable Development plan goals!** I look forward to hearing back from you.

Kind regards,

Chantal 

February 6 th , 2023

File No. 18161

City of Kitchener Planning Division,
6th Floor 200 King Street West Kitchener,
Ontario N2G 4G7

Attention: Mr. Andrew Pinnell, MCIP, RPP Senior Planner

Dear Mr. Pinnell:

Re: 2140221 Ontario Inc., c/o Millgate Holdings

Formal Application for Draft Plan of Subdivision –

Industrial Subdivision McBrine Drive / Strasburg Road, Kitchener

GSP Group is the Planning Consultant to 2140221 Ontario Inc. (**the “Owner”**) **who has recently acquired lands in the Huron Industrial Park from the City of Kitchener (June 2022)**.

Those lands are legally described as Part Lot 17, RCP 1471, being Parts 1 & 2, 58R-6642, s/t 1004437; st 1487182 (being all of PIN 22607-0040 (LT)), and Part 1, RCP 1382, being Part 8, 58R-12866, save and except Part 1, 58R-15153 (being all of PIN 22607-1237 (LT)), in the City of Kitchener, in the Regional Municipality of Waterloo. GSP is pleased to submit this application for Draft Plan of Subdivision.

From: Dianna Saunderson <Dianna.Saunderson@kitchener.ca>

Sent: March 28, 2025 11:24 AM

To: [REDACTED]

Cc: Barbara Steiner <Barbara.Steiner@kitchener.ca>; Natalie Goss <Natalie.Goss@kitchener.ca>

Subject: Huron Natural Area

Hello Chantel,

In addition to the email that was CC'd to Andrew P related to the McBrine Subdivision, you had some questions about the Huron Natural Area and the lands adjacent to that site noting a desire to see the Huron Natural Area expanded. As we chatted about, it is likely the best folks to speak to about this matter would be someone in Planning. By way of this email I have CC'd Barbara Steiner the City's Environmental Planner who may be able to provide you additional information on those lands and their uses. Please feel free to reach out to her further with any questions you may have.

Kind Regards,

Dianna Saunderson, AMP

Manager of Council/Committee Services & Deputy Clerk | Corporate Services | City of Kitchener

519-904-1410 | TTY 1-866-969-9994 | Dianna.Saunderson@kitchener.ca



From: Chantal S <[REDACTED]>
Sent: Friday, April 25, 2025 10:46 PM
To: Andrew Pinnell; Barbara Steiner; Joshua Shea
Cc: Frank Glew
Subject: Thank you

Thank you for making time to discuss numerous questions/ concerns today.

Reviewing some of what we discussed;

I'm trying to view the Geo Hub map you were sharing today, zoning is unavailable as open data. I can't find it on Kitchner explore either?

I'm trying to find the perimeters/borders of the **NHC-1 area**. Area "**C**" on my map.

I thought after todays meeting I would be able to look these up again at home?

Can you please share the **map with all the zoning markers surrounding HNA?** I believe there was a P3 near Sunfish pond as well. (P3 is similar protection as NHC-1 was my understanding?)

I know at some point the border(s) of NHC -1 merge with the land where the proposed plans for the apartment building at Huron road could be. Between **Parkvale Dr** and **Weber Supply**. This is all owned by Activa now but there is obviously a zoning change between this and NHC -1.

We didn't zoom that far down the map with the zoning layer today.

On another note, can someone please direct me to an example where the **long wave LED lights such as the amber and red lamps** are being used around HNA?

When I've visited at night I haven't seen these?

We know that the amber and red lights reduce interference with nocturnal wildlife such as bats, owls, and insect populations. This would also reduce stress on other wildlife as well.

This change in lighting can have a significant and positive impact on wildlife. I would think that this switch would be fairly straight forward?

We all seem to share concerns around salt getting into our ground water, as this should concern us.

When I suggested sand/gravel grit for traction in lieu of salt Barbara commented that this could lead to the need to clen the pipes more frequently.

Could we not install a membrane/filter to catch/collect/screen sediment/sand which we could clean out every spring? Like we do when construction is happening?

This would eliminate our need for salting. Protecting our groundwater, soil, plants, vehicles, shoes.... from the havocs of salt!

If we were real smart we would reuse the grit again, after cleaning these out in the spring.

This could also save money? Or maybe balance out with the additional fee of needing to manage the debris filters?

In the end, **protecting our environment and "resources" from salination should be a top priority.**

Increased salination is compounding with each year that passes. It takes time and specific conditions for this to reduce and with additional paved surfaces spreading rapidly throughout our community it will multiply even quicker. This does not give mother Nature enough time to regenerate and heal.

Lets put Waterloo Region on the map for meaningful healthy communities.

