



PLANNING & DEVELOPMENT REPORT

To: Council

Meeting Date: October 8, 2024

Prepared by: Tim Van Hinte
Director of Planning

Date Prepared: October 1, 2024

Subject: Plan of Subdivision Application 30T-22501
Zoning By-law Amendment Application ZBA 05-22
Applicant: Strohvest Ontario Inc.
Location: Gerber Road

Recommendation:

That the Council of the Township of Wellesley receive the information from the public meeting and refer the information to staff for consideration.

Summary:

In March 2022, Strohvest Ontario Inc. applied for a plan of subdivision approval to the Region of Waterloo and a Zoning By-law Amendment approval to the Township to permit the development of a residential subdivision. The subject lands are located in the Wellesley Urban Area on Gerber Road.

Following an informal public meeting in June 2022, and comments received from the Region, Township staff, review agencies and the public, the owner revised the required applications, plans and studies and resubmitted them in June 2024 for review. A second round of review comments by the Region, Township staff and review agencies were completed in September 2024.

The proposed subdivision and zoning has been modified from the original submission and would permit a mix of single detached, semi-detached, townhouse and stacked townhouse/apartment units. The development also includes a park, linear park and stormwater management facility. The revised amendment proposes to change the zoning from Agricultural (A1) to Urban Residential (UR), Urban Residential Two (UR2), Urban Residential Three (UR3) and Open Space (OS4) with site specific provisions to permit the development of the residential subdivision with a range of 157-169 units. Other changes to the proposed design of the subdivision are outlined in this report.

A statutory public meeting is required for this planning application in accordance with the Planning Act. The purpose of the statutory public meeting is to present the proposed subdivision, discuss revisions to its design and to receive public comments and feedback on the revised proposal.

Report:

1. Background

In March 2022, Strohvest Ontario Inc. applied for a plan of subdivision approval to the Region of Waterloo and a Zoning By-law Amendment approval to the Township to permit the development of a residential subdivision on Gerber Road in the Wellesley Urban Area.

Following an informal public meeting in June 2022, and comments received from the Region, Township staff, review agencies and the public, the owner’s consultants engaged with the review agencies to address a number of comments related to design of the subdivision, grading and servicing, water table elevations, and transportation. The owner subsequently revised the required applications, plans and studies and resubmitted them in June 2024 for review. A second round of review comments by the Region, Township staff and review agencies were completed in September 2024 and are attached to this report.

2. Description of Applications and Revisions

The subject lands are located in the Wellesley Urban Area on Gerber Road and are 10.15 hectares in size. The lands are currently being used for general agriculture (see Attachment 1 – Location Map).

A. Draft Plan of Subdivision

The proposed subdivision includes a mix of single detached, semi-detached, townhouse units and stacked townhouse/apartment units (see Attachment 2 – Revised Draft Plan of Subdivision). The development also includes a park, linear park and stormwater management facility. The following table shows the number of units originally proposed and the revised figures from the June 2024 resubmission.

Unit/Block Type	Submission March 2022	Submission June 2024	Revised Area (ha)
Single Detached	66 units	57 units	2.696
Semi Detached	34 units	34 units	1.046
Townhouse	66 units	54 units	1.316
Townhouse/Apartment	NA	12 – 24 units	0.283
Park	1	1	0.518
Linear Park	1	1	0.248
Walkways	2	1	0.019
Stormwater Management	1	1	1.276
Road Widening	2	2	0.134
Roads	5	5	2.612

Totals	166 units	157 – 169 units	10.149
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Key characteristics of the proposed subdivision include the following:

- A central neighbourhood park and a north-south linear park resulting in a total parkland dedication of 0.766 hectares (almost 2 acres) or 7.5% of the development area (the Planning Act requires 5% parkland dedication). The linear park is intended to be a future trail.
- The subdivision is proposed to be developed on full municipal services (water, wastewater and stormwater). One stormwater management facility is proposed fronting on Gerber Road;
- The proposed road layout is a modified grid pattern with 20-metre road widths designed to accommodate sidewalks on both sides of streets; and
- A mix and range of housing types including single-detached, semi-detached, townhouse and apartment units.

Key revisions to the subdivision design proposed in the June 2024 resubmission include the following:

1. Revision to the street pattern to relocate Street B further to the east to address visibility safety concerns noted by the Township’s transportation consultant. As a result of this change, the stormwater management area was moved from its original eastern location to the revised western location.
2. As a result of Council and staff comments and the June 2022 informal public meeting, the applicant has included a new block (Block 11) on the revised plan to provide more affordable types of housing. This block will be able to accommodate either townhouses, stacked townhouses or apartments.
3. The Zoning By-law Amendment has been revised to reflect the above changes related to the new street pattern, lot layout and zoning for Block 11.
4. The Functional Servicing Report (FSR) and grading and servicing design has been revised to bring forward a less impactful grading and fill approach.

B. Zoning By-law Amendment

The proposed zoning has been modified from the original submission in March 2022 and would permit a mix of single detached, semi-detached, townhouse and stacked townhouse/apartment units (see Attachment 4). The revised amendment proposes to change the zoning from Agricultural (A1) to Urban Residential (UR), Urban Residential Two (UR2), Urban Residential Three (UR3) and Open Space (OS4) with site specific provisions to permit the development of the residential subdivision with a range of 157-169 units. In summary, the following proposed zoning would apply to the subdivision:

- Urban Residential (UR) Zone with site specific provisions for lands along proposed Street “B” applying to lots backing onto existing residential uses on Lawrence Street. The intention of the proposed zoning for these lots is to permit single detached units only to be more compatible with existing lots on Lawrence Street.
- Urban Residential Two (UR2) Zone with site specific provisions for other residential lands to permit a mix of single detached, semi-detached and townhouse units.
- UR2 and Urban Residential Three (UR3) Zone (dual zoning) with site specific provisions for Block 11 to accommodate more affordable housing types, such as stacked townhouse or apartments units.
- Open Space (OS) Zone for lands associated with the neighbourhood park, linear park and stormwater management facility.

3. Policy Context

The subject lands were recently added to the Wellesley Urban Area through a land rationalization process in accordance with the Regional Official Plan (ROP). The lands were designated as Township Urban Area, Designated Greenfield Area and Urban Residential through the approval of ROP Amendment No. 3 and Township Official Plan Amendment No. 10.

A comprehensive policy evaluation for the proposed subdivision was presented in advance of the informal public meeting held in June 2022 and is outlined in Report P.& D. 19/2022. The policy evaluation will not be reproduced here. In summary, staff are of the opinion that the revised subdivision continues to meet the policy objectives of the Provincial Policy Statement 2020 (PPS 2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan (ROP) and the Township Official Plan. The revised zoning categories are appropriate for the proposed land uses in the subdivision and generally meets the purpose and intent of the Zoning By-law.

It is important to note that significant changes to Provincial land use planning policy are on the horizon. As of October 20, 2024, PPS 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) will be replaced by the Provincial Planning Statement 2024 (PPS 2024). Staff have completed a preliminary review of PPS 2024 and are of the opinion that the revisions to the policy will not significantly impact this proposed subdivision.

Staff recommendations on this proposed Draft Plan of Subdivision and Zoning By-law Amendment are premature at this time and all review comments will need to be addressed before this can take place. However, moving forward, any decisions by approval authorities with respect to the proposed subdivision will need to be consistent with PPS 2024, the ROP and the Township Official Plan.

4. Staff Review and Comments

All plans of subdivision are to be reviewed with regard to Section 51 (24) of the Planning Act which contains a series of criteria that must be considered prior to approval. In addition, the

proposed plan of subdivision and Zoning By-law amendment have been circulated to the necessary agencies including the Township's engineering consultant. Initial staff comments on the first submission were provided on July 13, 2022, and are outlined in Report P.& D. 19/2022.

Staff provided written post-circulation comments on the second submission on September 13, 2024, (see Attachment 4) and many comments from the first submission have been addressed. A summary of outstanding comments that must be addressed is provided below:

Mix and Range of Housing Types - Staff support and appreciate the addition of Block 11 as a higher density block, capable of supporting a broader range of more affordable/attainable housing types. However, staff have recommended some minor adjustments to the zoning regulations for this block for consideration by the applicant.

Fencing – Staff is requiring that parts of certain blocks and/or lots be fenced in accordance with Township Development Standards and are working with the applicant's consultants to communicate these requirements.

Trails – Staff is requiring that trails along Gerber Road and within the Linear Park are to be designed and built by the developer to the satisfaction of the Township.

Engineering - The Township consulting engineer (GEI) has reviewed the revised grading, servicing and stormwater management plans for the proposed subdivision and provided comments. A number of comments remain outstanding related to proposed grading, drainage, and basement elevations that are being worked on with the applicant's consultants.

Regional staff recently issued comments on the second submission dated August 29, 2024, and are attached to this report for information (see Attachment 5).

5. Summary of Public Engagement and Comments to Date

A. Neighbourhood Meeting – May 18, 2021

Township Official Plan Special Policy 2.7.9.1 required the applicant to undertake "enhanced public consultation" as part of the planning process. In response to this policy, the applicant held a preliminary community engagement prior to finalizing the proposed development. The applicant held a virtual neighbourhood meeting on May 18, 2021, and documented feedback received in the planning justification report submitted with the applications.

B. Informal Public Meeting – June 21, 2022

Following submission of the applications in March 2022, an informal public meeting was held on June 21, 2022, to gather additional Council and public feedback on the applications. As part of this public meeting:

- Four (4) members of the public made oral submissions;
- Two (2) written submissions were received from the public; and
- One (1) petition was received at the public meeting.

In summary, public comments addressed the following issues:

- Some members of the public signed a petition opposing the location of the linear trail/park on the west side of the development in favour of locating the trail between existing development on Lawrence Street and new lots in the eastern part of the subdivision. The purpose of this request was to maintain a buffer between existing homes and the proposed development. However, a few residents supported the proposed trail in its current westerly location.
- One member of the public expressed concerns about increasing growth rates in Wellesley, the lack of public school space for new residents and increased traffic.

C. Statutory Public Meeting – October 8, 2024

A statutory public meeting is required for this planning application in accordance with the Planning Act. The purpose of the statutory public meeting is to present the proposed subdivision, discuss revisions to its design and to receive public comments and feedback on the revised proposal.

Township staff provided written notice of this public meeting to over 250 properties adjacent to the subject lands. The notice included all properties within 120 metres of the subject lands in accordance with the Planning Act in addition to properties circulated as part of the enhanced public consultation in spring 2021 and 2022. Signage was also placed on the property. Public notice for this meeting was also posted on the Township website along with all supporting studies, reports and plans related to the applications.

Since the public notice requirements were completed, staff has received two (2) written public comments as follows:

- One (1) comment was received opposing further growth in Wellesley to preserve farmland and greenspace.
- One (1) comment was received from a neighbouring resident stating concerns about the improvements to the Paff Drain as a result of the proposed development.

All public comments received to date have been included in Attachment 6 to this report.

6. Next Steps

The Region is the approval authority for the plan of subdivision and the Township is the approval authority for the Zoning By-law amendment. When an approval is granted for subdivision with conditions, it is referred to as “draft approval.” The Planning Act allows the approval authority to impose any conditions that it believes are reasonable, having regard to the nature of the development proposed. The Region requires a formal recommendation from the Township before they can consider draft approval of the subdivision. As mentioned previously in this report, a Township recommendation on these applications is premature at this time as all review comments must be addressed prior to a recommendation being issued.

As a next step, the applicant will need to consider public comments received and address agency comments prior to seeking draft plan approval. In addition, prior to considering support for draft plan approval, Township staff will need to be satisfied that the development complies with PPS 2024, the ROP, the Township Official Plan and the purpose and intent of the Zoning By-law.

Township Strategic Plan:

This report aligns with the initiative of Growth Management/Sustainable Growth with the strategic goal to ensure the Township of Wellesley is carefully planned and that Township policies provide for well-managed, balanced, sustainable growth and directly relates to the strategic objective of developing strong, appropriate, local land use policies and guiding principles in the context of an Official Plan that concurs with Provincial and Regional policy.

Financial Implications:

Required planning application fees have been paid.

Other Department / Agency Comments:

As noted in the report and attachments.

Legal Considerations:

The Township solicitor will be consulted on the preparation of any subdivision agreements required if approved.

Attachment(s):

Attachment 1 - Location Map

Attachment 2 - Revised Draft Plan of Subdivision – June 2024

Attachment 3 - Revised Proposed Zoning – June 2024

Attachment 4 - Township Staff Comments – September 13, 2024

Attachment 5 - Regional Staff Comments – August 29, 2024

Attachment 6 - Public Comments Received to Date

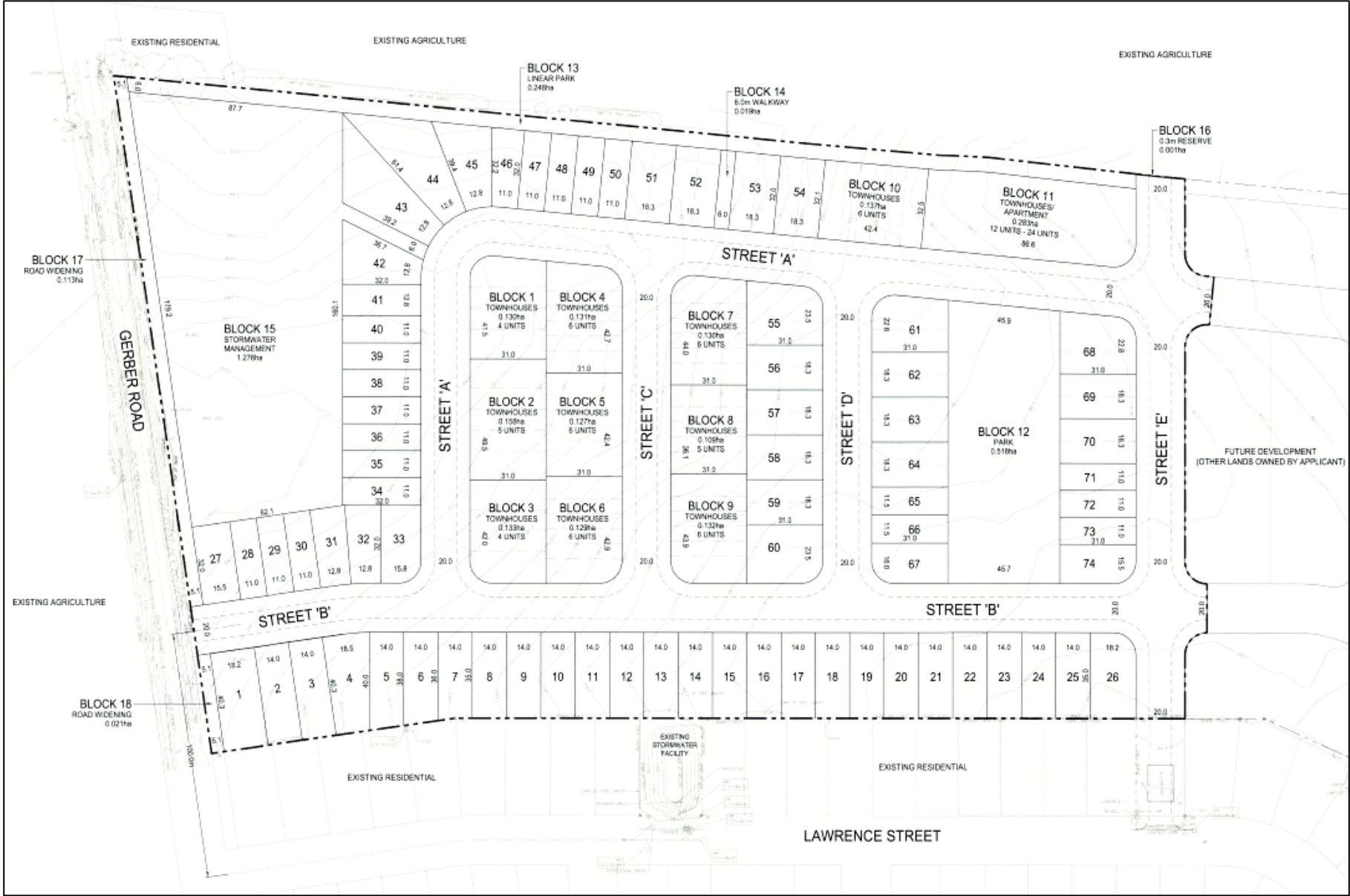
Approved by:

Chief Administrative Officer, Rik Louwagie

Attachment 1 – Location Map



Attachment 2 – Revised Draft Plan of Subdivision – June 2024



Attachment 3 – Revised Proposed Zoning – June 2024

Attachment 4 – Township Staff Comments – September 13, 2024

September 13, 2024

Susanna Reid
Principal Planner
Region of Waterloo
Planning, Development and Legislative Services
150 Frederick Street, 8th Floor
Kitchener, ON N2G 4J3

Dear Ms. Reid:

**RE: Township Comments – Revised Submission June 2024
Plan of Subdivision Application 30T-22501
Zoning By-law Amendment ZBA 05-22
Applicant: Strohvest Ontario Inc.
Location: Gerber Road, Township of Wellesley**

Please accept the following letter as comments from the Township with respect to the revised submission (June 2024) from Strohvest Ontario Inc. for lands along Gerber Road in the Township of Wellesley. Staff comments are based on our review of the following reports, plans and studies:

- Revised Draft Plan of Subdivision (Stantec, May 31, 2024)
- Addendum Planning Justification Report (June 28, 2024)
- Response to Post-Circulation Comments and Engineering Comments (Stantec, June 21, 2024)
- Geotechnical Memo, Basement Construction (Stantec, June 27, 2024)
- Transportation Impact Study Addendum (Stantec, June 7, 2024)
- Revised Functional Servicing Report (Stantec, June 27, 2024)
- Noise Impact Study (Stantec, June 7, 2024)
- Hydrogeological Assessment (Stantec, June 2024)

1. Agency Comments

The Region and the Township circulated the revised Draft Plan of Subdivision and Zoning By-law Amendment submission package to agencies on July 3, 2024. The Region issued comments on August 29, 2024.

