

# Development Engineering

**Bryan Cooper**

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**From:** Alex Nichols  
**Sent:** Friday, May 13, 2022 10:13 AM  
**To:** Bryan Cooper  
**Subject:** R06/22 - Temporary Use By-law Request

Hi Bryan,

Further to our discussion, in order to review the application Development Engineering would require the following documents:

- Grading Plan
- Stormwater Management Brief/Report

Please note that Kossuth Road does not have existing municipal services and as a result water supply (i.e. well) and wastewater (i.e. septic system) design would not be reviewed by Development Engineering.

It should also be noted that if the applicant wishes to proceed with site alterations without a Site Plan Agreement in place a Grading Permit will be required. A Grading Permit can be obtained through Development Engineering.

Regards,

Alex Nichols, P.Eng.  
Project Engineer – Development Engineering Community Development  
T: 519-623-1340 ext. 4606  
[www.cambridge.ca](http://www.cambridge.ca)

## **Senior Planner - Environment**

### **1500 Kossuth Road**

The subject lands include, and are adjacent to, Provincially Significant Wetlands and Woodlands that are designated as Regional Core Environmental Features in the Regional and Cambridge Official Plans.

In accordance with Cambridge Official Plan policy 3.A.3.6, development or site alteration is only permitted on lands contiguous to Core Environmental Features where the proposed development would not result in adverse environmental impacts on the features and ecological functions of the Core Environmental Features, as demonstrated through an Environmental Impact Statement (EIS) prepared to the satisfaction of the City, Region and Grand River Conservation Authority.

An EIS would be required to address, at minimum, the following:

- a. confirmation of an ecologically appropriate boundary of Core Environmental Features within and contiguous to the subject lands;
- b. delineation and design of suitable buffers between the area proposed to be used for the flag raiders activities and the Core Environmental Features;
- c. stewardship plan for the portion of Core Environmental Features on the subject property.

Input will be required from the City's Senior Planner – Environment for the Terms of Reference for an EIS for this site.

**ZONING BY LAW AMENDMENT R06/22**

Date: May 16, 2022

Location: 1500 Kossuth Rd

**Action Items:**

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GBE has no objection to the request by the Applicant/Owner for a zone change amendment to facilitate the continued use of the land for a paint ball operation.

**Comments:**

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Refer to GBE Residential Spec book at [www.grandbridgeenergyplus.com](http://www.grandbridgeenergyplus.com)

Hydro poles/guy wires and anchors/padmout transformers/switching units/service pits/street light poles to be 1.5m from driveway entrances/curbs. Relocation at 100% owners' expense.

All planting near GBE owned overhead power lines and padmount equipment must be installed in accordance with <http://www.esasafe.com/assets/image/Tree-Planting.pdf>

Must maintain required clearances (ESA & GBE) from existing overhead and underground electrical plant. Owner/Applicant may be required to provide ESA clearance calculations to existing overhead and/or underground electrical distribution equipment. Calculations must be signed off by a P.Eng.

As per GBE, Current Conditions to Service, latest edition, only one service per property is permitted.



PLANNING, DEVELOPMENT  
AND LEGISLATIVE SERVICES

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Bryan Cooper  
Senior Planner  
City of Cambridge  
50 Dickson Street  
Cambridge, ON N1R 5W8

File No. R06/22  
May 18, 2022

Dear Mr. Cooper,

**Regional Comments – R06/22**  
**1500 Kossuth Road**  
**Flag Raiders Inc.**  
**City of Cambridge**

The City initiated temporary use zoning by-law amendment for 1500 Kossuth Road is for a proposed outdoor paintball use facility. The subject property is approximately 24 hectares in size and is designated Prime Agricultural in the Regional and City Official Plans. The subject lands include, and are adjacent to, the following Core Environmental Features designated by the Regional Official Plan (ROP): Ellis Creek Provincially Significant Wetland (PSW) and a Significant Woodland. Surrounding land uses include a golf course, rural residential dwellings and agricultural lands.

**Policy Conformity:**

Regional Staff note the subject property is designated as Prime Agricultural in the Regional and City Official Plans. The primary land uses are agricultural uses, agriculture-related uses and secondary uses. A proposed paintball facility is considered a *recreational and tourism use* as defined within the ROP, which is only permitted in the Rural Area as per policy 6.A.8 and 6.D.1.

**Summary:**

Regional Staff **do not support** the proposed temporary use Zoning By-Law as the proposed recreational use is in a Prime Agricultural Area and does not conform to the Regional Official Plan.

If you have any questions, please don't hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script, reading 'Matthew Colley'.

Matthew Colley, MCIP, RPP  
Principal Planner



May 13, 2022

Via email

GRCA File: R6-22-1500 Kossuth Rd

Mr. Bryan Cooper  
City of Cambridge  
50 Dickson Street, P.O. Box 669  
Cambridge, ON N1R 5W8

Dear Mr. Cooper,

**Re: Temporary Use Zoning By-law Amendment Application (R06/22)  
1500 Kossuth Road, City of Cambridge  
City of Cambridge (c/o Flag Raiders Paintball Inc.)**

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application.

