



ZELINKA PRIAMO LTD

A Professional Planning Practice

March 27, 2020

sent via email

City of Sarnia
Planning & Building Department
255 North Christina Street
Sarnia, ON
N7T 7N2
planning@sarnia.ca

Dear Sir or Madam:

Re: Application for Official Plan & Zoning By-law Amendment
Paul Wicks
834 Lakeshore Road
Sarnia, ON
Our File: WKS/SAR/19-01

Zelinka Priamo Ltd., on behalf of Paul Wicks, is pleased to submit an Application for Official Plan and Zoning By-law Amendment regarding the above-noted lands ("subject lands").

Paul Wicks is the current owner of the subject lands. The subject lands are located on the north side of Lakeshore Road, between Centennial Avenue and Regency Street Main Street, and extend to the Lake Huron shoreline. The subject lands have a total area of approximately 1.3 ha (3.3 ac) and are currently occupied by a cottage at the north end of the property, and woodlands.

A proposed redevelopment of the subject lands would consist of the creation of six (6) residential lots, together with the extension of Tudor Close West through the subject lands, as per the attached concept plan. The proposed redevelopment requires the removal of approximately 2256.66 m² (0.23 ha/0.57 ac.) of significant woodland comprised of approximately: 1300.56 m² (0.13 ha/0.32 ac.) from the proposed lots fronting on Lakeshore Road; 122.2 m² (0.012 ha/0.03 ac.) from the road widening on Lakeshore Road; and approximately 833.9 m² (0.084 ha/0.21 ac.) from the proposed lots fronting on the south side of the proposed extension of Tudor Close West. The tree removal is required to accommodate the proposed building envelopes and for grading around the building envelopes proposed to be located in woodland. Tree removal is proposed in areas that are not significant woodland. The proposal also requires the removal of the existing cottage and the existing driveway to allow land division of the property into six (6) lots.

As you may be aware, a similar application (OPA 12) was refused by Council in November 2018. The current application has been modified to address natural heritage issues stated as the primary reason for refusal of OPA 12.

As per the Pre-Application Report dated October 22, 2019, please find the enclosed information in support of the Official Plan and Zoning By-law Amendment Applications to permit the proposed redevelopment:

- Completed Official Plan Amendment and Zoning By-law Amendment Application Forms;
- Agent Authorization Letter;
- Planning Justification Report, prepared by Zelinka Priamo Ltd.;
- Environmental Impact Study, prepared by Natural Resource Solutions Inc.;
- Shoreline Hazards Assessment, prepared by Shoreplan Engineering Limited; and
- Conceptual Site Plan.

Please note that, through discussions with Planning Staff on March 26, 2020, the following reports required to be submitted with the applications have been deferred to later in the process:

- Servicing Report
- Stormwater Management Report
- Geotechnical/Hydrogeology Study

We trust that the enclosed information is complete and satisfactory and look forward to a timely approval process. If you have any questions, or require additional information, please do not hesitate to contact the undersigned.

Yours very truly

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'H. Froussios', is written over a light blue circular stamp.

Harry Froussios, BA, MCIP, RPP
Senior Associate

cc: Paul Wicks