Please note that most agency comments received for the Draft Plan of Subdivision and the Zoning By-law Amendment are the same as provided in Regional comments. Additional comments received not referred to in Regional comments are included in the following table and in Appendix 1:

Agency	Date	Comments
Enova	July 5, 2024	Via email to the Region and Township
Bell Canada	July 9, 2024	Via email to the Region and Township
Waterloo Region District School Board	July 24, 2024	Via email to the Region and Township

2. Township Comments

The revised Plan of Subdivision and Zoning By-law amendment submissions have been circulated to the necessary agencies and departments, including the Township's engineering consultant. At this time, Township staff comments are outlined in the sections below.

In summary, staff are of the opinion that the revised subdivision continues to meet the policy objectives of the Official Plan. The revised zoning categories are appropriate for the proposed land uses in the subdivision and generally meets the purpose and intent of the Zoning By-law. For more information in this regard, please refer to Township comments dated July 13, 2022.

2.1 Response to Post-Circulation Comments

Staff have reviewed the Response to Post-Circulation Comments (Stantec, June 21, 2024) and concur or have no further comments with respect to the applicant's responses under Sections A through D, except for the following:

Comment Reference #	Township Response
A2.0 (Block 11 Zoning)	Staff support and appreciate the addition of Block 11 as a higher density block, capable of supporting a broader range of more affordable/attainable housing types. However, staff recommend that the following zoning regulations for this block be revised as follows:

	<p>Minimum Rear Yard Width: 5.0m (adjacent to Block 10)</p> <p>Minimum Landscaped Open Space: 30% and up to 10% may be in the form of indoor amenity space</p>
A4.1 (Phasing)	<p>Staff accept the applicant's rationale for developing the subdivision in one phase. Please be advised that the required letter of credit at the time of the subdivision agreement will need to reflect the full cost of services to be installed in one phase.</p>
A6.0 (Fencing)	<p>Township staff would be happy to meet to provide a rationale for fencing requirements. Key purposes of fencing are to delineate property boundaries, restrict access for safety or other purposes and reduce/prevent encroachments. To this end, staff require fencing in most instances over simple demarcation/bollards or "living fences" as staff find fencing to be more effective in the long term.</p> <p>In terms of Block 13 (Linear Park), staff will continue to require standard rear lot fencing for lots abutting the block, however staff concur that safety is also important. Therefore, staff would accept farm fencing along the western boundary of Block 13 as an alternative.</p> <p>In terms the stormwater management block (Block 15), staff note that the Township Development Standards (April 2017) state that "fencing of stormwater management facilities shall be discouraged; however it may be required as determined by the Township."(9.1.1.11). More recently, the Township (and most other municipalities) requires fencing around stormwater management facilities due to safety concerns and encroachment issues.</p> <p>In summary, staff will require fencing for the proposed subdivision in accordance with the table provided in Appendix 4.</p>
D1.0 (Parkland)	<p>Staff would support the concept of a parkland dedication credit for the lands owned by the applicant to the north provided that the 5% dedication requirement is met. In this case, the total requirement for the entirety of the Strohvest lands would be 0.831 hectares (5% of 16.625 ha land area).</p>

D3.2 (Linear Park)	Staff would be happy to meet to provide a rationale for this requirement. However, staff will continue to require that the trail be designed and built by the developer as a condition of draft plan approval.
D4.1 (Gerber Road trail)	This comment was not intended to suggest that the developer would be required to construct the portion of the Gerber Road trail across 169 Lawrence Street. The developer will be responsible for developing the trail along Blocks 17 and 18 only. This is a Township standard and has been implemented for other subdivisions in Wellesley.

2.2 Engineering

The Township consulting engineer (GEI) has reviewed the revised grading, servicing and stormwater management plans for the proposed subdivision and provided comments dated September 13, 2024 (see Appendix 2).

2.3 Transportation

Salvini Consulting had reviewed the revised Transportation Impact Study (TIS) for the proposed subdivision on behalf of the Township of Wellesley and Township of Wilmot and provided comments dated July 17, 2024 (see Appendix 3). In summary, there are no outstanding comments to be addressed.

3. Next Steps

Prior to draft plan approval of the subdivision by the Region, staff requires that comments included in this letter be addressed as follows:

- Planning comments in Section 2.1
- Engineering comments in Appendix 2

A recommendation on the proposed development and draft plan conditions will follow once comments have been addressed to the satisfaction of the Township. Staff would be pleased to meet with the applicant and their consulting team to discuss these comments in greater detail.

In addition, staff would be pleased to collaborate with the applicant and the Region to schedule the statutory public meeting in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Van Hinte".

Tim Van Hinte, MCIP, RPP
Director of Planning

cc: Greg Romanick, Stantec
Andrew Martin, Township of Wilmot
Circulated Agencies

Appendix 1
Agency Comments

From: [Wes Lesperance](#)
To: [Susanna Reid](#); [Tim Van Hinte](#)
Subject: RE: Resubmission of Strohvest Plan of Subdivision and Zoning By-law Amendment
Date: July 5, 2024 10:33:44 AM

Just to follow up on the last message, Enova will need loading requirements for Block 11

Thanks,

Wes Lesperance | Engineering Technologist

Enova Power Corp

Office: 226-896-2200 EXT 5212

wes.lesperance@enovapower.com | enovapower.com

From: Wes Lesperance
Sent: July 5, 2024 9:46 AM
To: Susanna Reid <sreid@regionofwaterloo.ca>; Tim Van Hinte <tvanhinte@wellesley.ca>
Subject: Resubmission of Strohvest Plan of Subdivision and Zoning By-law Amendment

No new comments. Same comments from previous submission apply.

Thanks,

Wes Lesperance | Engineering Technologist

Enova Power Corp

Office: 226-896-2200 EXT 5212

wes.lesperance@enovapower.com | enovapower.com



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From: [PrimeCities](#)
To: [Tim Van Hinte](#); sreid@regionofwaterloo.ca
Subject: ZBLA (ZBA 05-22) and Draft Plan of Subdivision (30T-22501), Gerber Rd. and Lawrence St., Wellesley
Date: July 9, 2024 9:32:24 AM

You don't often get email from wsp.primecities@wspdigitalfactory.com. [Learn why this is important](#)



7/9/2024

Tim Van Hinte, Susanna Reid

Wellesley

Wellesley (Township)

Attention: Tim Van Hinte, Susanna Reid

**Re: ZBLA (ZBA 05-22) and Draft Plan of Subdivision (30T-22501), Gerber Rd. and Lawrence St.,
Wellesley; Your File No. ZBA 05-22,30T-22501
Our File No. DTS: 34368 / Circ: 42758**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) 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 Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca 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.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's

protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a light gray border, containing a small blue square icon with a white question mark, indicating a redacted signature.

Juan Corvalan

Senior Manager - Municipal Liaison

Email: planninganddevelopment@bell.ca.

From: [WRDSB Planning](#)
To: [Susanna Reid](#)
Cc: [Tim Van Hinte](#); [Planning](#)
Subject: Re: [Planning] Resubmission of Strohvest Plan of Subdivision and Zoning By-law Amendment
Date: July 24, 2024 3:21:20 PM



Susanna Reid
Senior Planner

July 24, 2024

Re: Notice of Application for Draft Approval - Submission 2 Strohvest

File No.: 30T-22501
Municipality: Township of Wellesley
Location: Gerber Road
Owner/Applicant: Strohvest Ontario Inc/Stantec

Susanna,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes the development of between 157-169 residential units in the Township of Wellesley. The WRDSB offers the following comments.

Student Accommodation

At this time, the subject lands are within the boundaries of the following WRDSB schools:

- Wellesley Public School (Junior Kindergarten to Grade 8)
- Waterloo-Oxford District Secondary School (Grade 9 to Grade 12)

Please be advised that student accommodation pressures currently exist at these schools. The WRDSB's [2020-2030 Long-Term Accommodation Plan](#) projects long-term over-utilization at these facilities. Interim student accommodation measures, including portable classrooms, are presently on-site and may be required until an alternative accommodation solution is in place. Alternatively, the WRDSB may conduct a boundary study or designate this property as a "Development Area" and assign it to Holding Schools before occupancy or sales.

Student Transportation

The WRDSB supports active transportation, and we ask that pedestrians be considered in the review of all development applications to ensure the enhancement of safety and connectivity. WRDSB staff are interested in the optimization of pedestrian access to public transit and municipal sidewalks so students may access school bus pick-up points.

Student Transportation Services of Waterloo Region (STSWR)'s school buses will not travel privately owned or maintained right-of-ways to pick-up/drop-off students. Transported students will be required to meet the bus at a congregated bus pick-up point. STSWR may have additional comments about student

pick-up point(s) placement on municipal right-of-ways.

WRDSB Draft Conditions

The WRDSB requests the following inclusions in the conditions of Draft Approval:

1. That the Owner/Developer must agree in the Subdivision Agreement and/or Site Plan Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease:
 - a. *“Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school.”*
 - b. *For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email planning@wrdsb.ca. Information provided by any other source cannot be guaranteed to reflect current school assignment information.*
 - c. *“In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point.”*
2. That the Owner/Developer supply, erect and maintain a sign (at the Owner/Developer’s expense and according to the WRDSB’s specifications), near or affixed to the development sign, advising prospective residents about schools in the area and that prior to final approval, the Owner/Developer shall submit a photo of the sign for review and approval of the WRDSB.
3. Prior to final approval, the WRDSB advises in writing to the Approval Authority how the above condition(s) has/have been satisfied.

Please be advised that any development on the subject lands is subject to the provisions of the WRDSB’s [Education Development Charges By-law, 2021](#), as amended, or any successor thereof and may require the payment of Education Development Charges for these developments prior to issuance of a building permit.

The WRDSB requests to be circulated on any subsequent submissions on the subject lands and reserves the right to comment further on this application.

If you have any questions about the comments provided, don't hesitate to contact the undersigned.

Sincerely,



Emily Bumbaco

Senior Planner

Waterloo Region District School Board

51 Ardelt Avenue, Kitchener ON, N2C 2R5

Email: emily_bumbaco@wrdsb.ca

Website: www.wrdsb.ca

Appendix 2

Township Engineering Comments (GEI Consultants) – September 13, 2024

September 13, 2024
Project No. 2401083/122048

VIA EMAIL: tvanhinte@wellesley.ca

Tim Van Hinte
Township of Wellesley
4639 Lobsinger Line
St. Clements, ON N0B 2M0

**Re: Revised Draft Plan Approval/Zoning Bylaw Amendment
Strohvest Subdivision, Gerber Road
Wellesley, ON**

Dear Mr. Van Hinte:

As requested by Susanna Reid from the Region of Waterloo on July 3, 2024, GEI Consultants Canada Ltd. have completed a review of the revised documents prepared in support of the draft plan approval and zoning bylaw amendment applications for the proposed Strohvest Subdivision on Gerber Road in Township of Wellesley (Wellesley).

The following documents have been reviewed by GEI Consultants Canada Ltd.:

- Revised Functional Servicing Report by Stantec Consulting Ltd, dated June 27, 2024.
- Revised Draft Plan of Subdivision by Stantec Consulting Ltd, dated May 31, 2024.
- Hydrogeological Assessment by Stantec Consulting Ltd. dated June 2024.
- Transportation Impact Study Addendum Memo by Stantec Consulting Ltd, June 7, 2024.
- Geotechnical Memo entitled: Submission of Revised Draft Plan/ZBA-Basement Construction by Stantec Consulting Ltd, dated June 27, 2024.
- Revised Draft Plan of Subdivision and Zoning By-law Amendment: Addendum Planning Justification Report by Stantec Consulting Ltd, dated June 28, 2024.

We understand that the following documents will be reviewed by Others:

- Revised Draft Plan of Subdivision and Zoning By-law Amendment: Addendum Planning Justification Report by Stantec Consulting Ltd, dated June 28, 2024.
- Noise Impact Study, prepared by Stantec Consulting Ltd, dated June 7, 2024.

Comments:

Based on our review, we provide the following comments. Please note that many of these comments can likely be addressed at the time of detailed design, although it might be necessary to provide conditions in the draft agreement to ensure that they are satisfactorily addressed at that time.

1. We acknowledge a fencing plan will be prepared for the development to clearly demarcate the boundary between private and public land. As part of this, the fencing plan will need to include and take into consideration the daylight triangle for the driveways at Lot 1 and Lot 27, as well as at Lot 42/43 and Lot 52/53. As part of the detailed engineering design, the fencing plan will also need to include dead end barricades and signage at the westerly limit of Street E, the northerly limit of Street A and the northerly limit of Street B.
2. We acknowledge that, as part of the PAFF Municipal Drain Improvements, that a Section 78 petition was submitted under the Drainage Act to abandon the PAFF Drain on the Subject Lands and reconstruct the PAFF Drain to the south of Gerber Road to address the projected flows from the proposed Strohvest Subdivision. Based on discussions with the Drainage Engineer appointed under the Drainage Act, we understand that the preliminary drawings provided in the Revised Functional Servicing Report for the PAFF Municipal Drain Improvements have been updated (see attached). The report will need to be updated to reference / include these updated plans, including acknowledging the maximum allowable flow rate to that can be accommodated by the PAFF Municipal Drain Improvements and demonstrating that the peak flow rate discharging from the site/stormwater management facility (up to and including the 100 year design storm event) is less than the maximum allowable flow rate.
3. The Revised Functional Servicing Report is to be updated to include the hydrologic modeling and results for the 10-year design storm event.
4. The existing drainage area plan (Figure 3) is to be updated to show and label the existing drainage system/features.
5. The proposed drainage area plan (Figure 4) is to be updated to show and label the proposed drainage system/features.
6. Proposed Conditions Hydrologic Model section (Section 6.5.3) of the Functional Servicing Report identifies that some flows will bypass the stormwater management facility. Please confirm if this has been accounted for in the design of the outlet.
7. Can minor flows from catchments 202A and 202B be diverted to the stormwater management facility?
8. Section 6.5.5.5 of the Revised Functional Servicing Report indicates that the maximum depth of flow along the overland flow route ranges from 0.17m to 0.21m. Please confirm that the right-of-way cross-section and the access road and has sufficient depth to contain this flow depth within the right-of-way, with no encroachment of flows onto private property.

9. The Revised Functional Servicing Report indicates that enhanced quality control is provided for all catchments discharging to the Stormwater Management Pond. Please identify how quality control treatment will be provided for Catchments 202A and 202B?
10. The Revised Functional Servicing Report indicates that the Stormwater Management Facility (SWMF) is to be lined. Preliminary details regarding the liner for the pond, including the extent of the liner are to be provided and detailed on the plans. Confirmation from the geotechnical engineer is also required to ensure that hydrostatic pressure from groundwater can be accommodated by the liner.
11. The Revised Functional Servicing Report indicates that a low flow maintenance pipe is to be provided in the Stormwater Management Pond. Details of the low flow maintenance pipe are to be provided to demonstrate that this is feasible and will function.
12. The forebay area of the Stormwater Management Pond has been reduced to 33.7% from 53.7% of the total permanent pool area. As per MECP Guidelines, the forebay area is to be less than 33% of the total wet pond area. Please review and revise.
13. For maintenance access, is it possible to provide maintenance access to the second cell of the pond via the forebay berm? Please review and advise.
14. Please provide a location within the stormwater management block for sediment drying storage.
15. The surface treatment for the maintenance access is to be labelled. It appears as if there are two (2) types of surface treatments currently proposed.
16. The water balance calculations result in a recharge deficit of 122 mm/year compared to pre-development conditions. Due to the high groundwater levels across the site, lot-level infiltration galleries may not be feasible throughout much of the site. However, the Revised Functional Servicing Report indicates / recommends that rooftop runoff from the 25 mm event be captured and infiltrated where soil conditions and groundwater levels allow. Please confirm which lots are anticipated to be suitable for infiltration and which lots will not be suitable for infiltration, and please indicate the size and location of the potential infiltration galleries and its impact on the on the Stormwater Management (SWM) design and water balance calculations.
17. The mitigation measures identified in Section 2.4.2 of the Functional Servicing Report (FSR) are to be updated to include the recommendations for water balance and infiltration from the Hydrogeological Assessment Report.
18. A conceptual grading design for the extension of the trail along Gerber Road (across the frontage of the development) and the linear park (in Block 13) is required to demonstrate and ensure that the trail and linear park can be graded to work with the existing road cross-section for Gerber Road, the proposed access at Street B and the Stormwater Management Pond design.
19. There is a reference made that a culvert will be provided along Gerber Road at the proposed access at Street B. A conceptual grading design for this culvert, indicating the culvert's size,

length, etc. is required to demonstrate how this culvert will function and will be coordinated with the existing road cross-section for Gerber Road and the Stormwater Management Pond Design, as well as with the extension of the trail along Gerber Road trail and the connection to the linear park.