### **Recommendation**

The GRCA is not in a position to recommend approval of this official plan amendment and zoning by-law amendment at this time. As per our comments of April 15, 2021 on a pre-consultation application (D14/21), the GRCA had requested a detailed site plan/grading plan, scoped environmental impact study, and functional servicing/stormwater management report in support of any future planning applications. No supporting information has been provided to demonstrate that this proposal will have no negative impacts on the natural hazards and natural heritage features on this property.

### **Documents Reviewed by Staff**

Staff have reviewed the following documents submitted with this application:

- Circulation Cover Letter, City Initiated Temporary Zoning By-law Amendment- 1500 Kossuth Road-Proposed Commercial-Recreational Use (Outdoor Paintball Operation)-City File R06/22 (prepared By City of Cambridge and dated April 27, 2022) ; and,
- Circulation Mapping, 1500 Kossuth Road (prepared by City of Cambridge and dated April 20, 2022).

## **GRCA Comments**

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our MOU with the Region of Waterloo and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property is traversed by tributaries of Chilligo/Ellis Creek, floodplain, and contains portions of the Ellis Creek Provincially Significant Wetland (PSW) complex and their regulated allowances (refer to the enclosed map). Consequently, a majority of the property is regulated by the GRCA under Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). Any new development/site alteration within the regulated areas would require a permit from the GRCA. However, no new development/site alterations would be permitted within the floodplain and wetland areas under Ontario Regulation 150/06.

It is our understanding that the intent of this City of Cambridge initiated proposal to approve a proposed outdoor paintball facility on the subject property.

On April 15, 2021, the GRCA provided the following comments on a development pre-consultation (D14/21):

*In support of future Planning Act applications, and pending further details from the applicants, the GRCA requires that the applicants provide a detailed site plan/grading plan, scoped environmental impact study, and functional servicing/stormwater management report.*

More specifically, the GRCA provided the following comments:

*At the time of submission of Planning Act applications, and pending further details from the applicants, the GRCA will require the following documentation and supporting information:*

- *Detailed site plan/grading plan identifying the location of all new development/site alteration within the proposed recreational/paintball use area.*
- *Preliminary grading plans, functional servicing/SWM) reports are required to address the required SWM quantity and quality controls and address infiltration/water balance. .*

- *A Scoped EIS. The wetland limits will need to be flagged by a qualified ecologist and confirmed in the field by GRCA staff at an appropriate time of year. The EIS should also include an assessment of the proposed SWM and servicing strategy for the development of the proposed paintball use. A recommended buffer should also be proposed beyond the limits of the confirmed wetland limits. The EIS should also provide guidance on how the paintball uses will restrict encroachment and activity within the approved buffer and wetland/open space areas. Prior to the submission of the EIS, a draft terms of reference is to be submitted for review and approval by GRCA staff, in consultation with Regional and City staff.*
- *The applicants are advised that all natural heritage features, buffers, and natural hazard lands are to be designated and zoned to an appropriate designation/zone and further excluded from development.*

Unfortunately, no documentation has been provided in support of this proposed outdoor paintball facility, as per our comments above. Therefore, The GRCA is not in a position to recommend approval of this official plan amendment and zoning by-law amendment at this time.

Consistent with GRCA's 2022 approved plan review fee schedule, this application is considered a minor zoning by-law amendment. The applicant will be invoiced in the amount of \$445 for the GRCA's review of this application.

Should you have any questions, please contact the undersigned at 519-621-2763, ext. 2233 or [jbrum@grandriver.ca](mailto:jbrum@grandriver.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'John Brum', with a long horizontal flourish extending to the right.

John Brum  
Resource Planner  
Grand River Conservation Authority

Enclosure: GRCA Map

Copy: Kathy Padgett, City of Cambridge (via email)  
Sylvia Rafalski-Misch, Jane Gurney & Cheryl Marcy, Region of Waterloo (via email)



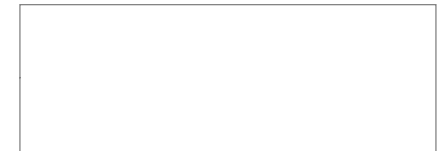


# Grand River Conservation Authority

Date: May 13, 2022

Author: J. Brum

R06/22 (1500 Kossuth Rd)



