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December 13, 2011

Mr. Jeremy Vink, MCIP, RPP
Senior Planner
Engineering & Planning Services
Township of Woolwich
24 Church Street West
P.O. Box 158
Elmira, Ontario
N3B 2Z6



Dear Mr. Vink:

**FRED ZENGER - PROPOSED ZONING BY-LAW AMENDMENT (12/2011)
55 RIVER STREET, BLOOMINGDALE
TOWNSHIP OF WOOLWICH**

1.0 Introduction

Further to your correspondence dated July 20, 2011, please accept the following as supplementary information in support of the above noted Amendment to the Township of Woolwich Zoning By-Law. This information is to be read as an Addendum to our previously submitted report entitled "Planning Summary Report: 55 River Street, Bloomingdale, Township of Woolwich" dated July 13, 2011.

The purpose of this Addendum is to provide additional justification through planning policy, along with supplementary information regarding the appropriateness of private servicing on the subject property.

Enclosed herein with this Addendum please find the following documentation in support of the proposed Zoning By-Law Amendment:

- Cheque in the amount of \$553.00 payable to the Township of Woolwich representing the remainder of the Zoning Amendment Application Fee.
- The Zoning Amendment Application Form signed by both property owners.
- Septic Study for Proposed Lot Severance – 55 River Street, prepared by Chung & Vander Doelen Engineering Ltd., dated November 18, 2011.

2.0 Proposed Zoning By-Law Amendment

2.1 Current Zoning

The subject lands currently consist of two property parcels. The land parcel identified as Parcel A in the image below, is zoned Settlement Residential (R-1) Zone and R-1(f). As identified in Section 5.2.3 of the Township of Woolwich Zoning By-Law the 'f' suffix indicates areas identified in cooperation with the Grand River Conservation Authority subject to flood or unstable soil

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conditions. This 'f' suffix applies only to those lands directly adjacent to the Grand River. The land parcel identified as Parcel B in the image below is zoned Agricultural (A) Zone. The current zoning for the entire land holdings is shown in detail as Figure 4 in the Planning Justification Report.



2.2 Proposed Zoning

As noted in our original Planning Justification Report, the proposed zoning of the subject lands will maintain the existing Settlement Residential (R-1) Zone and R-1(f) on Parcel A and amend Parcel B to change the current zoning from Agricultural (A) Zone to Settlement Residential (R-1) Zone. Figure 6 of the Planning Justification Report depicts the proposed zoning in further detail. To conform to the regulations of the Settlement Residential (R-1) Zone in the Township's Zoning By-Law each proposed parcel will require Special Provisions, as outlined in Section 5.0 of the Planning Justification Report.

2.3 Proposed Conceptual Plan

The conceptual plan below shows the anticipated development of the subject property, which includes the eventual creation of three residential parcels for the development of single detached residential dwellings. This will allow for the continued use of residential, while allowing a different density on the property than what currently exists.

To assist in the marketability of this development to future buyers, available access and/or ownership of the lands adjacent to the Grand River is being proposed, as well as an adequate lot size to accommodate an appropriate building envelope, and required services without negative impacts to the existing natural environment. It is preferred that Lot B maintain its proposed access to the Grand River from a marketability standpoint, however it is understood through consultation with the Grand River Conservation Authority that the creation of new lot lines cannot be located within the Erosion Hazard identified on site by the GRCA. The Slope

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Stability Assessment, as required by the GRCA, will confirm the exact location of top of bank and the top of bank slope setback. As such, this Assessment will be conducted prior to submission of an application for Consent, as the configuration of Lot B may be dependent upon this Assessment. Please refer to Section 3.0 for more information regarding the GRCA.



3.0 Consultation with Grand River Conservation Authority

As a recommendation from your letter dated July 20, 2011, IBI Group has consulted with the Grand River Conservation Authority to determine if any additional studies are required in response to the intended development of the subject lands.

