

Existing Draft Plan

Extension Granted December 17, 2019

Conditions of Approval February 8, 2017

Zoning Amendment 2017-08



United Counties of Leeds and Grenville

Public Works Division
Consent Granting Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-3069
www.leedsgrenville.com

December 17, 2019

By email only
dmckinstry@twpec.ca

Ms. Debra McKinstry
Township of Edwardsburgh/Cardinal
18 Centre Street, P.O. Box 129
Spencerville, Ontario
K0E 1X0

**RE: Notice of Extension of Draft Plan of Subdivision Approval
07-T-09001, Meadowlands Subdivision
Part of Lot 5, Concession 1
Township of Edwardsburgh/Cardinal**

Dear Ms. McKinstry:

Please be advised that on recommendation of the Township of Edwardsburgh/Cardinal and in accordance with Section 51(33) of the Planning Act, draft approval of Plan of Subdivision 07-T-09001, Meadowlands Subdivision, is hereby extended. The extension of draft approval shall lapse on **February 8, 2023**.

I have also advised those agencies that hold conditions of draft approval and interested individuals who have requested notice of the status of this file of the extension of the lapsing date.

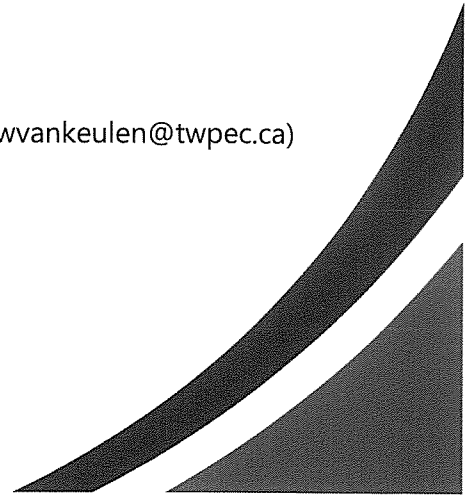
If you have any questions or concerns, please contact Elaine Mallory, Planner I, at 613-342-3840, extension 2422, or by email at Elaine.Mallory@uclg.on.ca.

Yours truly,

A handwritten signature in cursive script that reads "Cherie Mills".

Cherie Mills, MCIP, RPP
Manager of Planning Services

c. Wendy Van Keulen, Community Development/Planning Coordinator (wvankeulen@twpec.ca)





United Counties of Leeds and Grenville

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TTY 800-539-8685
F 613-342-2101
www.leedsgrenville.com

Applicant:	Meadowlands	Date of Changed Conditions:	February 8, 2017
File:	07-T-09001	Date of Notice:	February 8, 2017
Municipality:	Edwardsburgh/Cardinal	Last Date of Appeal:	February 27, 2017
Location:	Part of Lot 5, Concession 1	Lapsing Date:	February 8, 2020

The United Counties of Leeds and Grenville's conditions to the final plan approval for registration of this plan of subdivision are changed as follows:

1. This approval applies to the draft plan prepared by Novatech, dated September 2016, certified by John H. Kennedy Ltd., dated August 30, 2016, and revised January 2017, showing 73 lots, 2 park blocks, 2 pathway blocks, 2 future road access blocks, 4 reserves, and three streets.
2. The Developer agrees, by entering into the subdivision agreement to satisfy all requirements, financial or otherwise, of the Township of Edwardsburgh/Cardinal including but not limited to the provision of roads, installation of services and utilities and drainage in accordance with the Township of Edwardsburgh/Cardinal or the Ministry of Environment and Energy Standards and Specifications to the satisfaction of the Township.
3. The Developer acknowledges and agrees that all reports and/or studies required as a result of the approval of the Plan of Subdivision shall be implemented to the satisfaction of the Township at the sole expense of the Developer. The Township will require certification by the Developer's professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards and specifications to the satisfaction of the Township.
4. Prior to registration of the plan of subdivision the Township shall be satisfied that the proposed plan of subdivision complies with zoning with all possibility of appeal to the Ontario Municipal Board exhausted.
5. That the design of all road cross sections, road intersections and grades shall be to the satisfaction of the Township.
6. That the developer shall construct, to the satisfaction of the Township, a construction access road connecting Gill Street to Street 2 as part of Phase 1. Final construction of the access road will be required prior to occupancy permits being issued for Phase 2.
7. That the Developer shall purchase the required land or obtain a permit from the owners of the railway, as applicable, to construct a new crossing over the Casco spur line as the alternate means of access to the subdivision. The Township of Edwardsburgh/Cardinal

must be able to assume such crossing as part of the municipality's road system in due course.