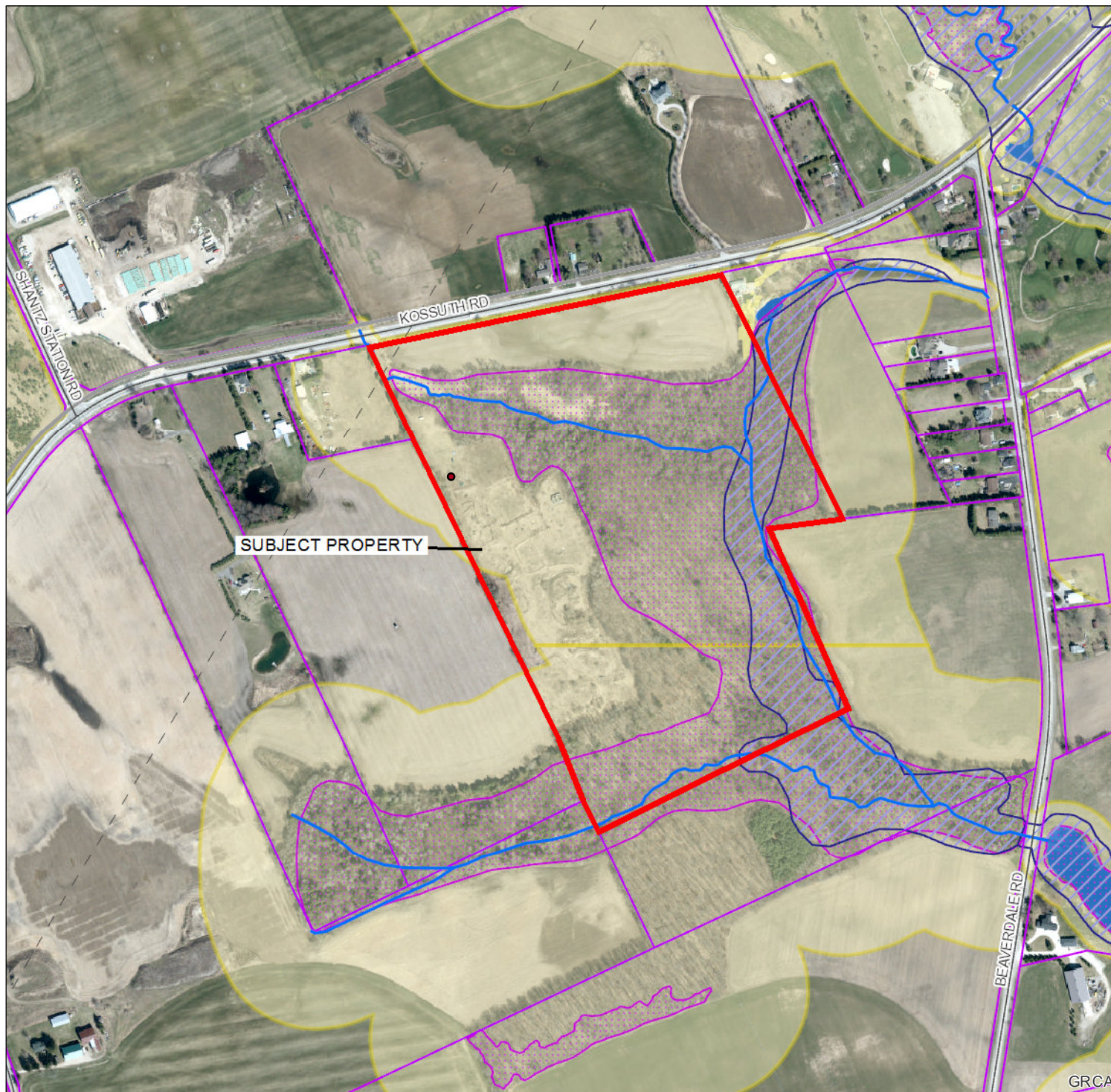
## Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 40 80 160 240 Metres  
NAD 1983 UTM Zone 17N Scale: 6,964



Map Centre (UTM NAD83 z17): 552,903.51 4,811,814.97

This map is not to be used for navigation | 2020 Ortho (ON)

GRCA



# Township of Woolwich

## Bryan Cooper

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**From:** Jeremy Vink <jvink@woolwich.ca>  
**Sent:** Thursday, April 28, 2022 3:49 PM  
**To:** Bryan Cooper  
**Subject:** [External] Township of Woolwich comments to City File R06/22 - 1500 Kossuth Rd

Mr Cooper

The Township of Woolwich has reviewed the information provided in regard to the City initiated temporary use zoning by-law amendment at 1500 Kossuth Rd to permit an outdoor paintball operation. The Township has the following comments.

Compatibility needs to be considered and addressed, and the Township requests consideration of the following:

- Township notes that there are residential dwellings within the Township that are within 250 metres. As an outdoor operation the Township would have concerns that noise from the participants, and potential lighting etc. may disrupt these residents.
- Will such a use have any negative impacts to agricultural operations in the area, as the Township does not want such a use to limit agricultural operations in the area. Further to this, the Township has concerns with any impact with the removal of agricultural land from production in an area where there is continuous agricultural and natural environmental land within and adjacent to the Township.

Lastly, the notice speaks to an outdoor operation, however these uses often seek to have a club house/picnic shelter, washrooms etc. Are these uses proposed and if so, how will the City ensure the use is temporary in nature?

Given the above the Township therefore requests to be kept informed of the application.

Sincerely,

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Jeremy Vink MCIP RPP  
Manager of Planning  
Development Services, Township of Woolwich

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