20. The Revised Functional Servicing Report indicates that the rear yard swales have been designed with slopes of 1% as per the Township of Wellesley Development Standards, complete with subdrains. The use of subdrains which cross property lines is not ideal and will require a drainage easement across lots. Please review and revise the grading to eliminate the use of subdrains. Can a 2% swale be provided.
21. The proposed drainage area plan (Figure 4) indicates that the townhouse block will drain towards Street A. However, the intent for the townhouse block is to drain rear yards to the lot lines and then to the streets via the side yard swales. Please revise the Grading Plan to illustrate that the swales can be routed to the appropriate outlet. Will rear yard catch basins be required and are the storm sewers available to collect drainage from rear yard catch basins? The use of rear yard catch basins should be minimized wherever possible.
22. As per the revised sanitary sewer design, the total flows in the existing sanitary sewer located on Gerber Road from MH 346 to MH 347, and from MH 347 to MH 345, will be 19.29 L/s. The full capacity of the pipe section is 19.32 L/s. Although the flows are slightly less than the full capacity, the flows should not exceed 80% capacity of the pipe. Please review and revise.
23. We acknowledge that the conceptual servicing plan has been revised to illustrate all fire hydrants, per Regional Design Guidelines and Supplemental Specifications for Municipal Service (DGSSMS) standard. Please update to also include and illustrate the watermain valves.
24. Provide written verification from the Region that the wastewater treatment plant (WWTP) can accommodate the flows from the Strohvest Subdivision.
25. Provide written verification from the Region that the water supply system has sufficient capacity to accommodate the demands from the Strohvest Subdivision.
26. The Revised Functional Servicing Report indicates that there are sections of storm sewer which may not achieve the minimum cover of 1.5m. Please investigate and advise the grading design to eliminate the requirement for insulation on the sewer.
27. The Revised Functional Servicing Report indicates that individual Pressure Reducing Valves (PRVs) will be required. Please identify which lots will require the individual Pressure Reducing Valves (PRVs).
28. Section 1.4.2 of the Functional Servicing Report indicates that ECAs will be submitted to the Region of Waterloo under the Transfer of Review of process for ultimately approval by the Ministry of Environment, Conservation and Parks (MECP). Please note that at this time, ECAs will need to be prepared and submitted directly to the MECP and not the Region of Waterloo.

29. A Preliminary Erosion and Sedimentation Control Plan is required, which will also illustrate the location and details of the proposed erosion blanket where the slopes are more than 3:1.
30. It is proposed that monitoring reports will be prepared and submitted on a bi-monthly basis (quarterly during periods of inactivity or house construction). These monitoring reports are to be prepared and submitted on a monthly basis and bi-monthly during periods of inactivity or house construction.
31. As part of the detailed engineering design submission, a plan will be required which shows the location and details of the speed cushions to be provided on Street A and E.
32. As part of the detailed engineering design submission, a parking plan will be required.
33. As part of the detailed engineering design submission, a traffic control plan will be required.
34. As part of the detailed engineering design submission, detailed design drawings, including plan and profile drawings for the extension of Street E (from Street B to Lawrence Street), including the removal of the existing parkette, will be required. We also note that the cost of the design and construction of the Street E extension to Lawrence Street will be 100% the responsibility of the Developer.
35. The Revised Functional Servicing Report indicates that topsoil will be used as fill within green spaces (i.e. parks, boulevards, and rear yards). Please identify the anticipated depth of topsoil to be utilized in these areas for review and discussion with the Township.
36. The Hydrogeological Assessment (Stantec Consulting Ltd. dated June 2024) and the Geotechnical Memo entitled: Submission of Revised Draft Plan/ZBA-Basement Construction (Stantec Consulting Ltd, dated June 27, 2024), indicate that the additional field investigations and resulting groundwater levels observed in the monitoring wells are true. The Revised Functional Servicing Report also states that “Through the subdivision development process and the subsequent building of foundations for homes these seams will be largely disrupted and drained and will not present problems for future home foundations or basements”. To address the previous comments provided related to the Township’s requirement that a minimum of 0.6m of separation be provided from the seasonal high groundwater elevation to the underside of footing, the Geotechnical Memo entitled: Submission of Revised Draft Plan/ZBA-Basement Construction (Stantec Consulting Ltd, dated June 27, 2024), indicates in Section 3 that “Minor to moderate groundwater ingress can be handled by standard filtered sump pumping techniques. Basement structures will need to be provided with passive dewatering systems; that is, perimeter foundation and sub-floor drainage pipes. The below grade basement foundation walls will also need to be provided with dual damp proofing measures”. While the Township agrees with the provision of sump pumps, the use of a passive dewatering system including sub-floor drainage pipes and damp proofing does not satisfy the requirement for a minimum of 0.6m of separation from the seasonal high groundwater level. Nor have any details of the sub-floor drainage pipe system been identified or discussed in the other reports prepared for the development, and no details of this system have been provided.

On the basis and based on the preliminary grading plan for the site, please advise as to which lots achieve the 0.6m separation from the seasonal high groundwater level and which lots do not.

For the lots which do not achieve the minimum 0.6m separation from the seasonal high groundwater level, the following will be required:

- a) Foundation waterproofing as per OBC, Division B, Subsection 9.13.3
- b) Floors on ground to be as per OBC, Division B, Article 9.16.3.2
- c) Floor waterproofing system to be as per OBC, Division B, Article 9.13.3.5
- d) All waterproofing on concrete walls to be installed up to finished grade
- e) All waterproofing materials to conform to the OBC, Division B, Article 9.13.3.2
- f) The Builder will be required to provide certification that the material meet one of the standards outlined in Article A9.13.3.2.(2)
- g) All foundations subject to hydrostatic pressure are to be waterproofed as per above.
- h) P.Eng. review during construction may be required to verify compliance with the OBC, Division B, Subsection 9.13.3

We trust this is the information you require at this time. If you have any questions or require additional information, please do not hesitate to call or write.

Yours truly,

GEI Consultants Canada Ltd.



Angela Kroetsch, P. Eng
Senior Project Manager

AK/

Encl.

Paff Drain Capacity

Design Storm	From	To	Design Pipe Size (m)	Slope (%)	Contributing Area (Ha)	Mannings	Pipe Length (m)	Q Design (m³/s)	Q Cap (m³/s)	Remaining Capacity
Regional	0+445	0+425	0.900	4.00	24.35	0.011	20	1.384	4.279	68%
Regional	0+425	0+350	0.825	1.85	24.35	0.013	75	1.384	1.952	29%
Regional	0+350	0+233	0.825	1.00	24.35	0.013	117	1.384	1.435	4%
Regional	0+233	0+00	0.825	1.00	26.61	0.013	233	1.39	1.435	3%

Notes:

1. Regional flow data obtained from Stantec Functional Servicing Report, Table 9: SWMF Operating Characteristics - Total Proposed Flows at Gerber Road ROW. Dated June 27, 2024



THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

BENCHMARK / VERTICAL DATUM
 ELEVATIONS SHOWN ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28:78). THE BENCHMARK 1234567U890 AT ELEVATION 000.000 WAS USED FOR THIS PROJECT. BENCHMARK INFORMATION WAS ACQUIRED FROM THE MNRF COSINE WEB-SITE.

NOTE:
 -ALL ROLL NUMBERS IN WELLESLEY BEGIN WITH 30-24- ie. 010-001-37200 IN FULL IS 30-24-010-001-37200

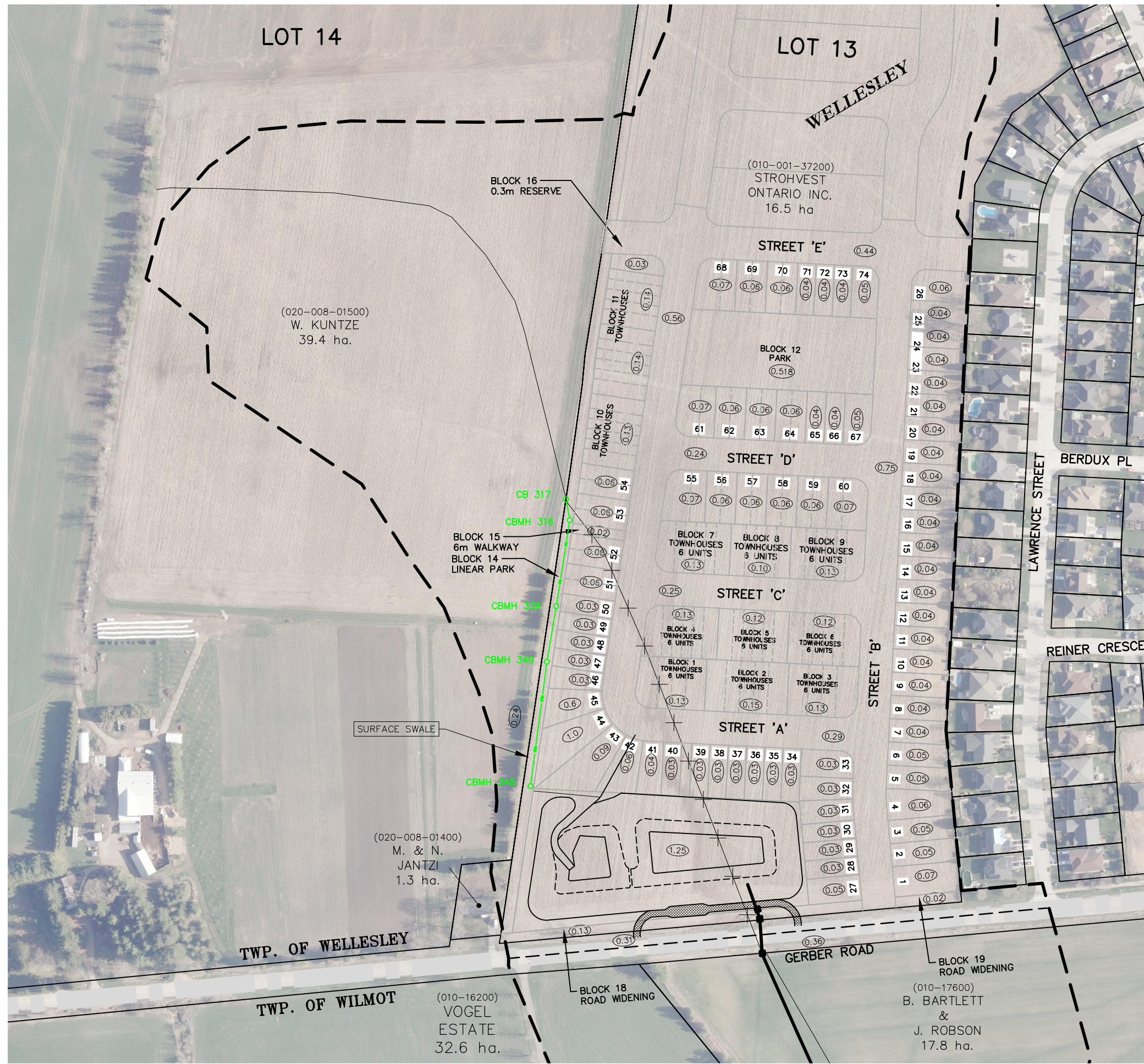
NOTE:
 -ALL ROLL NUMBERS IN WILMOT BEGIN WITH 30-18-090- ie. 010-17600 IN FULL IS 30-18-090-010-17600

- LEGEND**
- WATERSHED
 - SUBWATERSHED
 - PROPOSED WORK OR INCORPORATION
 - EXISTING DRAIN
 - DITCH OR WATERCOURSE
 - APPROXIMATE HECTARES IN WATERSHED
 - HECTARES OWNED
 - ASSESSMENT ROLL NUMBER
 - WOODED AREA

NO.	DESCRIPTION	DATE
1	DRAFT FOR REVIEW	AUGUST 30/24
2	ISSUED FOR REPORT	
3	ISSUED FOR TENDER	
4	ISSUED FOR CONSTRUCTION	
5	AS BUILT	

DESIGNED BY: T.B.J.	PRELIMINARY	SCALE 1:5,000 (ON 11"x17")
CHECKED BY: T.B.J.		
DRAWN BY: N.M.B.		
CHECKED BY: T.B.J.		

PAFF DRAIN	
REGION OF WATERLOO	TOWNSHIP OF WELLESLEY/ TOWNSHIP OF WILMOT
WATERSHED PLAN	AUG. 30, 2024
 K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY	REVISED: JOB NUMBER: 23-175 DRAWING 1 OF



THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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NOTE:
 -ALL ROLL NUMBERS IN WELLESLEY BEGIN WITH 30-24- ie. 010-001-37200 IN FULL IS 30-24-010-001-37200

NOTE:
 -ALL ROLL NUMBERS IN WILMOT BEGIN WITH 30-18-090- ie. 010-17600 IN FULL IS 30-18-090-010-17600

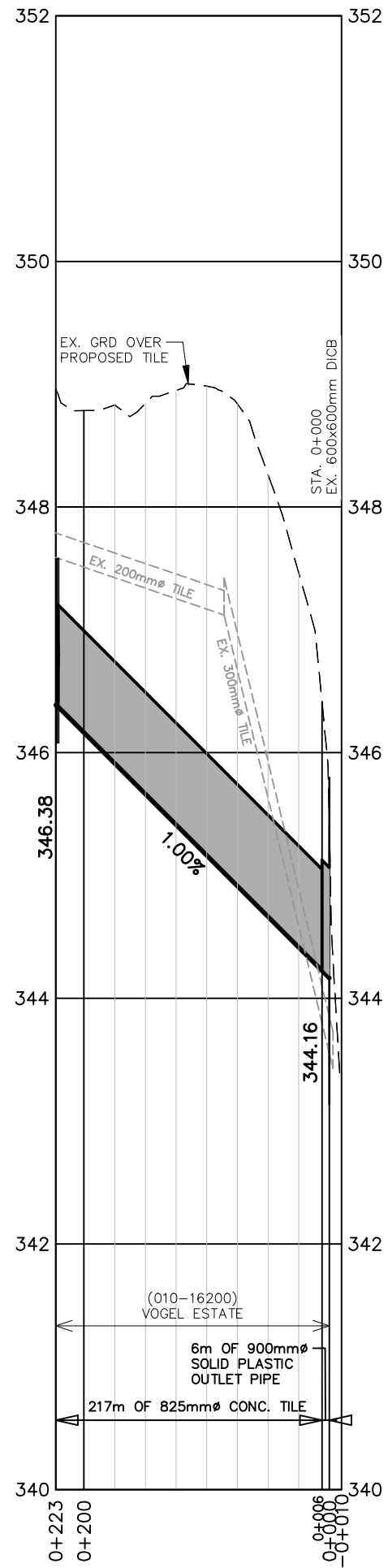
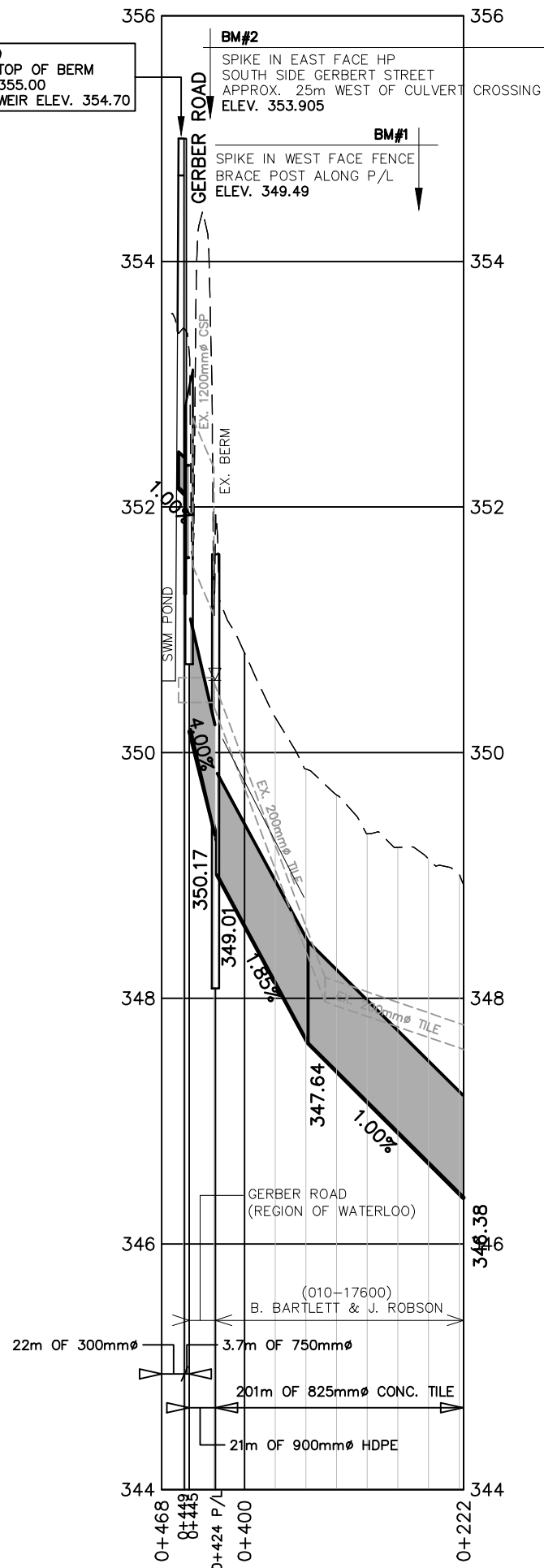
- LEGEND**
- WATERSHED
 - SUBWATERSHED
 - PROPOSED WORK OR INCORPORATION
 - EXISTING DRAIN
 - DITCH OR WATERCOURSE
 - APPROXIMATE HECTARES IN WATERSHED
 - HECTARES OWNED
 - ASSESSMENT ROLL NUMBER
 - WOODED AREA

NO.	DESCRIPTION	DATE
1	DRAFT FOR REVIEW	AUGUST 30/24
2	ISSUED FOR REPORT	
3	ISSUED FOR TENDER	
4	ISSUED FOR CONSTRUCTION	
5	AS BUILT	

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DRAWN BY: N.M.B.		
CHECKED BY: T.B.J.		