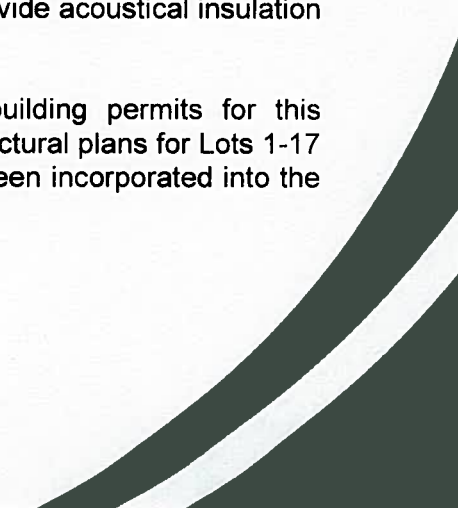
8. All streets shall be named to the satisfaction of the Township.
9. That the Developer shall be responsible for installation and costs for all signage as required by the Township. All such signage to be shown on the Engineering Drawings.
10. That Blocks 74 to 77 as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh/Cardinal to satisfy Parkland Dedication requirements.
11. That the Developer agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Edwardsburgh/Cardinal concerning the provision of roads, installation of services, drainage and other relevant features (lighting).
12. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
13. That the plans show and the subdivision agreement contain a clause whereby the Developer agrees to provide underground electrical servicing to the satisfaction of the Township of Edwardsburgh/Cardinal.
14. The Developer shall design and construct all necessary watermains and the details of services and meters to the satisfaction of the Township of Edwardsburgh/Cardinal. The Developer shall pay all related costs, including the cost of connection and connection fees, inspection and sterilization by Township personnel, as well as the supply and installation of water meters by the Township.
15. The Developer shall design and construct all necessary sanitary sewers and the details of services to the satisfaction of the Township of Edwardsburgh/Cardinal. The Developer shall pay all related costs, including the cost of connection and connection fees and inspection by Township personnel.
16. The Developer shall submit detailed servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario to the Township. All servicing designs shall be to the satisfaction of the Township.
17. Upon completion of the installation of all watermains, hydrants and water services, the Developer shall provide the Township with mylar(s) of the "as-built" plan(s), certified under seal by a Professional Engineer, showing the location of the watermains, hydrants and services. Shape files are also required in order for them to be added to the Township GIS system.

18. That the detailed design must satisfy the design criteria set out in the MOECC publication "Watermain Design Criteria for Future Alterations Authorized under a Drinking Water Works Permit"– June 2012, as amended from time to time.
19. The detailed design must be consistent with or otherwise addresses the design objectives contained within the MOECC publication "Design Guidelines for Drinking Water Systems", 2008, as amended from time to time.
20. The detailed design must be consistent with or otherwise addresses the design objectives contained within the MOECC publication "Design Guidelines for Sewage Works", 2008, as amended from time to time.
21. That prior to final plan approval, the Developer shall prepare a final stormwater management plan and a lot grade and drainage plan which shall be consistent with the report entitled "Cardinal Subdivision Meadowlands – Phase 2 Cardinal, Ontario Serviceability Report" prepared by Novatech Engineering Consultants Ltd. signed September 7, 2016. The Plan shall describe how stormwater management is to be implemented in accordance with the current Stormwater Management Best Management Practices and should address the ownership of the pond as it will be off-site, as well as both water quality and quantity concerns and any impact to the receiving watercourse. Models, assumptions and calculations of pre- and post- development runoff are to be included in this submission. The final report shall be prepared to the satisfaction of the Township of Edwardsburgh/Cardinal and South Nation Conservation.
22. That prior to final plan approval, the Developer shall prepare and submit a Sediment and Erosion Control Plan, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and indicate how it is to be implemented during all phases of the site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control to the satisfaction of the Township of Edwardsburgh/Cardinal and South Nation Conservation.
23. That the Subdivision Agreement contain a clause whereby the Developer agrees that upon completion of all stormwater works, to provide certification to the Township of Edwardsburgh/Cardinal and South Nation Conservation, through a professional engineer, that all measures have been implemented in conformity with the approved stormwater site management plan and the lot grading and drainage plan.
24. That the Subdivision Agreement contains a clause whereby prior to the commencement of construction of any phase of the subdivision (roads, utilities and off-site works etc.), the Developer agrees to:
 - a) have a professional engineer prepare an erosion and sediment control plan appropriate

