



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

June 17, 2015

Township of Amaranth  
374028 6th Line  
Amaranth ON  
L9W 0M6

ATTN: Ms. Christine Gervais, Planner

Dear Ms. Gervais:

**Re: Application for Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision  
Sarah Properties Limited  
1 Evans Avenue and 9 Mill Street  
Waldemar, Ontario**

**Our File: BRS/WLD/14-01**

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On behalf of Sarah Properties Limited, Zelinka Priamo Ltd. is pleased to submit a combined Official Plan Amendment application, Zoning By-law Amendment application and application for Plan of Subdivision for the above-noted lands.

#### **BACKGROUND**

The subject lands comprise land holdings located in the western portion of the Community of Waldemar, northeast of the intersection of County Road 109 and the Amaranth-East Luther Townline, and south of a former railway corridor. The subject lands measure approximately 35.021 ha (86.54 ac), and include the 16,400 square metre (1.64 ha, 4.05 ac) irregularly shaped parcel of land which was conveyed to the Township of Amaranth in 1991.

The Community of Waldemar, including the subject lands, are identified as "Community Settlement Area" in the County of Dufferin Official Plan. The subject lands are designated "Community Residential" under the Township of Amaranth Official Plan, and are dual zoned under the Township of Amaranth Zoning By-law No. 2-2009, As Amended, with the northern portion of the subject lands being zoned "Hamlet Residential" (HR) and the southern portion of the subject lands being zoned "Rural" (RU).

The subject lands are vacant cleared land and are generally flat, with a fall towards the north and south east from the west of the property.

A small seasonal watercourse passes through the central section of the subject lands and drains east into the Grand River. There are three drainage features extending east west and north south across the site and a small marsh wetland, an abandoned well and pump station at the end of James Street and scattered trees in hedgerows at located in parts of the perimeter of the property.

## **PROPOSED DEVELOPMENT**

Sarah Properties Ltd. is proposing the residential subdivision development comprising 334 single detached residential lots.

The proposed lots will range in size from approximately 0.056 hectares (0.14 acres) to approximately 0.16 hectares (0.38 acres), with lot frontages that range from approximately 15.0 metres (52 feet) for a small number of pie-shaped lots to 35.0 metres (115 feet), with the majority of lot frontages being 18.3 metres (60 feet)).

The proposed development also includes a centralized public park measuring approximately 0.8055 hectares, and a septic block (Block No. 282) measuring approximately 1,238 sq m in the south eastern corner of the subject property, which will house a below-grade wastewater treatment facility.

Vehicle access to the proposed subdivision will be through multiple connections to existing municipal streets.

## **PROPOSED OFFICAL PLAN AMENDMENT**

An Official Plan Amendment is required for the proposed residential subdivision development on the subject lands in accordance with Section 4.2.4 d) of the Township of Amaranth Official Plan, which states that any proposal to develop lands utilizing communal services shall require an amendment to the Official Plan.

## **ZONING BY-LAW AMENDMENT**

A Zoning By-law Amendment is required for the subject lands to a site specific Hamlet Residential (HR) zone that adequately addresses the requirements of the proposed development while implementing the policies of the Township of Amaranth Official Plan.

Consequently, the proposed rezoning is from Rural (RU) (southern portion of subject lands including the conveyed "park" parcel) to Hamlet Residential, and the entire subject lands to Hamlet Residential HR\_\_\_ and Open Space (proposed public park) with site specific regulations.

## **PLAN OF SUBDIVISION**

A concurrent Plan of Subdivision Application has been submitted.

## **SUBMISSION PACKAGE**

Please find enclosed the following:

- One (1) original copy and two (2) copies of the completed application form, including authorizations;
- Fifteen (15) full-size copies and fifteen (15) 11' by 17' reduced-size copies of the Draft Plan of Subdivision;
- Eight (8) copies of the Planning Justification Report, Functional Servicing and Preliminary Stormwater Report, Hydrogeological Study, Geotechnical Study, Financial Impact Assessment, Traffic Impact Study, Stage 1 and Stage 2-3 Archaeological Assessments, Phase 1 Environmental Assessment, Minimum Distance Separation Assessment and Tree Inventory and Preservation Plan;
- An application fee cheque in the amount of \$8,000.00 made payable to the "Township of Amaranth", based on a Official Plan Amendment application fee of \$3,000.00, a Zoning By-law Amendment application fee of \$2,000.00 and a Plan of Subdivision application fee of \$3,000.00;
- An application deposit cheque in the amount of \$16,313.92 made payable to the "Township of Amaranth", based on \$18,686.08 remaining on the land owners file against a total required application deposit of \$35,000.00 (i.e. \$10,000.00 for the Official Plan Amendment application, \$5,000.00 for the Zoning By-law Amendment application and \$20,000.00 for the Plan of Subdivision application);
- A plan review fee cheque in the amount of \$17,500.00 made payable to the "Grand River Conservation Authority", based on 70% of the capped base review fee of \$25,000.00; and,
- Two (2) discs with electronic copies of all documents (PDF format).

We trust that the enclosed information is satisfactory and we look forward to working with Staff on this file. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Dave Hannam, BRP  
Senior Planner

Cc: Walter Broos, Sarah Properties Limited (Via Email)