PAFF DRAIN	
REGION OF WATERLOO	TOWNSHIP OF WELLESLEY/ TOWNSHIP OF WILMOT
ENLARGEMENT PLAN	AUG. 30, 2024
 K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY	REVISED:
	JOB NUMBER: 23-175
	DRAWING
	2 OF

STA. 0+449
4m WIDTH TOP OF BERM
TOP ELEV. 355.00
OVERFLOW WEIR ELEV. 354.70



SPECIAL PROVISIONS — CONSTRUCTION NOTES:

No.	DESCRIPTION	DATE
	DRFT FOR REVIEW	AUGUST 30/24
	PUBLIC INFORMATION MEETING	
	ISSUED FOR REPORT	
	ISSUED FOR CONSTRUCTION	
	AS-BUILT	

DESIGNED BY: T.B.J.
CHECKED BY: T.B.J.
DRAWN BY: N.M.B.
CHECKED BY: T.B.J.

PRELIMINARY

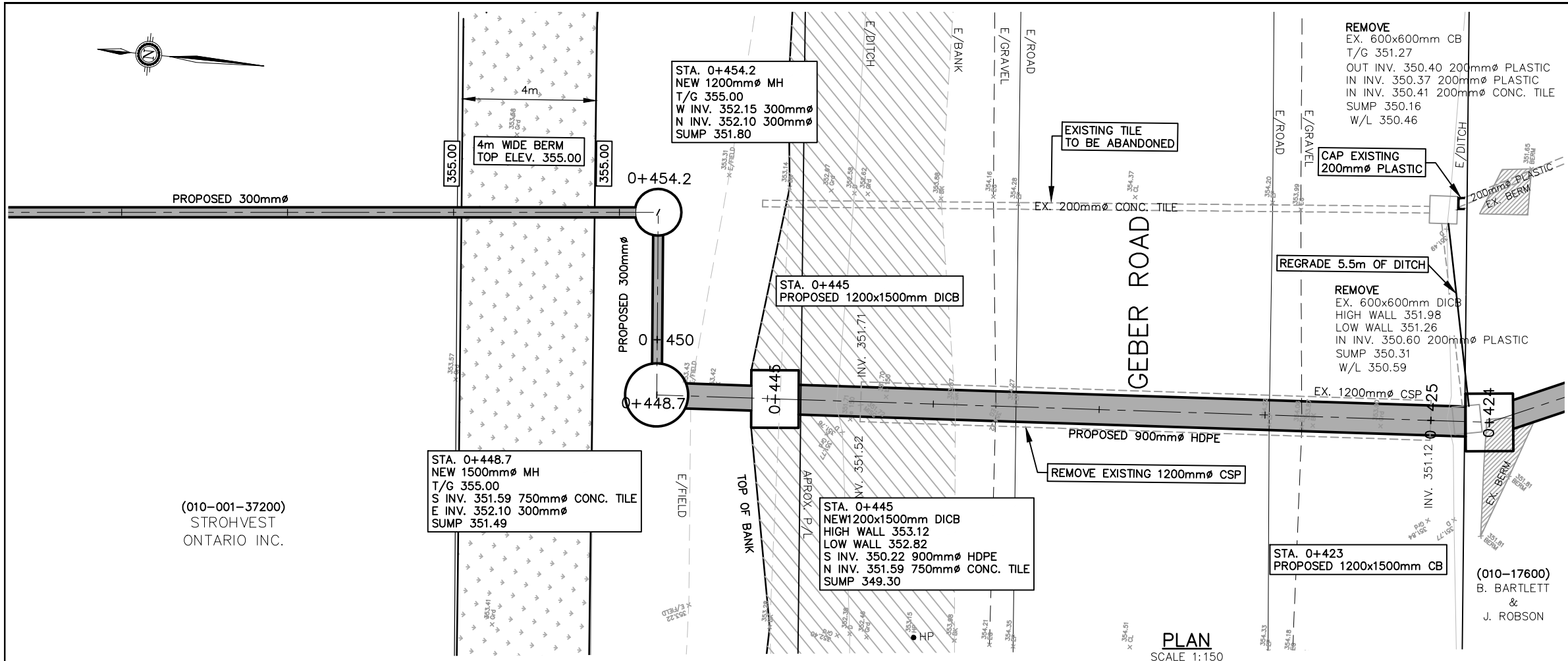
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1:50 (VERT.)
(ON 11"x17")

PAFF DRAIN
REGION OF WATERLOO TOWNSHIP OF WELLESLEY/
TOWNSHIP OF WILMOT

TILE PROFILES

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

AUG. 30, 2024
JOB NUMBER: 23-175
DRAWING 3 OF



SPECIAL PROVISIONS – CONSTRUCTION NOTES:

REMOVE
EX. 600x600mm CB
T/G 351.27
OUT INV. 350.40 200mm ϕ PLASTIC
IN INV. 350.37 200mm ϕ PLASTIC
IN INV. 350.41 200mm ϕ CONC. TILE
SUMP 350.16
W/L 350.46

CAP EXISTING
200mm ϕ PLASTIC

REGRADE 5.5m OF DITCH

REMOVE
EX. 600x600mm DICB
HIGH WALL 351.98
LOW WALL 351.26
IN INV. 350.60 200mm ϕ PLASTIC
SUMP 350.31
W/L 350.59

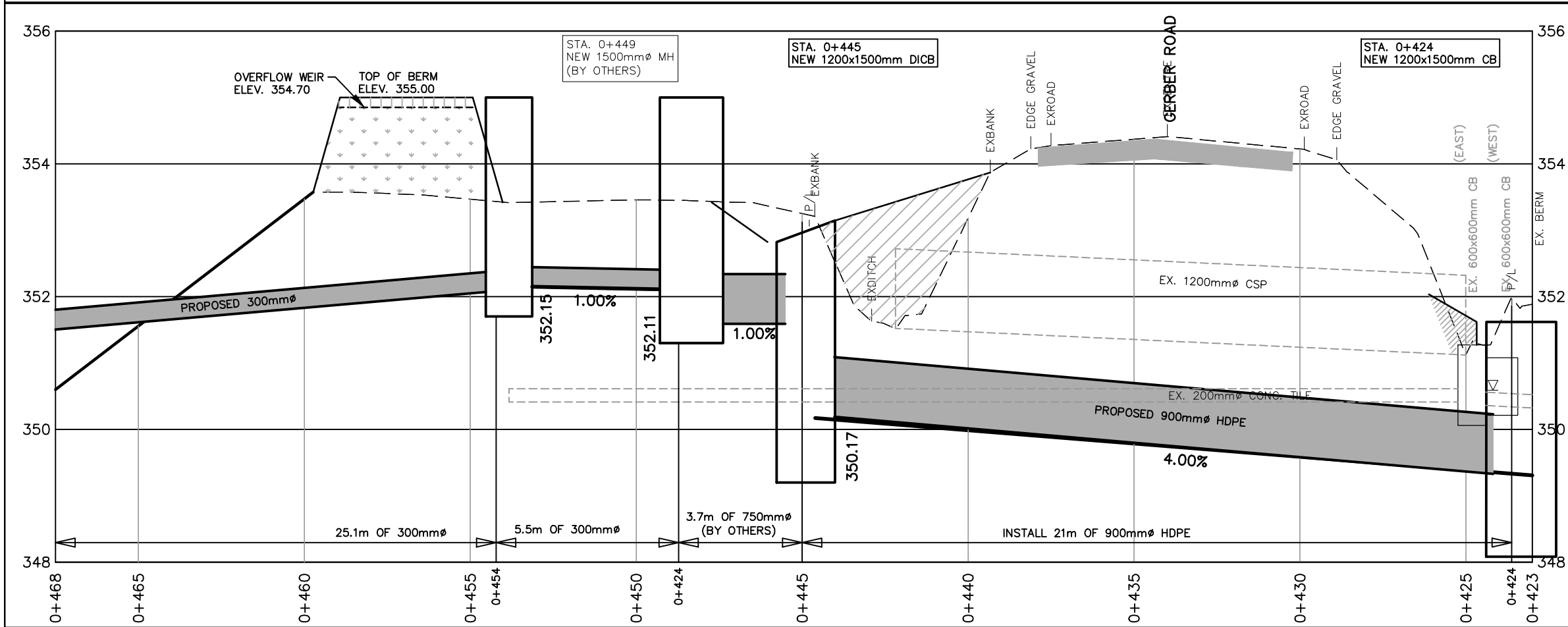
EX. 1200mm ϕ CSP

REMOVE EXISTING 1200mm ϕ CSP

STA. 0+423
PROPOSED 1200x1500mm CB

(010-17600)
B. BARTLETT
&
J. ROBSON

PLAN
SCALE 1:150



No.	DESCRIPTION	DATE
	DRFT FOR REVIEW	AUGUST 30/24
	PUBLIC INFORMATION MEETING	
	ISSUED FOR REPORT	
	ISSUED FOR CONSTRUCTION	
	AS-BUILT	

DESIGNED BY: T.B.J.
CHECKED BY: T.B.J.
DRAWN BY: N.M.B.
CHECKED BY: T.B.J.

PRELIMINARY

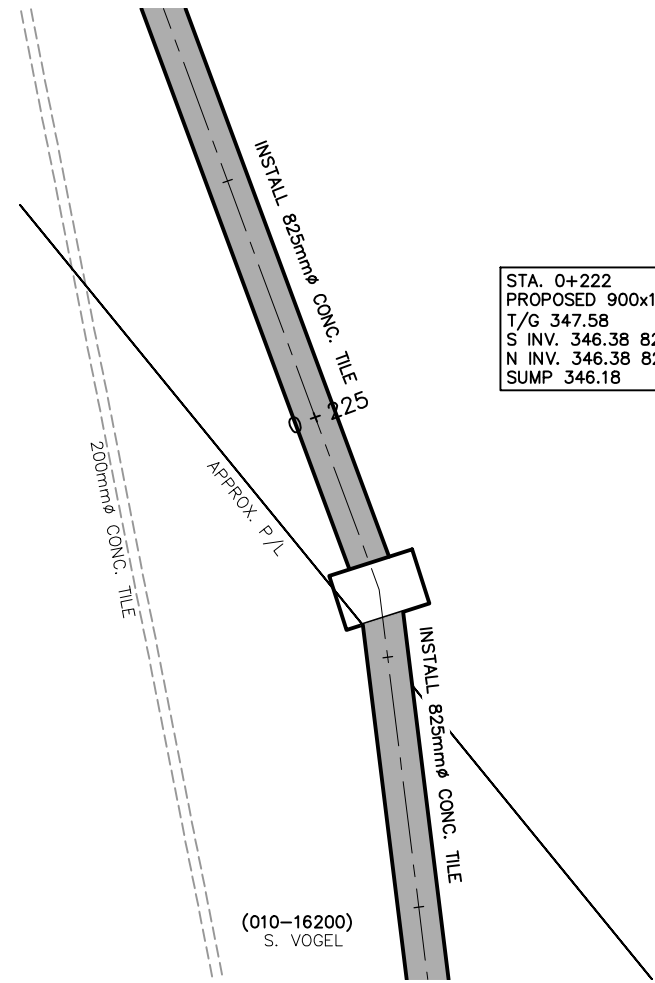
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1:75 (VERT.)
(ON 11"x17")

PAFF DRAIN
TOWNSHIP OF WELLESLEY/
REGION OF WATERLOO TOWNSHIP OF WILMOT

GEBER ROAD CROSSING

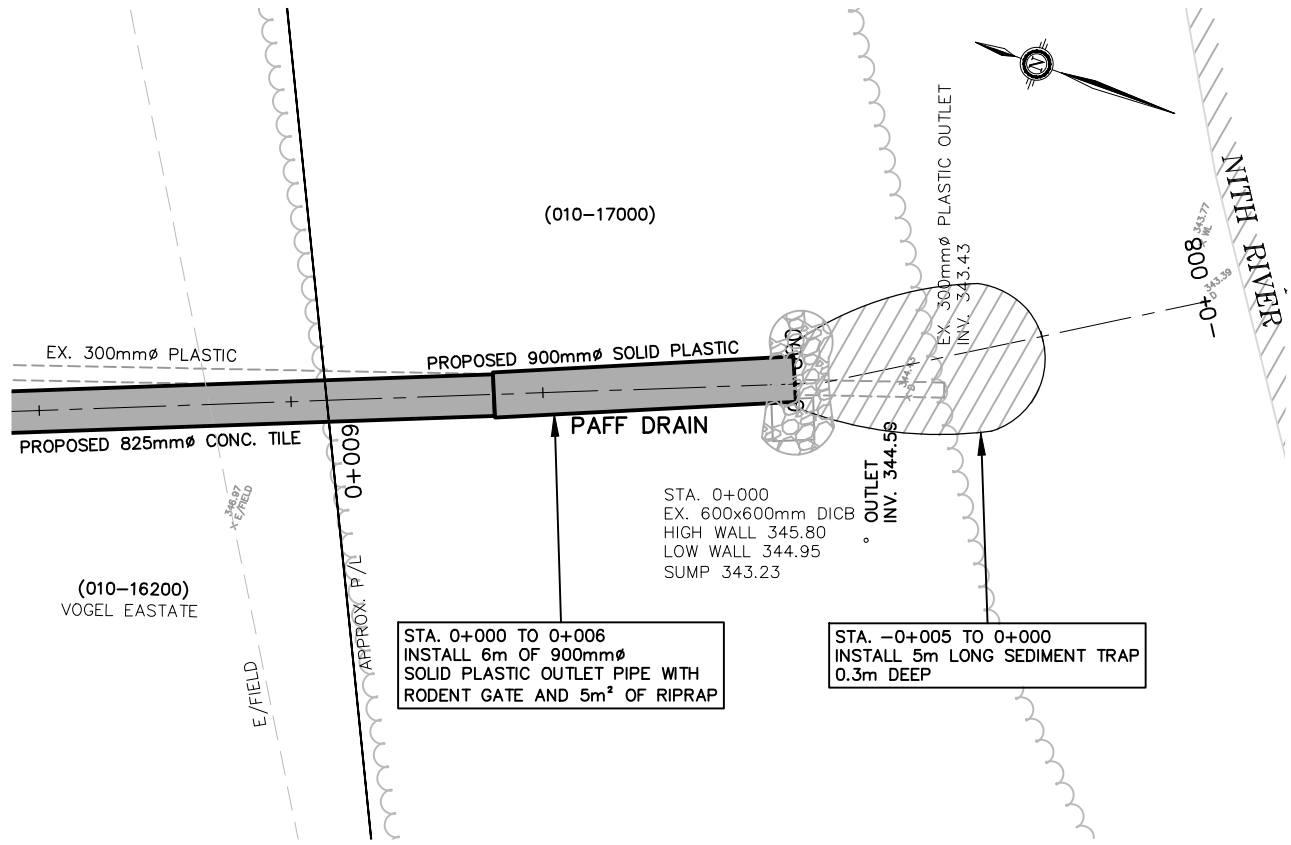
K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