for site conditions in accordance with current best management practices;

- b) have this plan reviewed and approved by the Township of Edwardsburgh/Cardinal and South Nation Conservation;
- c) monitor the effectiveness of and maintain the erosion and sedimentation control works as necessary, and;

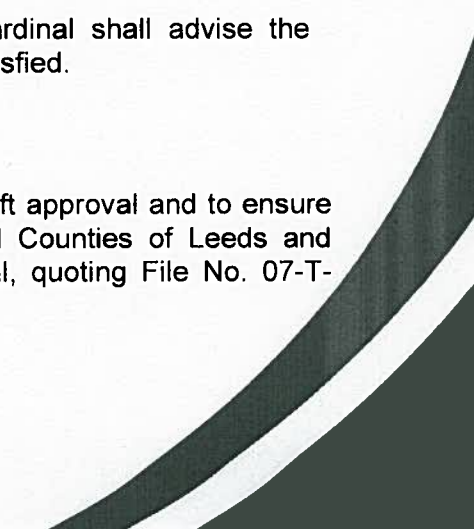
provide certification to the Township of Edwardsburgh/Cardinal and South Nation Conservation through a professional engineer that the plan has been implemented.

- 25. That the subdivision agreement between the Developer and the Township be registered against the lands to which it applies once the plan of subdivision has been registered.
 - 26. The Developer shall prepare a development phasing and a construction phasing plan to the satisfaction of the Township. This plan shall set out appropriate phasing for water, sanitary and storm water facilities.
 - 27. The Developer shall be responsible for all costs pertaining to servicing works including water mains, sanitary sewers, storm ditches, roads, street lights, pumping station.
 - 28. The Developer shall obtain such permits as may be required from the Township, or Provincial authorities and shall file copies thereof with the Township.
 - 29. The Developer shall prepare an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below grade or above grade) including on-site drainage facilities and streetscaping) such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable.
 - 30. The Developer shall install forced air ventilation systems with ductwork sized for the future installation of central air conditioning. The location, installation and sound rating of the outdoor condensing units must be compliant with MOECC Guideline NPC-216.
 - 31. The Developer acknowledges that dwelling units on Lots 1 to 17 and 42-47 require brick veneer from foundation to rafters, or other suitable materials to provide acoustical insulation to the satisfaction of the Township.
 - 32. The Developer acknowledges that prior to the issuance of building permits for this development that the Chief Building Official shall review the architectural plans for Lots 1-17 and Lots 42-47 to confirm that the noise control measures have been incorporated into the building design.
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- A decorative graphic in the bottom right corner consisting of two overlapping curved shapes, one dark grey and one light grey, creating a modern, abstract design.

