



## PLANNING DEPARTMENT

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November 3, 2016

### **NOTICE OF COMPLETE APPLICATIONS TO AMEND THE TOWNSHIP OFFICIAL PLAN AND ZONING BY-LAW 2-2009 AND FOR A PROPOSED DRAFT PLAN OF SUBDIVISION - REQUEST FOR COMMENTS**

Applicant/Owner: Sarah Properties Ltd.

Part of Lots 2 and 3, Concession 10, Registered Plan 4A, Waldemar Township

Municipal Address: 1 Evans Avenue and 9 Mill Street - Waldemar

Township File Nos.: OPA2-15; Z4-15 & S2-15

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Please take Notice that applications to amend the Township Official Plan and Zoning By-law and for a proposed Draft Plan of Subdivision have been filed with the Township of Amaranth to permit the development of 334 residential lots for single detached dwellings, a park, various blocks for services, internal public roads and road extensions, a walkway block and residential reserve blocks. The applications were deemed complete on October 21, 2016. The Draft Plan of Subdivision is proposed to be serviced by way of communal sewage treatment and an extension of the municipal water system.

These (Planning Act) applications will be integrated with a related Class Environmental Assessment (EA) process to address the future wastewater servicing of these lands. The proposed Problem and Opportunity Statement for wastewater Class EA is as follows:

*Sarah Properties Ltd. is initiating a Municipal Class Environmental Assessment to determine the preferred wastewater treatment design and effluent disposal approach and design concept for the proposed Waldemar residential development in the Township of Amaranth. The wastewater treatment and effluent disposal system must have sufficient capacity to service the proposed residential development and to potentially service existing homes and other proposed developments in the Waldemar community.*

The applicant's consultants have advised that a Notice of Commencement for the wastewater Class EA will be issued shortly.

These Planning Act applications are circulated to you in order that you may examine them and advise us whether the proposed development will affect any of your present or future plans and provide us with your comments with respect to the proposal.

## Property Description

The subject property has the following characteristics:

- a total site area of approximately 35.021 hectares (86.53 acres);
- is located in the west portion of the Waldemar Community;
- the subdivision proposes the extension of Evans Street and James Street;
- Township owned lands are situated in the central portion of the property.

The surrounding land uses are described as follows:

- North: agricultural lands;
- East: residential lands within Waldemar community;
- South: agricultural lands; and,
- West: agricultural lands.

## Proposal

The proposed Draft Plan of Subdivision contains the following:

- 334 lots for single-detached dwellings on 35 hectares (86.5 acres) of land;
- Various blocks set aside for servicing, walkway and residential reserve purposes (Blocks 282-290);
- a park of 0.8 ha/2 acres (Block 291); and,
- various internal subdivision roads.

In support of the proposed applications, the following reports and documents were submitted:

1. Proposed Draft Plan of Subdivision prepared by Zelinka Priamo Ltd. dated August 29, 2016 and signed by the Surveyor on September 2, 2016;
2. Planning Justification Report prepared by Zelinka Priamo Ltd. dated June 17, 2015 with an Addendum to the Planning Justification Report dated July 13, 2016;
3. Preliminary Hydrogeological Investigation prepared by Terraprobe dated April 16, 2015;
4. Functional Servicing, Preliminary Stormwater Management Report prepared by Crozier & Associates dated May 2015;
5. Geotechnical Investigation prepared by Terraprobe dated April 15, 2015;
6. Phase 1 Environmental Site Assessment prepared by Chung & Vander Doelen Engineering Ltd. dated November 2016;
7. Traffic Impact Study prepared by HDR dated January 28, 2015;
8. Stage 1 Archeological Assessment prepared by Archaeological Assessments Ltd. dated June 27, 2011;
9. Stage 2 & 3 Archeological Assessment prepared by Archaeological Assessments Ltd. dated December 8, 2014;
10. Financial Impact Assessment prepared by IBI Group dated April 23, 2015;
11. Tree Inventory and Preservation Plan prepared by Beacon Environmental dated February 13, 2015;
12. Minimum Distance Separation Assessment prepared by Beacon Environmental dated February 2015;

13. Response Letter regarding Strategy to address Class Environmental Assessment for water and wastewater services prepared by C.C. Tatham & Associates Ltd. dated October 17, 2016; and,
14. Groundwater Supply Feasibility Assessment prepared by Chung & Vander Doelen Engineering Ltd. dated June 22, 2016;

### **Official Plan and Zoning By-law Status**

The subject lands are:

- designated Community Residential within the Waldemar Community in the Township Official Plan; and,
- zoned Rural (RU) and Hamlet Residential (HR) in the Township Zoning By-law 2-2009, as amended.

### **Action Required**

In order to meet the processing timelines as outlined in the Planning Act, as amended, we request your comments by January 13, 2017. Should you choose not to respond within the specified time frame, we will assume that you have no comments. If you require additional time to comment on the Planning Act applications due to the integrated Class EA process, please advise.

Attached for your consideration and convenience is a copy of the completed applications and the proposed Draft Plan of Subdivision. Please contact me, if you wish to receive a copy of a specific study(ies) that have been submitted in support of the applications.

If you have any questions, please do not hesitate to contact the Township Planner Christine Gervais at 519-941-1007 or [cgervais@amaranth-eastgary.ca](mailto:cgervais@amaranth-eastgary.ca) or Glenn Wellings from Wellings Planning Consultants Inc. and Planning Consultant for the Township of Amaranth at 905-681-1769 or [glenn@wellingsplanning.ca](mailto:glenn@wellingsplanning.ca).

Regards,



Susan M. Stone, A.M.C.T.  
CAO/Clerk-Treasurer  
Attachments

- c. Christine Gervais, Township of Amaranth  
Glenn Wellings, Wellings Planning Consultants Inc. (Township Consulting Planners)  
Gord Feniak, R.J. Burnside & Associates Limited (Township Engineers)  
Jeff Wilker, Thomson, Rogers (Township Solicitors)  
Walter Broos, Sarah Properties Ltd.  
David Hannam, Zelinka Priamo Ltd.  
Suzanne Troxler, C.C. Tatham & Associates Ltd.