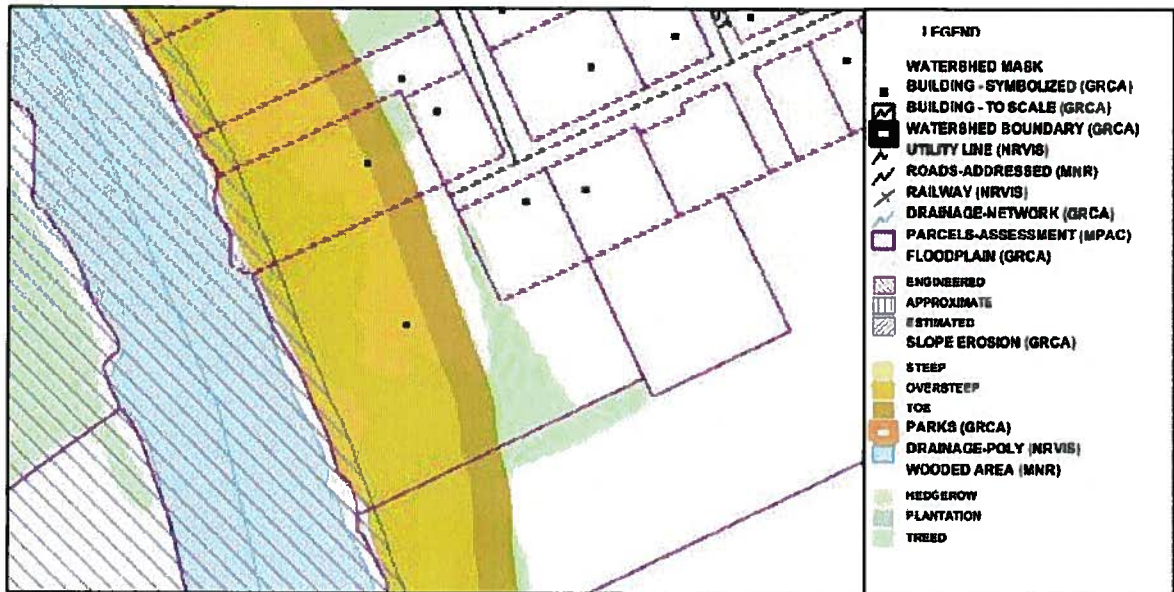
IBI Group has consulted directly with Melissa Larion, Resource Planner for the Grand River Conservation Authority who has identified that:

“Based on our review, a detailed geotechnical slope stability analysis carried out according to Ministry of Natural Resource guidelines will be required prior to GRCA recommending approval of the proposed severance and prior to permit issuance for work within the regulated area. The assessment should indicate the location of the stable top of bank and include recommendations for a slope setback. The top of bank and slope setback should be shown on the plans for severance. All new lot lines need to be located outside of this setback.”

Should the proposed Zoning By-Law Amendment be supported by Township staff and subsequently approved by Council, the Slope Stability Assessment will be required prior to a formal Application for Consent. The Assessment will confirm the location of ‘top of bank’ and the resultant setbacks for proposed development and lot line creation. Once complete, the findings of the Slope Stability Assessment will be circulated to the Township of Woolwich and Grand River Conservation Authority for review and acceptance.

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It is important to note that the GRCA has identified the Slope Stability Assessment as a requirement of the Consent process, as all new lot lines need to be located outside of the slope setback.



4.0 Planning Policy Review

Your letter dated July 20, 2011, requested that additional information be provided with respect to the following:

“A revised planning report commenting to the remainder of the Township Official Plan (and other policies as applicable), specifically the housing policies and more importantly the Environmental policies. As the lands are restricted in the Township Official Plan, comment to the appropriateness of development on these regulated areas is necessary and may reflect and impact the opportunity to service the lots. You may wish to converse with the GRCA about these applications and their requirements as they may require additional studies.”

To address the Township’s comment, we offer the following in addition to Section 4.2 of the previously submitted Planning Report. This provides a further review and discussion on the Housing and Environmental policies contained within the Township Official Plan.

According to the Township of Woolwich Settlement Plan for “Bloomingdale”, the subject lands are:

- a. Located within the Bloomingdale settlement boundary;
- b. Located within the Urban Area; and
- c. Contain some lands which have been identified as ‘Restricted Area’ along the banks of the Grand River.

Below is a review of all relevant Housing and Environmental policies that pertain to the subject lands and a demonstration of how the proposed Zoning By-Law Amendment and future lot severances adhere to the policies of the Township of Woolwich Official Plan.