AUG. 30, 2024
JOB NUMBER: 23-175
DRAWING 4 OF

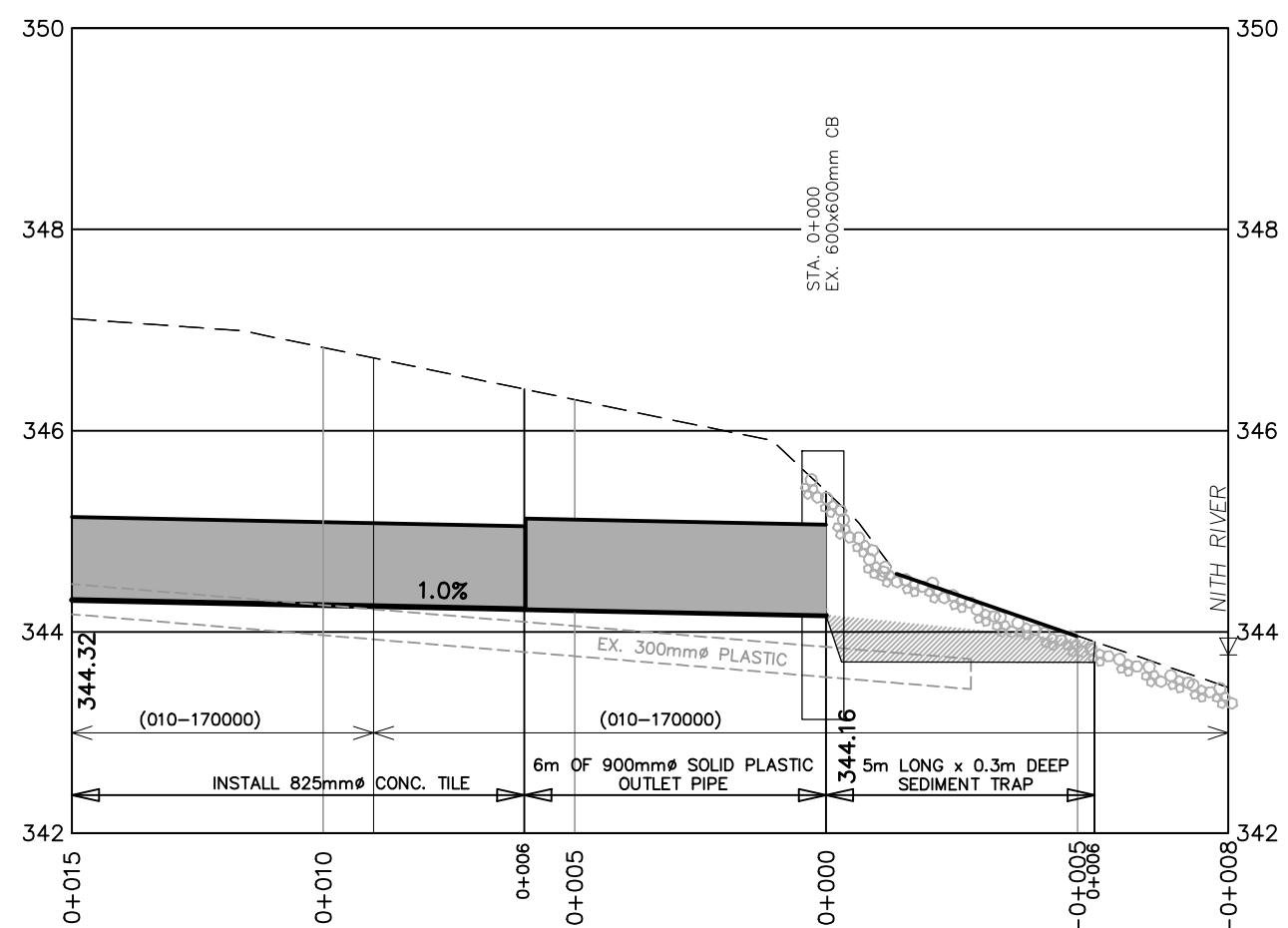


STA. 0+222
 PROPOSED 900x1500mm CB
 T/G 347.58
 S INV. 346.38 825mm ϕ CONC. TILE
 N INV. 346.38 825mm ϕ CONC. TILE
 SUMP 346.18

DETAIL
 SCALE 1:150



PLAN
 SCALE 1:150



PROFILE

(010-17600)
 B. BARTLETT
 &
 J. ROBSON

348.94
 X Gnd
 349.06
 X E/FIELD
 348.88
 X 348.88
 80'892
 X 348.88

No.	DESCRIPTION	DATE
	DRFT FOR REVIEW	AUGUST 30/24
	PUBLIC INFORMATION MEETING	
	ISSUED FOR REPORT	
	ISSUED FOR CONSTRUCTION	
	AS-BUILT	

DESIGNED BY: T.B.J.
 CHECKED BY: T.B.J.
 DRAWN BY: N.M.B.
 CHECKED BY: T.B.J.

PRELIMINARY

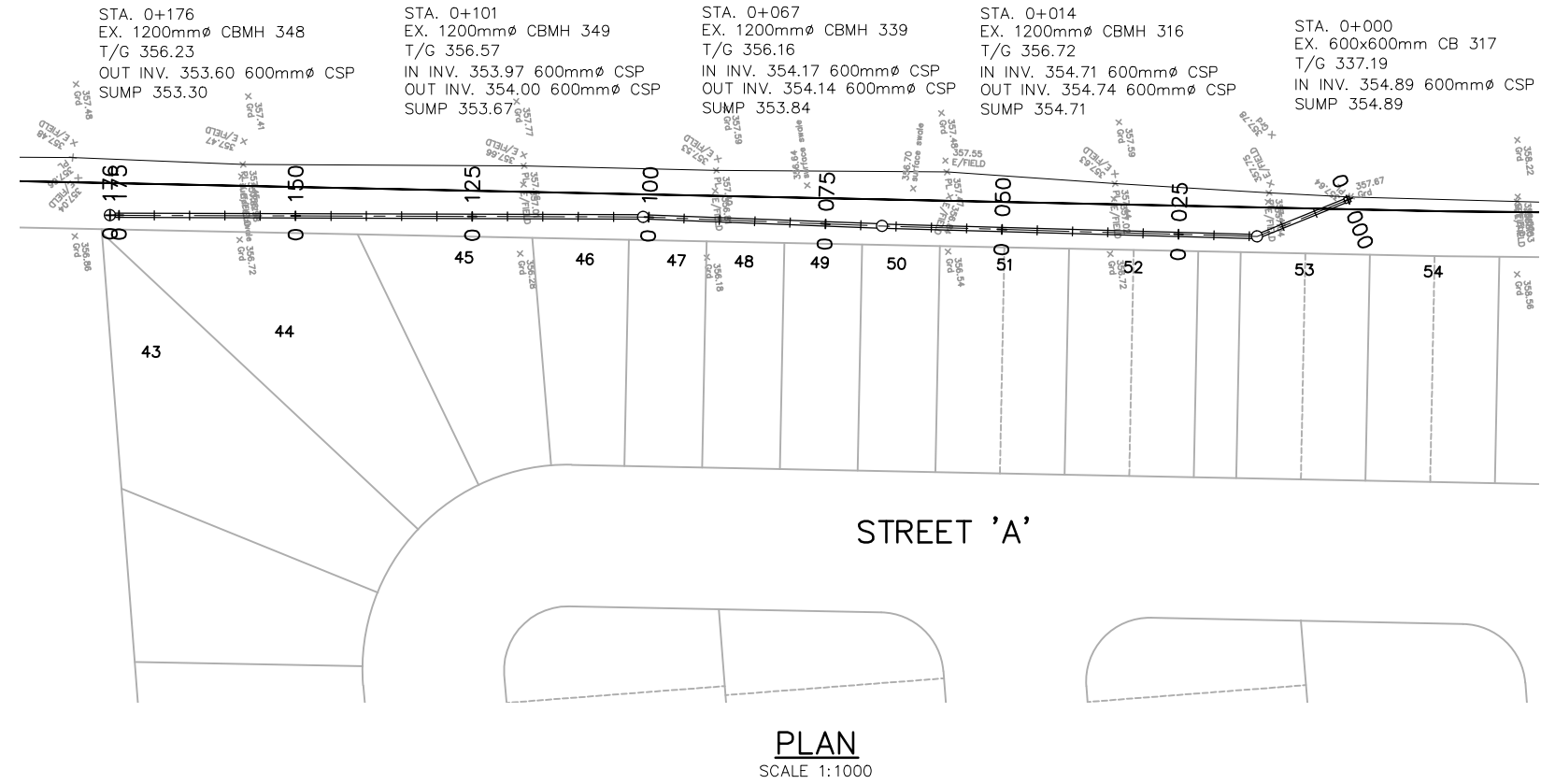
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1:75 (VERT.)
 (ON 11"x17")

PAFF DRAIN
 TOWNSHIP OF WELLESLEY/
 REGION OF WATERLOO TOWNSHIP OF WILMOT

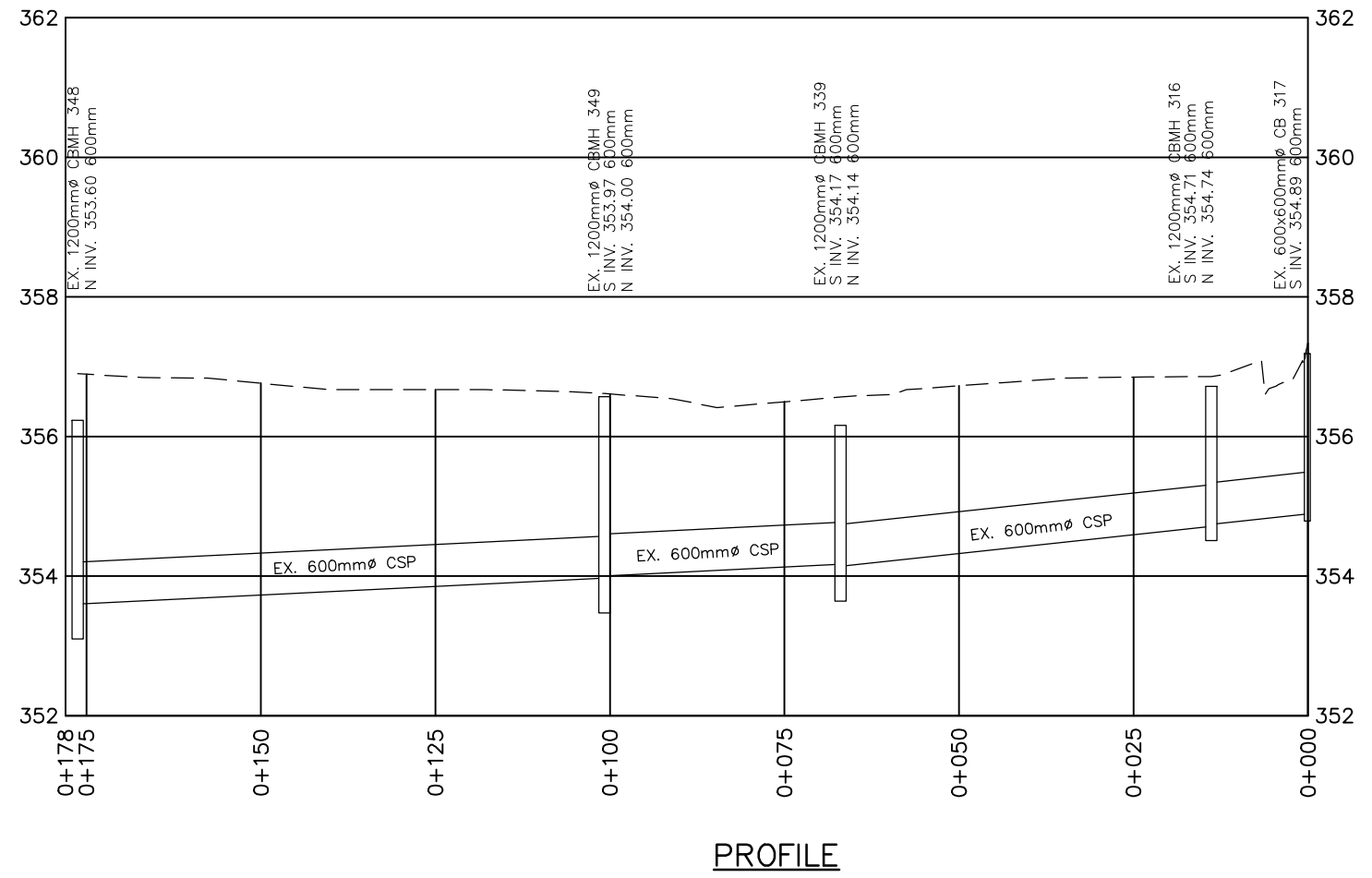
DETAILS (1)

K. SMART ASSOCIATES LIMITED
 CONSULTING ENGINEERS AND PLANNERS
 KITCHENER SUDBURY

AUG. 30, 2024
 JOB NUMBER: **23-175**
 DRAWING **5 OF**



PLAN
SCALE 1:1000



PROFILE

No.	DESCRIPTION	DATE
	DRFT FOR REVIEW	AUGUST 30/24
	PUBLIC INFORMATION MEETING	
	ISSUED FOR REPORT	
	ISSUED FOR CONSTRUCTION	
	AS-BUILT	

DESIGNED BY: T.B.J.
CHECKED BY: T.B.J.
DRAWN BY: N.M.B.
CHECKED BY: T.B.J.

PRELIMINARY

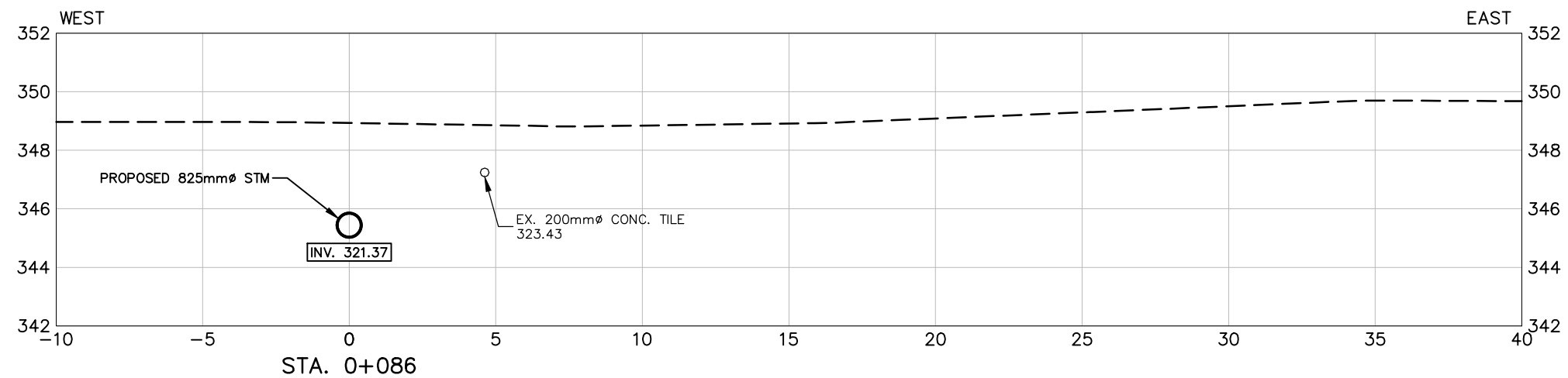
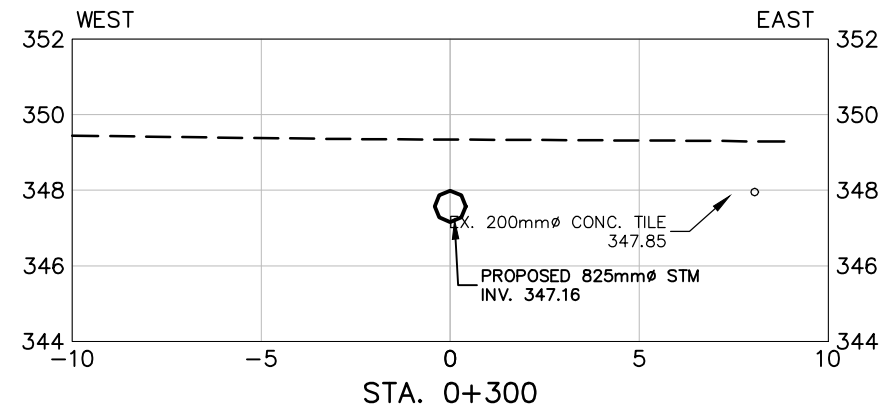
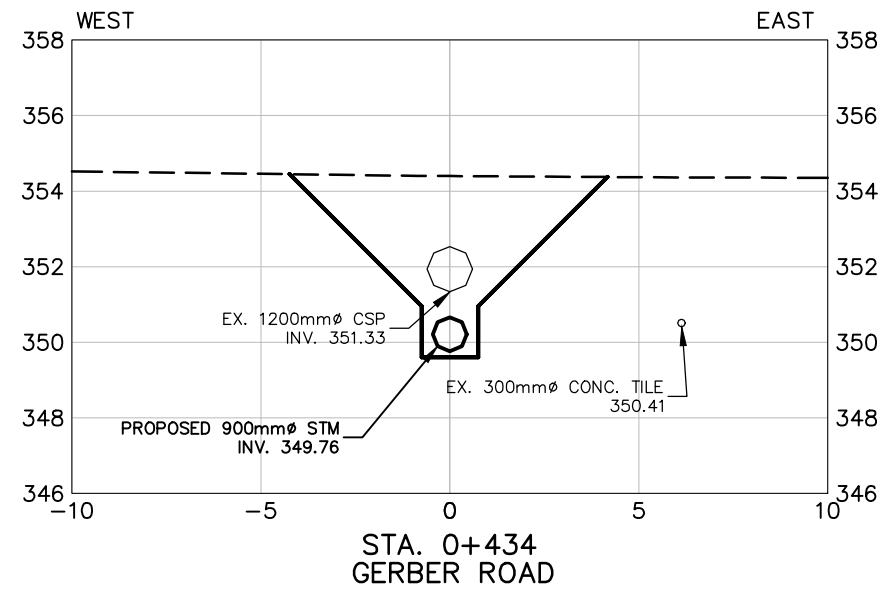
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 1:100 (VERT.)
 (ON 11"x17")

