

Comments to Natalie Goss and the Planning Department of the City of Kitchener on the Crozby Draft plan published by Kitchener in June , 2016

After inspecting the **Zoning Grid Schedules** in Appendix A which were designated for detailed map presentation we were disappointed to observe that the Hidden Valley Area, as defined by Blocks 241, 242, 261, was not included.

To find information about new zoning for the Hidden Valley(HV) area I had to go to **the Zoning Grid Key Map** referred to in Appendix A and then use the zoom tool to determine what changes, if any, were being proposed for the Hidden Valley area. To my dismay the Grid Key Map did not present up to date information and could be used by developers to argue for land use that is not consistent with the new rules in the Region of Waterloo's 2015 plan.

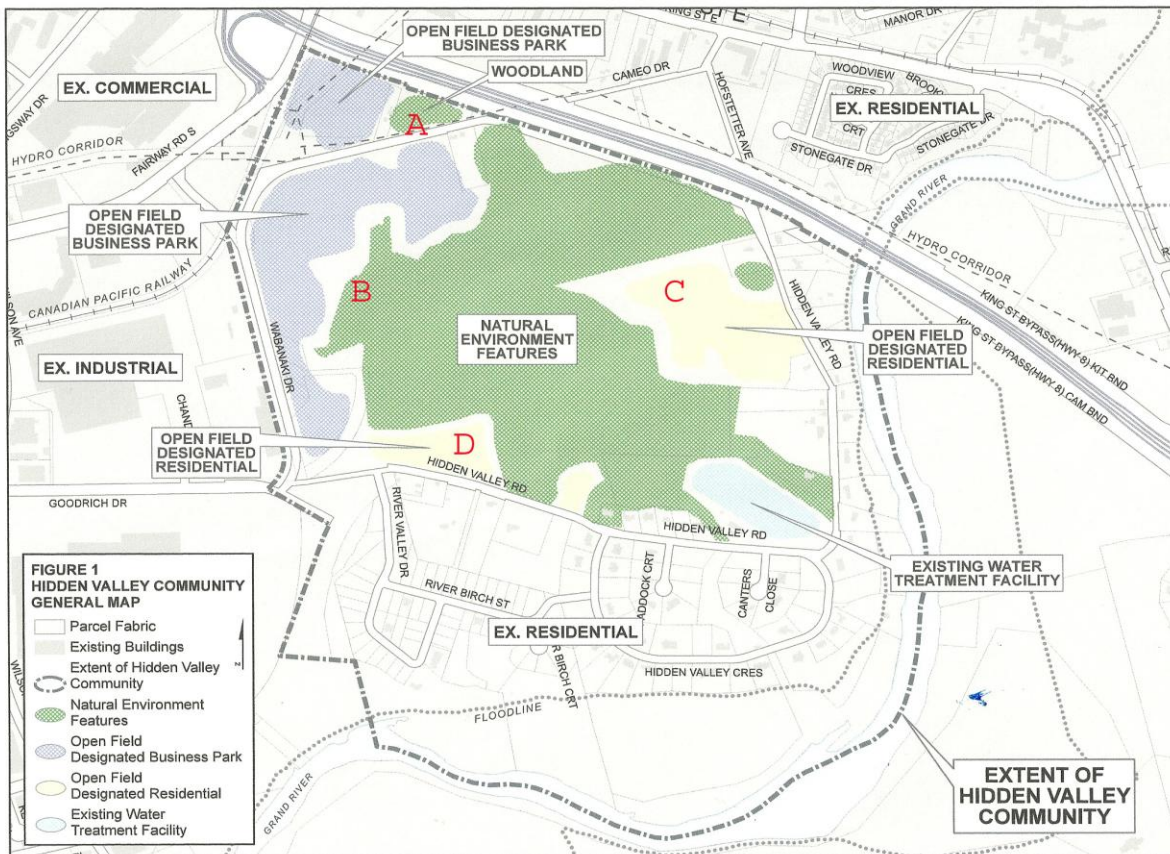
Since I could not copy the zoom for Blocks 241 etc to show the problem areas, I used the out of date 2011 HV Community map (shown below). The first observation was that the Natural Heritage Conservation area (NHC) on the Grid Key map was similar to the Natural Environment Feature presented in green on the 2011 map.

It is unacceptable for the zoning revision process to move forward with a Grid Key map that is inconsistent with developments of the last decade. The current Zoning Grid Key Map in Appendix A shows a lack of response to Regional and citizen input.

The following items need to be addressed and changed:

1. Area A on the 2011 map is no longer included in the Grid Map. If this woodlot is to be destroyed in order to build the new road, then there should be a similar sized acreage added to the main NHC area, as promised in 2005. This has not been done.
2. Area B on the 2011 map has been deleted from the Grid Key map. The reason appears to be that your Grid Key map still shows the Location for the Region road to connect Hidden Valley with River Road as passing through the centre of Hidden Valley. This plan was changed by the Region several years ago and this aspect of the Grid Map must be changed to show that area B is still included in the NHC.
3. The research done by LGL to define both the breeding area and the migration area of the Jefferson Salamander and the decision by the MOE re the protected Jefferson Salamander zone has not been applied to region C on the map. To accomplish this without specifically showing Salamander migration routes, the green area of the NHC should just be extended and no explanation in the legend should be offered.
4. Although salamander migration varied from 300 to 1000 metres, the agreed upon Jefferson Salamander protected zone was to be 300 metres from the breeding area. In addition to the part of Area C mentioned in point 3, this would also include most of area

D shown in white , part of the next small white area to the east along Hidden Valley Road and most of the area between Area B and Wabanaki Drive . Once again the way to remedy this on the map is to extend the green NHC zone and not provide specific explanation.



On the next map I have illustrated what the new Natural Heritage Conservation area combined with the Significant Wildlife zone should look like on the Zoning Grid Key Map.

Single colour to designate all zones to be included in the Hidden Valley EPA



The Environmental Protected Area(EPA) inside the solid red boundary line would include all the areas mentioned above as well as those shown on the 2011 map. In addition compensation must be made for the areas destroyed by road construction. It is recommended that the green striped area shown on Map 2 be purchased, to once again provide a carbon dioxide absorbing tree canopy, as replacement for area A and the forested area to be destroyed along Hidden Valley Road. The owner of the property would have to be compensated for this component and the cost should be charged to the Region as part of the cost to construct the road.

In conclusion, we recommend there should be a detailed Zoning Schedule for blocks 241, 242 and 261 that shows the updates for the Hidden Valley Natural Heritage Conservation zone and the master Zoning Grid Key Map referred to in Appendix A should be updated to contain the changes proposed.

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