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Policy	Policy Description	Justification
Section 9: Housing Policy		
9.1.1	The Township will provide a full range of housing types and densities to meet the needs of its residents and will provide for a controlled and limited growth of non-farm related housing to be located primarily within designated settlement areas, in accordance with the population and household forecast in the Regional Official Policies Plan.	The intent of the proposed application is to amend the Township Zoning By-Law to accommodate future severances on the subject property to create two additional single detached residential lots. These large estate lots would be a suitable development for these lands adjacent to the Grand River and would be consistent with existing development in the surrounding neighbourhood. The subject property is located within an existing settlement area and through the approval of the proposed Zoning By-Law Amendment will provide additional housing for the growing population of the Township of Woolwich and Region of Waterloo.
9.2.3	The Township encourage the provision of new dwelling units in designated settlement areas through infill, conversion, intensification or redevelopment compatible with surrounding uses, except where infrastructure is inadequate or there are significant physical constraints.	The purpose of the proposed Zoning By-Law Amendment is to allow for eventual infill development on the subject lands through the creation of two additional residential lots to accommodate single detached dwelling units. The proposed lots will be located within the Urban Area as shown on the Township of Woolwich Settlement Plan – “Bloomingdale”, and are consistent and compatible with surrounding land uses. The lands are to be privately serviced, however suitable building envelopes and appropriate servicing can be provided on site, as confirmed through the findings and recommendations of the Septic Study, prepared by Chung & Vander Doelen Engineering Ltd., dated November 18, 2011.
9.3.2	The Township will encourage the provision of affordable ownership and rental housing to meet the varying needs of Township residents by: <ul style="list-style-type: none"> c) providing opportunities for mixed uses in new residential developments and redeveloping areas. e) where appropriate, based on consideration of servicing, compatibility, environmental and transportation issues, encouraging 	Through consideration of servicing, compatibility, and environmental conditions, the subject lands are appropriate for infill development opportunities. The development is planned to be consistent with the character of the surrounding community with single detached dwellings on large rural estate lots. The proposed development of the lands is intended is to be serviced through private services (both septic and water),

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	<p>housing intensification, including, but not limited to:</p> <ul style="list-style-type: none"> • conversion of existing single-detached homes to multiple units; • conversion of industrial or commercial buildings, or portions thereof, into residential units; • the creation of new lots/units through infilling; • addition of a “granny flat” on a property; • the creation of residential units above commercial uses; and • doddy houses. 	<p>and therefore to service a much higher density or mixed use development on these lands may not be feasible.</p>
9.4.1	<p>The Township will encourage new housing, which is accessible by people with challenges.</p>	<p>The proposed single detached dwellings will be custom built homes, built to the Ontario Building Code. Where and if required by future owners, these units can be built to support accessibility.</p>
9.7	<p>In cases where Urban Settlements or portions of Urban Settlements are not served by a municipally operated sewage treatment plant, this Plan has indicated that the municipality will consider urban growth on other means of sewage treatment where such other means meet the approval of all authorities having jurisdiction including the Township.</p>	<p>Municipal services are not available to the subject lands. However, as demonstrated through the Septic Study prepared by Chung & Vander Doelen Engineering Ltd., the subject lands can be privately serviced and therefore meets the requirements of Policy 9.7 of the Township Official Plan.</p>
9.7.3	<p>Within the limitations imposed by the foregoing, it shall be the policy of this Plan to consider all forms of housing within Urban Settlements as may be required to meet the needs of the Township residents and as permitted by the Zoning By-Law.</p>	<p>The proposed Zoning By-Law Amendment for the subject lands will facilitate the development of additional housing choice within the existing settlement area of Bloomingdale, to meet growth needs in the various categories of housing and to meet the needs of Township residents.</p>
<p>Section 13 – Environmental Stewardship</p>		
13.1.1	<p>Council shall support private landowners in their efforts to manage property in a way which maintains or enhances the natural environment, by encouraging publicly-funded programs, such as reforestation and stream improvement, to focus on measures which enhance the natural environment system including:</p> <ul style="list-style-type: none"> • increasing connectivity between natural habitat areas; • increasing native vegetative cover 	<p>The applicant is aware of the potential constraints on the subject lands. The applicant acknowledges that additional studies will be required prior to formal submission of a Consent Application, to meet the requests of the Grand River Conservation Authority (described in Section 3, above).</p> <p>The proposed Slope Stability Assessment will confirm the location of the ‘top of bank’</p>