PAFF DRAIN
 REGION OF WATERLOO TOWNSHIP OF WELLESLEY/
 TOWNSHIP OF WILMOT

DETAILS (2)

K. SMART ASSOCIATES LIMITED
 CONSULTING ENGINEERS AND PLANNERS
 KITCHENER SUDBURY

AUG. 30, 2024
 JOB NUMBER: 23-175
 DRAWING: 6 OF 6



No.	DESCRIPTION	DATE
	DRFT FOR REVIEW	AUGUST 30/24
	PUBLIC INFORMATION MEETING	
	ISSUED FOR REPORT	
	ISSUED FOR CONSTRUCTION	
	AS-BUILT	

DESIGNED BY: T.B.J.	PRELIMINARY	SCALE	
CHECKED BY: T.B.J.			
DRAWN BY: N.M.B.			
CHECKED BY: T.B.J.			

PAFF DRAIN

REGION OF WATERLOO TOWNSHIP OF WELLESLEY/
TOWNSHIP OF WILMOT

CROSS SECTIONS

	K. SMART ASSOCIATES LIMITED	AUG. 30, 2024
	CONSULTING ENGINEERS AND PLANNERS	JOB NUMBER: 23-175
	KITCHENER SUDBURY	DRAWING

Appendix 3

Transportation Impact Study (TIS) Comments (Salvini Consulting) – July 17, 2024

From: [Julia Salvini](#)
To: "[Susanna Reid](#)"; "[Andrew Martin](#)"; [Tim Van Hinte](#)
Cc: "[William Towns](#)"; "[Ken VanderWal](#)"; "[Kroetsch, Angela](#)"; [Chris Cook](#)
Subject: RE: Resubmission of Strohvest Plan of Subdivision and Zoning By-law Amendment
Date: July 17, 2024 8:50:30 PM
Attachments: [image001.png](#)

Susanna, Tim and Andrew,

I've reviewed the revised Transportation submission from Stantec, which was prepared to address my comments on their draft submission from back in May of this year. At the time I had asked that they update the sightline analysis that they did previously for the new location because they had relied on Google Streetview.

The revised submission we received had confirmation that they had staff go measure the available sight distance in the field to the west of the proposed new intersection and that it exceeds the required TAC intersection sight distance. They did not measure the sight distance to the east. I've discussed it with Chris Cook and we both agree from our knowledge of the area that there is not a sight distance constraint to the east that we need to be concerned with, although the consultant should have included it for completeness.

My comments on the submission are as follows:

- I accept the consultant's assessment that the available sight distance to the west of the proposed new street connection to Gerber Road meets the TAC requirements for intersection sight distance. The assessment should have included an assessment of the sight distance to the east as well, but in my own site visits I have confirmed that sight distance to the east of this new location is not a constraint.
- The consultant provided a number of photos as part of their assessment that would have been more useful if they were labelled. Figures of this nature should be labelled so that it is clear what they are intended to illustrate.

Let me know if you need anything else as a follow-up from me.

Julia

Julia Salvini, MEng PEng FITE

President

julia@salviniconsulting.com

M: 519-591-0426



From: Susanna Reid <sreid@regionofwaterloo.ca>

Sent: Wednesday, July 3, 2024 4:17 PM

To: D Denny <ddenny@wellesley.ca>; Chris Cook <ccook@wellesley.ca>; Andrew Martin <andrew.martin@wilmot.ca>; 'julia@salviniconsulting.com' <julia@salviniconsulting.com>; Kroetsch, Angela <AKroetsch@geiconsultants.com>; 'gregf@mornington.ca' <gregf@mornington.ca>; gkosch <gkosch@township.wellesley.on.ca>; Kelly Button (kelly.button@mpac.ca) <kelly.button@mpac.ca>; Municipal Property Assessment Corporation (LPUConsents@mpac.ca) <LPUconsents@mpac.ca>; 'brad.biskaborn@canadapost.ca' <brad.biskaborn@canadapost.ca>; 'notifications@enbridge.com'

Appendix 4

Fencing Requirements

Fencing Type	Location
Farm Fence	<ul style="list-style-type: none"> • Block 13 (western lot line)
Chain-link Fence (1.5" diamond design)	<ul style="list-style-type: none"> • Block 12 (along rear lot lines with Lots 61-74) • Block 13 (eastern lot line) • Block 14 (except for within Driveway Daylight Triangles on Lots 52 and 53 in accordance Fence By-law 53/2017) • Block 15 (except for within Driveway Daylight Triangles on Lots 42 and 43 in accordance Fence By-law 53/2017, p-gate required at Street A entrance at fencing terminus) • Block 17 (along northern lot line, except for within Corner Daylight Triangle on Lot 27 in accordance Fence By-law 53/2017, p-gate required for the two access points to Gerber Road) • Block 18 (along northern lot line, except for within Corner Daylight Triangle on Lot 1 in accordance Fence By-law 53/2017)

Attachment 5 – Regional Comments – August 29, 2024



PLANNING, DEVELOPMENT
AND LEGISLATIVE SERVICES

150 Frederick Street, 8th Floor
Kitchener ON N2G 4J3 Canada
Telephone: 519-575-4400
TTY: 519-575-4608
Fax: 519-575-4449
www.regionofwaterloo.ca

Susanna Reid

File D18-20/21702

August 29 2024

Tim Van Hinte
Director of Planning
4639 Lobslinger Line
St. Clements, ON N0B 2M0
E-mail: tvanhinte@wellesley.ca

Dear Mr. Van Hinte:

**Re: Post Circulation Comments
Plan of Subdivision Application 30T-22501,
Zoning By-law Amendment ZBA 05-22
RE-SUBMISSION
Strohvest Ontario Inc. Lands Gerber Road
Strohvest Ontario Inc. / Stantec
TOWNSHIP OF WELLESLEY**

Stantec on behalf of Strohvest Ontario Inc, has modified and re-submitted a plan of subdivision application, as well as a Zoning By-law Amendment application for a 10.2 hectares parcel located at the westerly limit of the Wellesley Township Urban Area north of Gerber Road.

The original application for draft Plan of Subdivision (determined to be complete on April 12, 2022) proposed 166 dwelling units consisting of single-detached, semi-detached and townhouse dwellings. The plan also contained blocks for a park, linear park, walkway, road widening blocks, and a stormwater management facility.

- 1) Modification of the street pattern to relocate the main access for the proposed Subdivision to Gerber Road further to the east
- 2) The latest subdivision design replaces Block 11 (6 townhouses) and Block 12 (6 townhouses) with Block 11 (12 townhouses or a 24-unit apartment building).
- 3) The Zoning By-law Amendment is revised to reflect the updated street pattern and larger Block 11
- 4) The FSR and grading and servicing design has been revised to reflect the modified subdivision design and revised grading and fill approach (rather than bringing in 450,000 m³ of fill, the development proposes traditional foundation footing damp-proofing, weeping tile and sump pump systems).

The revised application for draft Plan of Subdivision (June 2024) proposes between 157 to 169 residential units, with 57 single-detached units, 34 semi-detached units, 54 townhouse units and either 12 townhouse units or an apartment with up to 24 apartment units on Block 11.

The resubmission includes:

- Cover letter to the Region of Waterloo
- Cover letter to the Township of Wellesley
- Table summarizing comments received
- Revised Plan of Subdivision, June 6, 2024
- Planning Justification Report, June 28, 2024
- Geotechnical Memo ‘Submission of Revised Draft Plan/ZBA-Basement Construction, June 27, 2024
- Transportation Impact Study Addendum Memo, June 7, 2024
- Hydrogeological Assessment Final Report June 2024
- Revised Functional Servicing Report (including Preliminary Stormwater Management Plan) June 17, 2024
- Noise Impact Study: Final Report June 7, 2024

The designations and zones on the subject property are summarized in the table below.

Planning Document	Current Designation or Zone	Proposed Zone
Regional Official Plan	Township Designated Greenfield Area	
Wellesley Township Official Plan	Wellesley Urban Area Urban Residential Designated Greenfield Area	
Wellesley Township Zoning By-law	General Agriculture- Special (A1-17)	Urban Residential Zone with site specific provisions (UR2-4) Urban Residential Three with site specific provisions (UR3-X) Open Space (OS-4) A1-Special

REGIONAL AND AGENCY COMMENTS

The Grand River Conservation Authority, Hydro One and Telus responded in 2022 and have no comments or concerns.

Conseil Scolaire Catholique Mon Avenir, Conseil Scolaire Viamonde, Union Gas/Enbridge, 4 and Rogers Cable Communications Inc. have not responded to either the 2022 or the 2024 circulation. By copy of this letter, these agencies are asked to provide comments.

Bell Canada

Bell Canada provided comments in an e-mail dated April 18, 2022. Bell Canada’s comments and draft approval conditions are included in Attachment 1 below.

Canada Post

Canada Post provided comments in a letter dated April 20, 2022. Canada Post’s comments and draft approval comments are included in Attachment 2 below.

Document Number: 4719404

Waterloo Region District School Board

The Waterloo Region District School Board (WRDSB) provided comments in an e-mail dated May 3, 2022. WRDSB's comments and draft approval conditions are included in Attachment 3 below. No comments have been received since the June 2024 circulation.

Waterloo Catholic District School Board

The Waterloo Catholic District School Board (WCDSB) provided comments in an e-mail dated May 4, 2022. WCDSB's comments and draft approval conditions are included in Attachment 4 below.

WCDSB e-mailed on July 7, 2024 noting they had already commented and had nothing to add/modify in response to the modified application.

Township of Wilmot

Wilmot Township has been circulated on the resubmission and are reviewing the updated TIS and Paff Drain. Comments will be provided at a later date.

REGIONAL COMMENTS

Community Planning

Regional staff are providing planning comments based on provincial and regional planning policies. The subject lands are designated "Township Designated Greenfield Area" in the Regional Official Plan (ROP).

Provincial Planning Policy

At the time of preparing these comments, the 2020 Provincial Policy Statement is still in effect, and the 2024 Provincial Planning Statement will come into effect on October 20, 2024.

The subject land is within a Settlement Area as defined by the 2020 and the 2024 Provincial Policy Statements. As it is anticipated that the application will be receive draft approval after October 20, 2024, the following comments refer to the 2024 PPS only.

The PPS directs growth to Settlement Areas and directs that land use patterns be based on densities that efficiently use land and resources, support active transportation, optimize the use of infrastructure. Section 2.3.1.4 of the 2024 PPS encourages planning authorities to establish density targets for designated growth areas based on local conditions.

Regional Official Plan

The original application was deemed complete before ROPA 6 came into full force and effect on April 11, 2023. The application is required to address the ROP policies in effect prior to ROPA 6 and encouraged to address the ROPA 6 policies.

The ROP Section 2.E.6 a) requires that development occurring in Township Designated Greenfield Areas will be planned to conform with Policy 2.D.17 (a), (c), (d) and (g).

Network of sidewalks, trails, easements

Document Number: 4719404

The Region's 2022 comments requested that ROP 2.D.17 (copied below) be addressed.

- (c) *Confirm that there is a network of continuous sidewalks, community trails and bicycle pathways to provide direct, safe, comfortable and convenient linkages within the neighbourhood and externally to other neighbourhoods including linkages to transit stops, employment areas, school sites, food destinations and community facilities;*
- (d) *Confirm if any easements, land dedications or pedestrian amenities are required in accordance with ROP Policy 5.A.3 to support walking, cycling and existing or planned transit services for everyday activities;*

The 2024 Planning Justification Report submitted does not address this policy. The Region requires that ROP 2.D.17 be addressed prior to draft approval.

Noise

ROP 2.D.17 g) discourages the use of noise attenuation walls and berms. Regional noise comments are provided below.

Density Requirements

ROP Section 2.E.6 b) provides density targets for Township Designated Greenfield Areas.

2.E.6 Area Municipalities, in collaboration with the Region, will ensure that development occurring in Township Designated Greenfield Areas will be planned to:

- (a) *achieve the following density targets:*
 - (i) *areas serving primarily a residential function will meet or exceed a minimum density of 45 residents and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006;*
 - (ii) *areas serving solely an employment function (serviced) will be planned to meet or exceed a minimum density of 40 jobs per hectare;*
 - (iii) *areas serving primarily an employment function (unserviced) will be planned to meet or exceed a minimum density of 25 jobs per hectare.*

In all cases, densities will be measured on average over the entire Urban and Township Designated Greenfield Areas of the Region in accordance with the methodology established by the Province, which excludes only provincially constrained environmental areas.

Density requirements were subsequently amended by ROPA 6. As result of April 11, 2023 ROPA 6 amendment, the minimum density target for Wellesley, as of Ap, became 48 residents and jobs combined per gross hectare of land (ROPA 6, 2.G.1.2 Table 4).

The applicant's revised PJR (June 2024) calculates the projected residential density assuming townhouses in Block 11 and no apartment dwelling, and the projected employment density as a work at home rate of 3%. This results in a density of 45.55 people and jobs per hectare.

The proposed density conforms with ROP 2.E.6 b) requirements.

Regional staff encourage the owner/developer to build apartment dwellings on Block 11, rather than townhouses, to increase the density of the site.

Affordable Housing

The Region supports the provision of a full range of housing options, including affordable housing.

As noted in the applicant’s 2024 resubmission, the consultant met with Housing Services to discuss the inclusion of affordable units in this development. Because the decisions around specific unit types are made at a later stage, the consultant indicated that they would consider incorporating affordable housing while the site was being planned. Housing Services is available to further discuss incorporating affordable housing into the development. Rent levels and house prices that are considered affordable according to the Regional Official Plan are provided below in the section on affordability.

Staff also recommend considering other ways of providing a mix of housing types on the site, such as secondary dwelling units within or accessory to the proposed single detached dwellings.

. As ROPA 6 was approved after the original application, the application is required to address the ROP policies in effect and is encouraged to address the policies brought into effect by ROPA 6.

Policy 3.A.6 was introduced by ROPA 6. It states:

Where a development application proposing residential uses is submitted for a site containing two hectares or more of developable land, the Region and Area Municipalities will require, wherever appropriate, a minimum of 30 per cent of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.

A review of the proposed unit types on the Draft Plan of Subdivision indicates that the 2024 resubmission conforms to Policy 3.A.6.

Affordability

For the purposes of evaluating the affordability of an ownership unit, based on the definition in the Regional Official Plan, the purchase price is compared to the least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households	\$395,200
Housing for which the purchase price is at least 10 percent below the average	\$740,000

purchase price of a resale unit in the regional market area	
---	--

*Based on the most recent information available from the PPS Housing Tables (2023).

In order for an owned unit to be deemed affordable, the maximum affordable house price is \$395,200.

