



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

July 13, 2016

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

ATTN: Ms. Christine Gervais, Planner

Dear Ms. Gervais:

**Re: Additional Information for 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 package of additional information for the combined Official Plan Amendment application, Zoning By-law Amendment application and application for Plan of Subdivision for the above-noted lands.

The following materials are provided in response to the letter from Wellings Planning Consultants dated July 17, 2015:

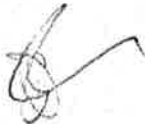
- Fifteen (15) full-size copies and fifteen (15) 11' by 17' reduced-size copies of the revised Draft Plan of Subdivision, which has been prepared pursuant to requirements of the Planning Act. Please note that the City owned lands are not included within the draft plan of subdivision application lands. It is our opinion that the City owned lands, which were earmarked as a public park as part of the original Accchione subdivision, should form part of the final plan of subdivision, to allow for the provision of a more centrally located public park. Previously we have provided a drawing illustrating how the City owned lands could be included in the final plan of subdivision. We believe this approach makes the most efficient use of available land and services, and provide appropriate buffers to the existing surrounding residential lots and infrastructure. It is our hope that this approach will be confirmed through the application assessment process.
- Eight (8) copies of a letter from C. C. Tatham & Associates Ltd. (CCTA), Consulting Engineers for Sarah Properties Limited, confirming that a Municipal Class Environmental Assessment study (Schedule C Class EA) is underway to identify the preferred design concepts for the provision of drinking water and wastewater servicing for the proposed for the proposed subdivision. The CCTA letter also outlines how the financial impact analysis for the proposed extension of the municipal water service will be addressed (Bullet 5), as well the noise impacts of the water and wastewater design concepts (Bullet 7);
- Eight (8) copies of the Groundwater Supply Feasibility Assessment prepared by Chung Vander Doelen Engineering Limited;
- Eight (8) copies of full-size drawings of the plans prepared by Crozier & Associates;

- Eight (8) copies of an addendum to the Planning Justification Report providing further planning analysis for: i) the need for a Secondary Plan (pursuant to Official Plan Policy 3.4.2; and ii) the consistency of the proposed development with the character of Waldemar;
- Eight (8) copies of the draft wording for the Official Plan Amendment and Zoning By-law Amendment;
- Eight (8) 11' by 17' copies of the drawings from the Tree Inventory and Preservation Plan;
- Eight (8) copies of a replacement Phase 1 Environmental Site Assessment prepared by Chung Vander Doelen Engineering Limited (CVD) for the proposed development. Please note, the findings of the Phase 1 ESA do not identify any actual or potential source of contamination on the site or surrounding properties. It is CVD's professional opinion that the potential for significant environmental liabilities associated with the subject lands is low and no further investigations are required;
- It is noted that a Noise Impact Study is not currently required; 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)