	<p>within and around significant natural areas, on steep slopes and adjacent to watercourses;</p> <ul style="list-style-type: none"> • encouraging initiatives in the agricultural community to develop environmental farm plans and other programs to support farming practices which maintain or enhance environmental quality; • making available information to landowners on environmental issues; and • pursuing opportunities to combine education and communication on environmental issues with other Township activities. 	<p>and resultant setback line along the Grand River shoreline. This will ensure all natural vegetative cover, steep slopes and connectivity between habitats is maintained and remains free of any negative impacts brought on by the proposed development.</p>
<p>13.11.2</p>	<p>Restricted Land Use Areas include:</p> <ul style="list-style-type: none"> • steep slopes/erosion areas; • unsuitable /organic soils; • flood plain. <p>The existence of such conditions indicates the need to adopt special policies relative to proposed developments in, on or adjacent to such conditions.</p>	<p>A Restricted Areas designation is identified on a portion of the subject property, adjacent to the Grand River, (as identified on Figure 3 of the Planning Justification Report). This designation consists of steep slopes and erosion areas.</p> <p>Through consultation with the Grand River Conservation Authority a Slope Stability Assessment is confirmed to be required prior to the Consent application process. The purpose of this Assessment will be to confirm the 'top of bank' location and will include recommendations for a slope setback.</p> <p>A detailed description of the requirements of the Grand River Conservation Authority can be found in Section 3 of this Addendum.</p>
<p>13.11.4</p>	<p>If after review of a development proposal in accordance with the Restricted Land Use Area policies:</p> <ol style="list-style-type: none"> a) it is concluded that a development can satisfactorily address the Restricted Land Use concern and the development is supported by the Township and approved by the Grand River Conservation Authority, where appropriate, then the Land Use designation accompanying the Restricted Land Use designation shall be used to guide such development. b) it is concluded that a development cannot satisfactorily address the 	<p>The Septic Study prepared by Chung & Vander Doelen Engineering Ltd. confirms the three residential lots anticipated for the subject property can be adequately serviced by private well and septic systems. The Slope Stability Assessment, as required by the Grand River Conservation Authority, will assist in addressing the Restricted Land Use Area and will guide the development of the proposed lots.</p> <p>Both of these reports will assist in addressing the Restricted Land Use concerns of the Township Official Plan and</p>

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	<p>Restricted Land Use concern and development is not approved by the Grand River Conservation Authority, where appropriate, then the development shall not be permitted.</p>	<p>will provide further justification that the intended development of the subject property will have no negative impacts to these natural areas and environmental features.</p>
13.11.5	<p>It is the intent of this Plan that when application is received for a permit to erect a building or structure or for any proposed change in the use of land in, or adjacent to a Restricted Land Use Area, the following shall apply:</p> <p>a) prior to the issuance of a permit to erect a new building or structure or for the alteration or enlargement of an existing building or structure in, on or adjacent to areas defined in this Plan as a Restricted Land Use Area or prior to consideration of any proposed change in the use of land required municipal consideration or approval in, on or adjacent to areas defined in this Plan as a Restricted Land Use Area, such application shall be referred to the Grand River Conservation Authority for review and report.</p>	<p>The Grand River Conservation Authority will be circulated on all studies and plans to determine support for the overall development of the subject lands.</p>
13.11.6 .5	<p>Flood Plain lands will be zoned in an appropriate hazard category in implementing the Zoning By-Law.</p>	<p>Currently a portion of the subject property is zoned R-1(f), which provides protection of these lands from development. This zone is intended to be maintained and preserved on site. With respect to the eventual Application for Consent, the exact location of the proposed lot lines will be confirmed following the determination of the 'top of bank' through the Slope Stability Analysis.</p> <p>The Grand River Conservation Authority has identified the regulatory flood elevation to be 306.34 metres. Any proposed development on this site is well above the flood elevation with no negative impacts to the Flood Plain anticipated.</p>

We trust that this summary has provided a comprehensive review and discussion of additional policies, specifically housing policies and environmental policies. Based on the above, it is our opinion that the proposed Zoning By-Law Amendment remains in conformity with the Township of Woolwich Official Plan, and as previously noted no amendments to the Township Official Plan are required.

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5.0 Private On-Site Servicing

Your letter dated July 20, 2011, requested that the applicant undertake:

"A preliminary geotechnical commenting to the ability to service the new lots with individual wells and septic system, and to address the well for the retained lot. The geotechnical will determine a minimum lot area and area for a septic system to ensure and determine the lots are serviceable. A holding provision is not requested and is not likely to be recommended."

With respect to private services within the Bloomingdale Settlement Area, Policy 7.7.3 states that water may be provided by a combination of "Communal Water Supply" and "Private Water Supply", while Policy 7.7.4 states that sewage disposal shall be by means of "Private Sewage Treatment".