For the purposes of evaluating the affordability of a rental unit, based on the definition of affordable housing in the Regional Official Plan, the average rent is compared to *the least expensive of*:

A unit for which the rent does not exceed 30 per cent of the gross annual household income for low and moderate income renter households	\$2,040
A unit for which the rent is at or below the average market rent (AMR) in the regional market area	Bachelor: \$1,164 1-Bedroom: \$1,346 2-Bedroom: \$1,658 3-Bedroom: \$2,039 4+ Bedroom: n/a

*Based on the most recent information available from the PPS Housing Tables (2023)

In order for a rental unit to be deemed affordable, the average rent for the proposed units must be at or below the average market rent in the regional market area as shown above.

To reach Housing Services staff, please contact Judy Maan-Miedema by email at JMaanMiedema@regionofwaterloo.ca or phone at 226-753-9593.

Water Services

Functional Servicing Report

Regional staff reviewed the Revised Strohvest Subdivision Functional Servicing Report (FSR) prepared by Stantec (June 27, 2024) and provide the following comments:

- Regional staff acknowledge the fire flow demands (100L/s to 133 L/s) cannot be met. The consultant must provide detailed calculations to confirm that adequate fire flow is available for the representative unit types (townhouse, apartment, single family home, etc.) proposed in this development. The fire flow requirements from the FUS methodology are to be used, in conformance with the DGSSMS B.2.2.3.
- There is available capacity at the Wellesley Wastewater Treatment Plant for the proposed 169 residential units (487 people) included in the Phase 1 submission.
- Regional staff acknowledge that a second plan of subdivision is anticipated, immediately north of the subject lands. The second application contemplates an additional 356 people to the Wellesley Wastewater Treatment Plant (WWTP). The available capacity at the plant as of year end 2023 is approximately 868. While the WWTP has capacity for a second subdivision in isolation, the owner/developer is

advised that Regional staff will review the possible second application within the context of other development applications located in the Wellesley WWTP Service Area.

Questions regarding the Regional servicing comments can be directed to WaterServicesDistributionDevelopment@regionofwaterloo.ca.

Hydrogeology

Regional staff reviewed the Hydrogeology Assessment Final Report (June 2024) and the Revised Functional Servicing Report (including Preliminary Stormwater Management Plan) as part of the resubmission of Plan of Subdivision and ZBA applications.

Source Water Protection (Section 59 Notice)

The property at Gerber Rd is in a source protection area where Risk Management Plan or prohibition policies implemented by the Region of Waterloo may apply. A Notice of Source Protection Plan Compliance (Section 59 Notice) is required prior to draft approval.

The owner/developer is directed to TAPS (<https://taps.regionofwaterloo.ca>) to determine all applicable source protection plan requirements, and to contact the Risk Management Official (rmo@regionofwaterloo.ca) as required.

Draft Approval Conditions

The Region will require the following conditions of draft approval related to hydrogeology and source protection:

- A zoning provision for the subject lands prohibiting vertical open loop and vertical closed loop geothermal energy systems.
- Submission of a Final Functional Servicing Report, to the satisfaction of the Region, Township and GRCA, prior to Registration.

Transportation Impact Study (TIS)

Staff have received the report entitled Proposed Residential Development on Gerber Road, Wellesley, Transportation Impact Study Addendum dated June 7, 2024, prepared by Stantec Consulting Ltd. Comments will be provided separately.

Environmental Noise

Regional staff have reviewed the report entitled "Wellesley Property, Gerber Road Plan 1148 Part Lot 80 Noise Impact Study" dated August 31, 2021, as prepared by Stantec and concur with the recommendations of the report. The report has been prepared to assess the impacts of the transportation noise in the vicinity. i.e., Gerber Road (a Township Road). The traffic forecasts provided by the Region have been used in the report. Regional comments regarding the 2021 study were provided on June 8, 2022.

The 2024 resubmission included a report entitled "Wellesley Property, Gerber Road- Plan 1148, Part Lot 80 - Noise Impact Study", dated June 7, 2024, prepared by Stantec Consulting, Regional comments regarding the 2024 Noise Impact Study are provided below. The updated

Document Number: 4719404

Noise Study reflects the modified subdivision road and lot layout resulting from the relocation of the Gerber Road access to the proposed development.

The report indicates that the primary sources of noise impacting the site is road traffic from Gerber Road. The report notes there are no significant stationary noise sources identified.

The report indicates that noise levels at the OLAs and indoor living areas for all lots, blocks, and units of the development are within the applicable RMOW Guideline noise limits with the exception of lots within Section A (Lots 1-4 and Lots 27-31).

The report notes that sound levels in the OLA within Section A are predicted to be elevated, mitigation including central air-conditioning and noise warning clause Type A and C are required to ensure noise levels do not exceed acceptable noise levels.

As the noise source, Gerber Street, is under the jurisdiction of the Township of Wellesley, a registered development agreement with the Township of Wellesley is required to implement the recommendations of the noise study.

The Region will require as a Regional condition of Plan of Subdivision that the recommendations of the Noise Study be implemented through a registered agreement with the Township of Wellesley and that the following clauses be included in agreements of Offers of Purchase and Sale, lease/rental agreements and condominium declarations.

Section A (Lots 1-4 and Lots 27-31)

Type A:

Purchasers/tenants are advised that sound levels due to increasing road traffic (rail traffic) (air traffic) may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.

Type C

This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.

Prior to the issuance of any building permits, the Region and the Township will require certification from a Professional Engineer qualified to provide acoustical engineering services in the Province of Ontario, to certify that the noise attenuation measures, including the provision for central air conditioning, are incorporated in the building plans and upon completion of construction, the Township of Wellesley's Building Inspector will certify that the dwelling units have been constructed accordingly.

Other

A Site Plan pre-consultation fee of \$300 and a Site Plan review fee of \$805 will be required for the review and approval of a future Site Plan application.

Environmental Planning

The applicant provided a scoped Natural Heritage Report (Stantec, November 18, 2021) in support of the subject applications primarily focused on screening for Species at Risk (SAR) habitat, as well as significant wildlife habitat. The screening has ruled out potential SAR concerns and the report adequately addresses Regional interests in environmental planning matters.

Regional staff reviewed the modified application in July 2024. There are no concerns or comments as the environmental comments on the original application were adequately addressed.

Next Steps

The Owner/Developer is advised that receipt of these post circulation comments does not constitute a draft or final approval of this application.

The following items are required prior to draft approval by the Region:

- Detailed calculations to confirm that adequate fire flow is available for the representative unit types (townhouse, apartment, single family home, etc.) proposed in this development. The fire flow requirements from the FUS methodology are to be used, in conformance with the DGSSMS B.2.2.3.
- Section 59 notice.
- Comments from the Township of Wilmot indicating that concerns regarding the Paff Drain and access onto Gerber Road have been addressed to the satisfaction of the Township of Wilmot.
- Comments from the Township of Wellesley on the application and/or a recommendation in support of draft plan approval, including the Township's conditions of draft approval.
- Planning comments addressing ROP 2.D.17 and 5.A.3 describing the sidewalks, trails, easements for pedestrian access, including pedestrian access to the east side of the development.

Further, prior to draft approval of the plan of subdivision, the Owner/Developer must submit to the Region 3 copies of the plan to be draft approved. The plan must be signed by the Owner and Surveyor. Once the plan of subdivision is draft approved, the draft approval will take effect 21 days after the day the notice of decision is issued, provided no appeals are received in accordance with Section 51(39) of the *Planning Act*.

The Region acknowledges the receipt of the required fees for the proposed official plan amendment, zoning by-law amendment and draft plan of subdivision application. The owner/applicant is advised of the following fees and charges:

Subdivision Plans:

Registration Release - \$3,000 per phase

Please note that these fees are in accordance with the in-effect fee by-law at this time and may change from time to time. Additional fees may be incurred as part of satisfying individual draft approval conditions.

The Owner/Applicant should also be advised that any future development on the subject lands will be subject to provisions of Regional Development Charge By-law 19-016 or any successor thereof.

Please contact me if you have any questions.

Yours truly,

Susanna Reid, MCIP, RPP
Senior Planner

cc. Greg Romanick, Stantec
Joe Lefaive, Stantec

Circulated Agencies

Attachment 1

Bell Canada Comments, April 18, 2022

David Welwood

From: circulations@wsp.com
Sent: April 18, 2022 3:31 PM
To: David Welwood
Subject: Draft Plan of Subdivision (30T-22501), Gerber Rd. and Lawrence St., Township of Wellesley

2022-04-18

David Welwood

Wellesley

, ,

Attention: David Welwood

Re: Draft Plan of Subdivision (30T-22501), Gerber Rd. and Lawrence St., Township of Wellesley; Your File No. 30T-22501

Our File No. 93138

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“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 Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists 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.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEmHHzdLzBTWta4Hgs7pbK1

Attachment 2

Canada Post Comments, April 20, 2022



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1
CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1
POSTESCANADA.CA

April 20 2022

David Welwood, MES (Planning), MCIP, RPP
Principal Planner
Planning, Development & Legislative Services
Region of Waterloo
Cell: 519-503-3870

Reference: Draft Plan of Subdivision - 30T-22501 - Gerber Road, Strohvest Subdivision, Wellesley Township

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the town of Wellesley.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Neil Mazey
Delivery Services Officer | Delivery Planning
Huron/Rideau Region
955 Highbury Ave N
London ON N5Y 1A3
(519) 281-2253
neil.mazey@canadapost.ca

Attachment 3

Waterloo Region District School Board, May 3, 2022

David Welwood

From: WRDSB Planning <planning@wrdsb.ca>
Sent: May 3, 2022 12:16 PM
To: David Welwood; Planning
Subject: Re: [Planning] Agency Circulation - Draft Plan of Subdivision - 30T-22501 - Gerber Road, Strovest Subdivision, Wellesley Township - Due May 4, 2022

May 3, 2022

Re: Notice of Application for Draft Approval - Plan of Subdivision

File No.: 30T-22501
Municipality: Township of Wellesley
Location: Gerber Road, Strovest Subdivision
Owner/Applicant: Strovest Ontario Inc. / Stantec Consulting

Dear David Welwood,

The Waterloo Region District School Board (WRDSB) has reviewed the above-noted application that proposes the development of 186 dwelling units consisting of 66 single-detached, 34 semi-detached and 86 townhouse units on 10.187 hectares of land. The WRDSB offers the following comments.

Student Accommodation

At this time, the subject lands are within the boundaries of the following WRDSB schools:

- Wellesley Public School (Junior Kindergarten to Grade 8)
- Waterloo-Oxford District Secondary School (Grade 9 to Grade 12)

Please be advised that student accommodation pressures currently exist at both of these schools. The WRDSB's [2020-2030 Long-Term Accommodation Plan](#) projects long-term over-utilization at these facilities. Interim student accommodation measures, including portable classrooms, are presently on-site and may be required until an alternative accommodation solution is in place. Alternatively, the WRDSB may conduct a boundary study or designate this property as a "Development Area" and assign it to Holding Schools before occupancy or sales.

Student Transportation

The WRDSB supports active transportation, and we ask that pedestrians be considered in the review of all development applications to ensure the enhancement of safety and connectivity. WRDSB staff are interested in engaging in a conversation with the Township and/or Region of Waterloo, and applicant to review the optimization of pedestrian access to municipal sidewalks so students may access school bus pick-up points.

Student Transportation Services of Waterloo Region (STSWR)'s school buses will not travel privately owned or maintained right-of-ways to pick-up/drop-off students. Transported students will be required to meet the bus at a congregated bus pick-up point. STSWR may have additional comments about student pick-up point(s) placement on municipal right-of-ways.

WRDSB Draft Conditions

The WRDSB requests the following inclusions in the conditions of draft approval:

That the Owner/Developer must agree in the Subdivision Agreement and/or Site Plan Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease:

- a. *"Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."*

Attachment 4

Waterloo Catholic District School Board, May 4, 2022

David Welwood

From: Planning <planning@wcdsb.ca>
Sent: May 4, 2022 5:01 PM
To: David Welwood
Subject: RE: Agency Circulation - Draft Plan of Subdivision - 30T-22501 - Gerber Road, Strohvest Subdivision, Wellesley Township - Due May 4, 2022
Attachments: RE: Request for Pre-Submission Comments - Proposed Subdivision and Zoning By-law Amendment, Township of Wellesley - Stroh Lands, Gerber Road - Due December 16, 2020

Good Afternoon David,

The Waterloo Catholic District School Board has reviewed the subject application and based on our development circulation criteria have the following comment(s)/condition(s) also provided for the attached pre-submission consultation:

- A) That any Education Development Charges shall be collected prior to the issuance of a building permit(s).
- B) That the developer and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area.

Additionally, we would encourage the Township to consider sidewalk infrastructure on both sides of all roads to facilitate active transportation options.

If you require any further information, please contact me by e-mail at Jordan.Neale@wcdsb.ca.

Thank you,
Jordan Neale
Planning Technician, WCDSB
480 Dutton Dr, Waterloo, ON N2L 4C6
519-578-3660 ext. 2355

From: David Welwood <DWelwood@regionofwaterloo.ca>
Sent: Wednesday, April 13, 2022 1:21 PM
To: gkosch@wellesley.ca; 'tvanhinte@wellesley.ca' <tvanhinte@wellesley.ca>; 'notifications@enbridge.com' <notifications@enbridge.com>; 'circulations@wsp.com' <circulations@wsp.com>; 'achan@wnhydro.com' <achan@wnhydro.com>; 'planning@grandriver.ca' <planning@grandriver.ca>; 'daniel.steffler@bell.ca' <daniel.steffler@bell.ca>; 'WRDSB Planning' <planning@wrdsb.ca>; 'landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; 'aaazouz@cscmonavenir.ca' <aaazouz@cscmonavenir.ca>; Planning <planning@wcdsb.ca>; 'Telus Utility Markups' <telusutilitymarkups@Telecon.ca>; 'planification' <planification@csmiamonde.ca>; 'BERE, Jamie' <james.berre@canadapost.postescanada.ca>; Harold Okrafka <Harold.okrafka@wilmot.ca>; 'eclerk@wnhydro.com' <eclerk@wnhydro.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>
Cc: Planning Applications <PlanningApplications@regionofwaterloo.ca>; Peggy Walter <PWalter@regionofwaterloo.ca>; Matthew Chandy <MChandy@regionofwaterloo.ca>
Subject: Agency Circulation - Draft Plan of Subdivision - 30T-22501 - Gerber Road, Strohvest Subdivision, Wellesley Township - Due May 4, 2022

Attachment 6- Public Comments Received to Date

From: [Mike Vickery](#)
To: [Grace Kosch](#); [Tim Van Hinte](#)
Subject: Zoning Bylaw Amendment Reference Plan 58R-3548
Date: June 17, 2022 5:10:20 AM

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

Hello,

I am submitting a letter via email to be included for consideration in the decision process. I would have liked to attend in person but I work evenings and am unable to participate.

To whom it may concern,

I am writing today to share my thoughts on this process. I would like the council to consider declining this current application. Following that statement, I would like to offer my reasons why there should be reconsideration to further development.

Firstly, I feel as though Wellesley Village itself has seen a tremendous amount of growth in the last several years. With little to no change in local amenities (gas/grocery/shopping/dentist/doctors/etc) I feel adding a large number of homes and subsequent population would further stress our limited resources. Areas like Linwood, Crosshill, Millbank, Hawkesville, and St. Clements all have potential for expansion and could help spread out some of the "load" of residential growth in this area instead of all the development happening directly in the village.

Secondly, the WRDSB has outright said they would not be constructing additional facilities or expanding the current Wellesley Public School. Any future families moving into these planned houses would be potentially required to transport their children to out of area schools as the local elementary school is already near/at capacity.

Third, extensive road work would need to be performed to accommodate all the extra vehicle traffic. Lawrence St is quite busy and adding the overflow of an additional subdivision would certainly require some review of its status. Lawrence St is already in need of some repair as many sewers are sinking and the street could benefit from the addition of Speed Humps at this time. The intersection of Nafziger and Gerber would benefit from an upgrade also as it can already be tricky navigating the Two Way stop with current traffic conditions let alone adding all the additional traffic of a new subdivision. These are all costs, that are passed on to residents. Residents that are facing daily increases to their cost of living and some struggle to afford. Residents that moved here to get away from the costs of Big City living, only to have it brought to them here too.

Finally, with the current economic state, daily rising costs of living, job insecurities, and unknown costs to construction, will a project this size actually be fulfilled to completion in a timely manner, minimizing disruptions to already established residents? Currently, house sales in the area are slowing and houses are sitting, will 160+ expensive new builds sell quickly knowing there is no public transit, no school vacancy, and few employment opportunities locally for million dollar or more home mortgages.

Thank you for your consideration
Mike Vickery

Get [Outlook for Android](#)

From: [Lisa Snider](#)
To: [Tim Van Hinte](#)
Subject: meeting re: zoning amendment application Gerber/ Lawrence in Wellesley
Date: June 17, 2022 10:35:58 AM

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

Good morning,

I am sending you this message to get more information about the upcoming meeting on June 21 @ 6:45pm. I called the township office and no one is answering the phone. Your number was listed on the sheet I received. Unfortunately, there is no location listed on the flyer. There is no Zoom link information either. I would like to attend via Zoom as I did in the past. Several of my neighbours also had similar questions.