33. Prior to registration the Township shall be satisfied that all fees including processing fees have been paid in full.
34. A warning clause will be inserted into the subdivision agreement and in all purchase and sale agreements to read as follows:
 - a) Purchaser/tenants are advised that there is a railway line adjacent to the subdivision and at certain times noise and vibration may occur.
 - b) Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels may exceed the Municipality's and the Ministry of the Environments' noise criteria.
 - c) This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound level are within the Municipality's and the Ministry of the Environments' noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOECC Publication NPC-215, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)
 - d) Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.
35. That the Developer agrees that the following shall be to the satisfaction of Canadian National Railway Company that:
 - a) safety setback of dwellings from the railway rights-of-way are to be a minimum of 15 metres;
 - b) the Developer will install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line;
 - c) any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CN and must be substantiated by a drainage report to the satisfaction of the Railway;

- d) that the Developer is required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
36. The Developer agrees to consult with Canada Post to determine suitable permanent locations for the proposed centralized Community Mail Boxes. The Developer will then indicate these locations on the appropriate servicing plans.
 37. The Developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that Canada Post will deliver mail via a Community Mail Box. The Developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
 38. The Developer agrees to provide Canada Post Corporation with the excavation date for the first foundation/first phase as well as the date development is scheduled to begin. Also provide the expected installation date for the Community Mail Boxes.
 39. That the Developer shall prepare and submit a "Headwater Drainage Feature Assessment" and indicate how the functions and values of the headwater drainage feature will be maintained to the satisfaction of South Nation Conservation.
 40. That the subdivision agreement shall contain wording acceptable to South Nation Conservation that Conditions 21 to 24 and 39 will be implemented.
 41. That prior to final approval South Nation Conservation shall advise the approval authority in writing how Conditions 21 to 24, 39 and 40 have been satisfied.
 42. That prior to final approval CN shall advise the approval authority in writing how Condition 35 has been satisfied.
 43. That prior to final approval Canada Post shall advise the approval authority in writing how Conditions 36, 37 and 38 have been satisfied.
 44. That prior to final approval the Township of Edwardsburgh/Cardinal shall advise the approval authority in writing how Conditions 1 to 40 have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of the draft approval and to ensure that the required clearance letters are forwarded to the United Counties of Leeds and Grenville and copied to the Township of Edwardsburgh/Cardinal, quoting File No. 07-T-09001.
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2. It is suggested that the Township register the subdivision agreement as provided by Section 51(26) of the *Planning Act, R.S.O. 1990* against the land to which it applies, as notice to prospective purchasers.
3. All measurements in the subdivision final plan must be in metric units.
4. Easements may be required by Bell Canada subject to the final servicing decision. All other easements required for utility or drainage purposes shall be granted to the appropriate authority.
5. An extension to draft plan approval has been granted with a lapsing date of **February 8, 2020**.

Clearances Are Required From the Following Agencies

Township of Edwardsburgh/Cardinal
P.O. Box 129, 18 Centre Street
Spencerville, ON K0E 1X0


South Nation Conservation
38 Victoria St.
Finch, ON K0C 1K0

CN Railway Properties
1 Administration Road
Concord, ON L4K 1B9

Officer Delivery Planning, Agent De Planification
Delivery Planning Canada Post
P.O. Box 8037 Ottawa T CSC
Ottawa, ON, K1G 3H6

Requested Notice of Decision

J. Paul Charlebois
Dingle, Charlebois
Box 400 – 411 Guelph Line
Burlington, ON, L7R 3Y3

A decorative graphic in the bottom right corner consisting of several overlapping curved bands in shades of grey and black.



Dan Adams
P.O. Box 463
Cardinal, ON K0E 1E0

John Walsh
P.O. Box 23
Cardinal, ON K0E 1E0



Subject to the conditions set forth in our letter dated February 17 this Draft Plan is

approved under section 51 of the Planning Act

This 8th day of February, 2017

Cherie Mills

County Planner



KEY MAP

NOT TO SCALE
METRIC MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 1
TOWNSHIP OF EDWARDSBURGH / CARDINAL
UNITED COUNTIES OF LEEDS & GRENVILLE

DATE: SEPTEMBER, 2016
REVISED: JANUARY, 2017

1:750

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED AND THEIR ADJACENT BOUNDARIES HAVE BEEN CORRECTLY SURVEYED.
UNITED: _____
JONAS H. HENNING, L.S.
SURVEYOR
ON-PAID LAND SURVEYOR

OWNER'S CERTIFICATE
THE SURVEYOR HAS BEEN ADVISED BY THE REGISTERED OWNER, HERETOFOR AUTHORIZED TO SIGN AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION, THAT THE BOUNDARIES OF THE LOTS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
UNITED: _____
JONAS H. HENNING, L.S.
SURVEYOR
ON-PAID LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT
1. The proposed subdivision is a subdivision of land for the purpose of the Planning Act.
2. The proposed subdivision is a subdivision of land for the purpose of the Planning Act.
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10. The proposed subdivision is a subdivision of land for the purpose of the Planning Act.