Lastly for Josh, we briefly discussed earlier. But anyone is welcome to assist.

The litter bordering Ficher Hallman Rd going from the **Wallaceton Marketplace Shopping mall** all the way to Sunfish plaza, both sides of Fisher Hallman, are littered. I

've contacted bylaw to make a report, they've been helpful in the past, but they weren't sure when we talked if this was the Region or the city's responsibility? Usually I get a follow up call from bylaw confirming they will take care of the road side litter. I have not heard anything after a few weeks.

It's a mess and the traffic is too great now for citizens to care for this strip of road as we have in the past.

There is also a lot of **trash collecting on/in the border between Sunfish Plaza and HNA**. Likely blowing in from the plaza. Plazas are notorious for waiting too long to empty their trash cans. Lazy shoppers don't help either but a lot of trash will simply blow out from the overflowing trash cans.

I've reported these overflowing trash can to numerous stores and they always say, *it's the plaza who's responsible for taking care of this.*

I always wonder why they don't just take it upon themselves to help keep our community clean?

Maybe I'm old fashioned? I am!

Thanks and have a lovely weekend!

Chantal

From: Chantal S <[REDACTED]>
Sent: Friday, May 2, 2025 10:20 PM
To: Andrew Pinnell
Subject: I think I have a clearer picture now.... Please clarify /confirm
Attachments: 20250502_203141.jpg; 20250502_205703.jpg; 20250502_203322.jpg; 20250502_202819.jpg; 20250502_213833.jpg; 20250502_213822.jpg; 20250502_213759.jpg

Hi Andrew,

A few questions after a closer look and time to review, *some* of this. This is not my familiar territory!

My first set of Q's are referring to the proposed development at 485 Huron Rd. (images 1-4)

First Q:

Please clarify, explain why and where this minor variance was cut in half?

4.5 City of Kitchener Zoning Bylaw

The lands are zoned General Commercial with Special Provision 119 (COM-2(119)) in the City of Kitchener Zoning By-law 2019-051. The Special Provision prohibits dwelling units on the lands and permits shared parking, access, amenity space, and other uses associated with the adjacent lands zoned MIX-3, which are **proposed to be developed with a ten storey residential building.** (Phase II ?)

Minor Variance application A2023-102 was **conditionally approved on August 16, 2023 and permits a reduced interior side yard setback of 1.5 metres instead of the required 3.0 metres on the subject lands.**

(is this referring to the **landscaped/ Amenity area?**) In my 3rd picture. (the images shows green space. I'm not so confident it will stay green? there aren't many trees and it says... **Amenity area**) This may be two questions?

The existing community, and I suspect future community, would appreciate this area **staying green.**

A Zoning By-law Amendment to amend Special Provision 119 to additionally add a self-storage use to the permitted uses on the subject lands is required to facilitate the development.

Second Q:

3.1 Proposed Development

Would establish a **multi** storey self-storage building along with associated parking and loading spaces on the subjected lands (Fig3)

The image in Fig-3 says a **1- storey self storage.**

Which is it, **Multi** or **1**?

Third Q:

The **Natural Heritage area** referred to in section **5.2 Scoped Environmental Impact Study** (I'm assuming this is the **border** I was looking for in my last email? **This is part of the NHC-1 zoning** you showed us last week near the 1700 Strasburg Rd. proposed development?) This backs **immediately** behind the proposed development at 485 Huron Rd. Meaning **no future development** will be able to *creep* further into the **existing Natural Heritage Area boundary**. Even though this Natural Heritage area is now owned by the applicant? **(this is one of my BIG Q's)**

***note:** I'm concerned that the noise level of a 35 decibel reading for residents will still be **too** high. The HNA and the Huron Village residents are currently experiencing ongoing increased noise issues, as of 2023. Shortly after Tree House Foods bought JT Bakeries in fall of 2022. We had **no** noise issues with JT bakeries **for over a decade**. It is the flour silos' at Tree House Foods that are disturbing the peace for the citizens of HNA and HV. A **high pitched** piercing **Hmmm** that even pierces our windows. I can hear this now as I type. It goes 24 hours /5 days a week and sometimes 7 days when it is their busy times. The community would **greatly appreciate** being able to go back to the *peace and quiet* we had until a couple years ago.

My final Q's will be referring to Fischer Hallman side of HNA border. (images 5,6,7)

In my last pic-7 the image shows a **B-2 zoning**. This means that the land owner **can develop here in the future** if they so choose! Currently **zoned Restricted Business Park!**

How do we go about rezoning this Andrew? Rezoning to protect this forested land and I believe wetlands in there as well. This is **very important to the community**. Your guidance would be greatly appreciated!

I hope to hear from you next week.

Kind regards,
Chantal