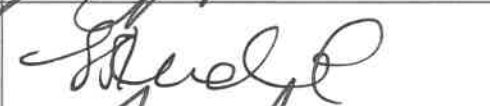

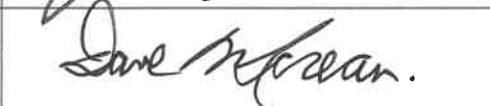
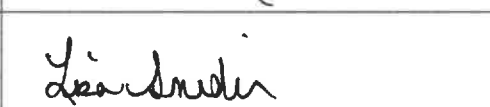
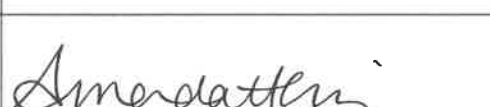


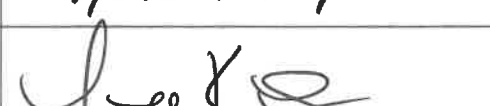
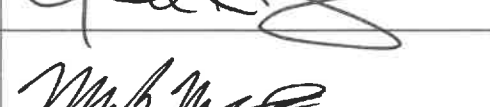
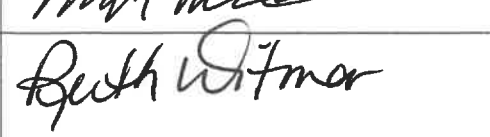
I also noticed on the map that I received that the trail is located on the far west side of the development. At the last meeting, many residents on Lawrence Street indicated that we would strongly support the walking trail behind the current housing on Lawrence to act as a buffer between the existing housing and the new houses. It would also allow current residents to easily access the trail and future park. We were told that this was a good idea and that it would be considered. This is not reflected on the current map.

Thank you in advance for your response re: Zoom link, meeting location and trail location.

Lisa Snider
[REDACTED]

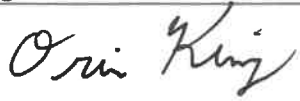
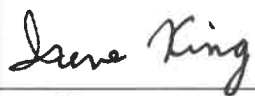








Information for June 21st Public Meeting

Signatures below represent residents from the Village of Wellesley who are requesting the proposed trail/walkway for the new subdivision – Plan 1148, Part Lot 80, Registered Plan 58R-3548, Part 1, Gerber Road - be moved from the proposed west side to the east side of the development. We feel this will be a good buffer between the existing homes and the new subdivision. As well it will create a meeting place for current and future residents.

Name	Signature	Address
TODD SPARKSON		169 LAWRENCE ST.
Tammy Studel		162 Lawrence St.
Jess Gill		165 LAWRENCE ST
DAVE MORREAU.		161 LAWRENCE ST.
Lisa Snider		157 Lawrence St.
Amanda Heinz		150 Lawrence St.
Jason Heinz	Jason Heinz	" "
James Dedege		146 Lawrence St
Ryan King		145 Lawrence St
Janice King		" "
Mark Mendonca		141 Lawrence St
Ruth Witmer		149 Lawrence St.

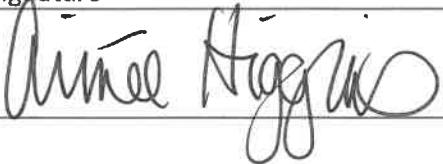





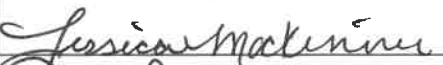





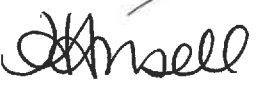
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Name	Signature	Address
Orin King		145 Lawrence St. Wellesley
Irene King		145 Lawrence St Wellesley
Geoff Reed		142 LAWRENCE ST. WELLESLEY
Mike Vickery		153 Lawrence St Wellesley
Milène Brassard		153 Lawrence St Wellesley
Sandy Martin		130 Lawrence St Wellesley, ON
Stacey Crosby		137 Lawrence St Wellesley, ON
GARY CROSBY		137 LAWRENCE ST WELLESLEY, ON
Lisa Vanderspiegel		129 Lawrence St Wellesley, ON
Greg Parks		121 Lawrence St Wellesley ON
Staci Butler		117 Lawrence St Wellesley, ON
Robert Better		" "

Information for June 21st Public Meeting

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Name	Signature	Address
Aimee Higgins		113 Lawrence St.
Elizabeth Marr		114 Lawrence St.
FRANK MARR		114 Lawrence St
Roma Dehomme		89 Lawrence St.
		89 Lawrence St
Jessica Mackinnon		82 Lawrence St.
Robyn Suliman		78 Lawrence St.
WENDY SCHICKLER		125 LAWRENCE ST.
ROD SCHICKLER		"
Jessica Schickler		"
Cole MacDonald		118 Lawrence St
Helen Ansell		122 Lawrence St.

From: [Brett Bartlett](#)
To: [Grace Kosch](#)
Cc: [Julie Robson](#); [Tim Van Hinte](#); [John Kuntze](#)
Subject: RE: Zoning By-law Amendment Application ZBA 05/22
Date: September 24, 2024 10:37:53 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Grace,

I am currently looking at the plans and reading the functional service report on the Website. I see sidewalks are proposed for both sides.

I do see that there are preliminary drawings from Ksmart that have been shared with Stantec. How do we get a look at this? I don't think that the functional service report is 100% correct with the way the Paff drain goes through Gerber.

I also see on the revised drawings they have additional future development roads to the west.

Brett

Brett Bartlett
Senior Project Manager
Associate



From: Grace Kosch <gkosch@wellesley.ca>
Sent: September 24, 2024 10:32 AM
To: Brett Bartlett [REDACTED]
Cc: Julie Robson [REDACTED]; Tim Van Hinte <tvanhinte@wellesley.ca>; John Kuntze <jkuntze@ksmart.ca>
Subject: Re: Zoning By-law Amendment Application ZBA 05/22

Good Morning Sir,

Thank you for your email. Tim Van Hinte, Director of Planning will be responding to your questions.

If you have any questions or concerns, please feel free to contact me.

Thank you and have a GREAT day!

Grace Kosch

Council and Clerk Services

Township of Wellesley

E: gkosch@wellesley.ca

P: 519.699.3946



The Township of Wellesley has adopted a compressed workweek schedule. For all staff schedules please visit the [Township website](#). For in-person service, we are recommending that you make an appointment to ensure the staff member you wish to see is in the office. If you require immediate assistance during office hours, please call the office at 519-699-4611 and another staff member would be happy to assist you.

IMPORTANT NOTICE: *This communication (including attachments) is intended solely for the named addressee(s) and may contain information that is privileged, confidential, and exempt from disclosure. No waiver of confidence, privilege, protection, or otherwise is made. If you are not the intended recipient of this communication, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.*

From: Brett Bartlett [REDACTED]
Sent: Tuesday, September 24, 2024 9:46 AM
To: Grace Kosch <gkosch@wellesley.ca>
Cc: Julie Robson [REDACTED]; Tim Van Hinte <tvanhinte@wellesley.ca>; John Kuntze <jkuntze@ksmart.ca>
Subject: Zoning By-law Amendment Application ZBA 05/22

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

I noticed the sign posted and received a letter in the mail so I thought I would send an email. I live in

Wilmot Township directly across Gerber road from this proposed subdivision. I'm really disappointed that they are re-applying for more units to go in there. Can you tell me how many was planned for before and why the change?

The letter and sign are hard to read, can you send me a pdf copy to read what each area is?

I'm okay with development of Wellesley however I'm not okay with is how this effects our property as we will be directly impacted. We live directly across Gerber on 46 acres, 3524B Nafziger Road. Maybe if we get some questions answered I will not make a big deal of the subdivision expansion. The last time the subdivision was proposed in March 2022, the land developer and their engineers had no idea that the piece of property had a Municipal drain running through the property that effects upstream and downstream prime Agricultural properties for drainage. Furthermore the developers Engineers plan was to dump all the surface water on to our prime agriculture farmland and flood us out.

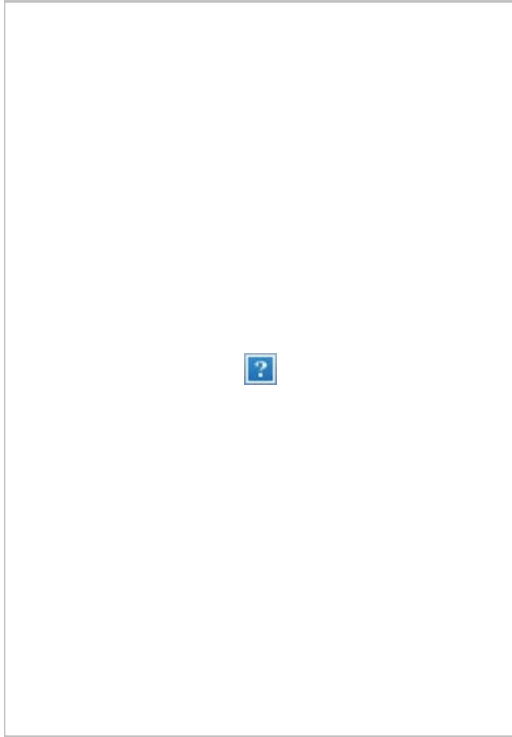
We then had a meeting on November 23rd, 2023 to discuss these issues with the Municipal drain inspector and associated parties but have heard nothing in almost a year. By coincidence I reached out to John Kuntz last week but haven't heard back from him.

The questions off the top of my mind are the following:

1. What is the plan for the Pfaff municipal drain upgrades because of the increase in surface water from the subdivision proposal? With the increase in units how does that impact the calculations? Can we see the plans?
2. What are the costs of the upgrades? I was told that I will have to pay my share because of municipal drain regulations that I will not support! The drain works well now and drains my field in 24 hours (excess water coming through the culvert on Gerber road) Why would I pay for something that isn't broke? I don't want this to interrupt property or ruin my tree line. Currently they water flows furiously into the river in the spring, I can't imagine increasing the flow and size of the water will help this out.
3. Currently the culvert on Gerber road is literally being held up with "2x4's" in the pipe. I don't think its structurally safe to drive on ? Is this being addressed with the increased traffic flow?
4. Currently we have lots of light pollution coming from the Town of Wellesley, not sure how the car wash can keep there lights on 24/7 or how that ever got approved? Every time a car is pulled up to the stop sign on Lawrence the headlights are directed into our house. This will be the same for the proposed new road facing our street. The headlight will go directly on our property? How can this be avoided? The last plan had the road further to the west and the storm pond to the east so had less of an impact.
5. With living in Wellesley with small kids, I was always disappointed with the lack of sidewalks and walking trails that the Town has. Where does it show sidewalks on the plans? How do we make sure that the trails proceed? I know the trails on Molesworth didn't get put in.

Please let me know how the 5 questions above are being handled or let me know if you would like to discuss in detail before the public meeting.

For Reference, below is a snippet of the development in red and our property circled in blue below with the Pfaff drain going through it.



Thanks,

Brett Bartlett

Senior Project Manager

Sector Lead - Food & Beverage



Brett Bartlett

Senior Project Manager
Associate



walterfedy.com



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From: [Cody Savich](#)
To: [Tim Van Hinte](#)
Subject: Re: Plan 1148
Date: September 25, 2024 6:15:56 AM

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

Good morning Tim,

Sounds good. Do you know when a decision will be made by and how we will be informed about it?

I would like to oppose the amendment.

I don't like the idea of reducing greenland around the outside of Wellesley by the amount proposed.

Having the greenland is good for the environment.

Also one of the most appealing things about moving to Wellesley is it being small in size. It's a small community where you know most people and it would be nice if it stayed that way.

I understand that growth is good as well, I'd just prefer it to be at a smaller, slower pace.

On Tuesday, September 24, 2024, Tim Van Hinte <tvanhinte@wellesley.ca> wrote:

Hi Cody,

If you can't make the meeting, you can submit your comments to me via email or letter and we will ensure that they are reviewed, considered and shared with Council in advance of a decision being made. There will be no decision made on the application on October 8th – it is a public meeting to listen and receive feedback only.

Thanks,

Tim

From: Cody Savich [REDACTED]
Sent: September 24, 2024 4:20 PM
To: Tim Van Hinte <tvanhinte@wellesley.ca>
Subject: Plan 1148

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

Hello,

I'm unable to attend the October 8th meeting however I'm just looking for some information on how to write in, in opposition of the proposed amendment.

Thanks.

--

Cody Savich

--

Cody Savich

WENDY SCHICKLER

①

TO: TOWNSHIP OF WELLESLEY
4639 LOSSINGER AVE,
R.R.#1, ST CLEMENTS, ON
N0B 2M0.

I am writing to you in regards to this proposed zoning change from agriculture to Urban residential. "ZONING BY-LAW AMMENDMENT DRAFT PLAN OF SUBDIVISION APPLICATION 30T-22501."

It is because of receiving the information about the 'request to change' that I am writing. It is "implied" that our say matters, and yet with much experience, these things are windless endeavors and yet I respond....

I have lived with this beautiful farm land behind us now for over twenty-five years along with others who have experienced the same.

When our houses were built, I am sure it was quite intrusive to those who had lived a quiet, small town life and now that would be changed significantly... but... There is differences now. ..

RECEIVED OCT - 3 2024

(2)

The homes are more congested. The buildings are allowed to fill entire properties, leaving no spaces between buildings, no real space to park a car if there are visitors, "lots" do not line up. More than one "lot" is backed against a larger lot that already exists with no consideration to the taxpaying homeowner that has been established.

These endeavors are merely financially motivated for the developer who vows to make big profits and townships who dream over more tax money to collect.

So what could I say that would even matter. So why send me a notice of these plans????

The crops that have been planted behind, have yielded successfully, providing foods for animal and person. It is an awesome accomplishment, to see such beauty and growth, but obviously not as attractive as money to a township.

Our poor river has to be used for sewage and the strain on water supply. How do I know? I get a notice every year, to conserve water because of shortages, only to see the township proclaim plenty of it to build more homes.... So what is true?... It is demanded of the existing home owners to conserve to no end to provide the money mongers more opportunities?.

I have never been good with outright contradictions.

When the township is addressed concerning things like "snow removal" or other services, it is never financially feasible to do anything about them. The township "takes" readily but doesn't address our concerns without crying "costs". If things are so expensive, than adding more to the plate does not make sense. The developer walks off with the profits and the rest of us foot the bill you choose to send us.....

I am all for keeping the farm land available for water run off, for crops; sowing and reaping and for clean air space.

Making decisions for others, comes with great responsibility and giving account of the motives, will surely be required one day.

This note might not even matter to any, but the legal paper was sent to my home, so I took the opportunity to write.

I pray, maybe some day someone will consider what is important in life rather than that God forsaken bottom line for profit.

Truly and Sincerely

Wendy Scheeler

Subject:

FW: Public Meeting Notice Zoning By-law Amendment Application (ZBA 05/22)
Applicant: Strohvest Ontario Inc. Plan 1148, Part Lot 80, Registered Reference Plan
58R-3548, Part 1 Gerber Road, Township of Wellesley

Importance:

High

Hello,

I will be attending the meeting this evening, and while I do not wish to make an oral submission, I would like the following included on the record regarding questions / concerns I have regarding this application.

I also would like this to serve as my formal request to be notified of the decision of the proposed Zoning By-law amendment, or the refusal to amend the Zoning By-law.

1) Residents of Lawrence street inquired and were told that it would not be possible to move the linear park (trail) to the east side of the development for safety reasons due to fencing. I see now that the township is requiring the developer to fence the linear park using a mix of chain link and farm fencing. How is this less of a safety concern than locating the linear park on the east side of the development where there would be housing on either side of the trail, and a better chance of a resident observing or hearing activities that may be cause for safety concerns? With wide open space on one side, one would think that a larger safety concern as people participating in concerning activities would feel less likely to be caught with housing on only one side.

2) In the recent settlement with the stacked townhouse developer on Queens Bush Rd., it was agreed that the township would require the developer to install board on board fencing for the privacy of existing residents. After the initial neighborhood meeting was held, residents of Lawrence St. were denied this same request under the guise of "resident choice". I would ask that the township reconsider the request of existing residents of Lawrence to have the developer install board on board fencing along the entirety of the eastern boundary of the development at a height of six feet, preferably eight. This is essential for the privacy and enjoyment of property for existing residents as we are staring down the barrel of an extremely lengthy site preparation and construction period. This will help to reduce the dirt, noise and construction garbage that will inevitably affect all residents abutting the new development.

3) Residents of Lawrence street have been eagerly awaiting the developer's plan to mitigate the noise, dirt, and privacy concerns, during site preparation and construction but I still have not seen anything concrete that will allay the concerns we have regarding these impacts. When will the plan to minimize the negative impacts of construction be put in place and communicated to the affected residents?

Thank you for your time

Janice King
145 Lawrence St.