To support the Official Plan Policies and ensure the eventual development of the subject property can be adequately serviced, enclosed herein please find a report entitled Septic Study for Proposed Lot Severance – 55 River Street, Bloomingdale, Township of Woolwich, prepared by Chung & Vander Doelen Engineering Ltd., dated November 18, 2011.

The intent of this report is to provide sufficient information and justification for an Amendment to the Township's Zoning By-Law to allow the future development of single detached dwellings, through an eventual Consent process.

The study was initiated with a field visit to the site where six test pits were excavated to establish the subsurface conditions throughout the entire site. The soil profiles and groundwater conditions were analyzed and taken to the laboratory for a detailed description of grain size distribution.

Based on the findings from the soil conditions and test pits as well as an analysis of the conceptual lotting pattern and existing services on site, Chung & Vander Doelen Engineering Ltd. provided their recommendation for the location of future drilled wells and all waste water treatment system components. A separation distance of at least 15.0 metres is recommended between all existing and future drilled wells and waste water treatment system components.

The report prepared by Chung & Vander Doelen Engineering Ltd. concludes that an eventual land severance and creation of two lots to be developed with single detached dwellings serviced by private wastewater treatment systems poses no threats to the surrounding community or soils from a wastewater treatment system sizing perspective. Please refer to Drawing No.1 within the Septic Study Report, which depicts the recommended locations for the septic systems, as well as the appropriate location for private wells.

6.0 Property Ownership

Your letter dated July 20, 2011, states:

"The application concerns two properties identified on the Township's current assessment information as Roll # 30 29 030 002 03400 – owned by Frederick Zenger and Roll # 30 29 303 002 03600 – owned by Carl Zenger (this is the landlocked parcel). If the title to the Carl Zenger property has changed recently please submit documentation which reflects this change. If the property is still owned by Carl Zenger then we will require his signature on the application".

In response to the above, enclosed herein please find an excerpt from the Zoning By-Law Amendment Form with appropriate signatures. The properties are legally under two separate

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ownerships and for that reason the applicants (Frederick Zenger and Carl Zenger) have both authorized the submission of the proposed Zoning By-Law Amendment.

7.0 Application Fee

Your letter dated July 20, 2011, states:

“The fees noted in your cover letter are different than the cheques submitted, and are not current 2011 fees. Letter total of \$3184.00 (2010 fees). New fees as per By-law 22-2011 passed March 29, 2011 total should be \$3380.00. Cheque submitted by Fred Zenger is for \$2827.00. Balance owing on the application is \$553.00”.

The additional balance of \$553.00 payable to the Township of Woolwich has been submitted in conjunction with this Addendum to the Planning Justification Report.

8.0 Zone Change Sign

Your letter dated July 20, 2011, states:

“Please arrange to have the necessary Zone Change sign picked up from our office and posted on the subject properties. We would ask that the sign be posted accordingly on the lands fronting onto River Street”.

Following submission of this Addendum the Township Planning Department will be contacted to arrange pick up of the Zone Change sign.

9.0 Next Steps

Based on the submission of this Addendum, attached studies and documentation, the applicant intends to move forward through the planning process in the following manner.

- Confirmation that all information attached herein completes the submitted application for Zoning By-Law Amendment, and can therefore be deemed a complete application.
- Township Planning Staff to circulate information to relevant commenting agencies.
- Zoning Amendment Application to be heard at the Committee of the Whole Meeting.
- Gain final Approval for Zoning By-Law Amendment.
- Slope Stability Assessment will be undertaken (likely to occur concurrently with processing of Zoning By-Law Amendment Application).
- Formal Application for Consent to Sever.
- After approval of Consent, new parcels will be transferred and all conditions satisfied, including the design, construction and conveyance of the River Street extension, to the satisfaction of the Township of Woolwich Engineering Department.

10.0 Closing

We anticipate this information satisfies the requirements and requests of the Township of Woolwich, and can therefore deem the proposed Zoning By-Law Amendment Application to be complete. We further request that the Application for Zoning By-Law Amendment be processed, circulated to all relevant commenting agencies and that a date for a Public Meeting be set to discuss this application.

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We look forward to working with Township of Woolwich Staff and other governing authorities to expedite this Zoning By-Law Amendment Application.

Yours truly

IBI GROUP


Natalie Hardacre BES MCIP RPP
Planner

NNH/KEW/baw
Encl:

cc: Fred Zenger



I hereby certify that this Addendum to the Planning Summary Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

December 13/11 
Date Natalie Hardacre, MCIP RPP