MEADOWLAND SUBDIVISION

SUBJECT TO THE CONDITIONS, IF ANY
1. This draft plan is approved by the County Planner on the 8th day of February, 2017.
2. This draft plan is approved by the County Planner on the 8th day of February, 2017.
3. This draft plan is approved by the County Planner on the 8th day of February, 2017.
4. This draft plan is approved by the County Planner on the 8th day of February, 2017.
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10. This draft plan is approved by the County Planner on the 8th day of February, 2017.

SCHEDULE OF LANDUSE		
LOT/BLOCK #	LAND USE	UNITS (AREA IN ACRES)
1-41	Residential	41 2.58
42-43	Residential	2 2.84
44-45	Residential	2 1.10
46-47	Residential	2 1.10
48-49	Residential	2 5.14
50-51	Residential	2 0.00
52-53	Residential	2 2.85
54-55	Residential	2 8.87
TOTAL		105

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN ANY LETTER DATED 10/1/2017

THE UNITED STATES OF AMERICA AND THE UNITED STATES OF AMERICA

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THE UNITED STATES

**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL**

**BY-LAW NO. 2017-08
"BEING A BY-LAW TO AMEND BY-LAW NO. 2012-35 AS AMENDED"**

WHEREAS By-law No. 2012-35 as amended regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal is in receipt of an application to amend an existing draft plan of subdivision on these lands;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal has received a request to amend By-law No. 2012-35 as amended, to rezone the property described as at Lot 5, Concession 1, Village of Cardinal, Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal deems it advisable to amend By-law No. 2012-35 as amended as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of The Township of Edwardsburgh/Cardinal enacts as follows:

1. That the following be added to the end of Section 6.1 (d) Exception Zones

[iii] R1-3, Lot 5, Concession 1, Village of Cardinal, Township of Edwardsburgh/Cardinal;

Despite the provisions of Section 4.33 to the contrary, for the lands zoned R1-3, no building or structure shall hereafter be erected closer to the point of intersection of the centreline of both the railway and the road or street than 15m (49.2126 ft.) where no automatic signals are provided.

Despite the provisions of Section 4.37 (l) to the contrary, for the lands zoned R1-3, no new dwelling shall be permitted within 15 m (49.2126 ft.) of the right-of-way limit of a rail line.

2. That the following be added to the end of Section 6.2 (d) Exception Zones

[ii] R2-2, Lot 5, Concession 1, Village of Cardinal, Township of Edwardsburgh/Cardinal;

Despite the provisions of Section 4.33 to the contrary, for the lands zoned R2-2, no building or structure shall hereafter be erected closer to the point of intersection of the centreline of both the railway and the road or street than 15m (49.2126 ft.) where no automatic signals are provided.

Despite the provisions of Section 4.37 (l) to the contrary, for the lands zoned R2-2, no new dwelling shall be permitted within 15 m (49.2126 ft.) of the right-of-way limit of a rail line.

3. By-law No. 2012-35 as amended is hereby amended as follows:

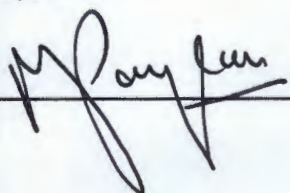
- (a) The areas shown on Schedule 'A' to this By-law as indicated by the shaded tone shall henceforth be zoned as R1-3 and R2-2;
- (b) Schedule 'B' of By-law No. 2012-35 as amended is hereby amended in accordance with the provisions of this By-law.

4. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34 (21) of the Planning Act, R.S.O. 1990, as amended.

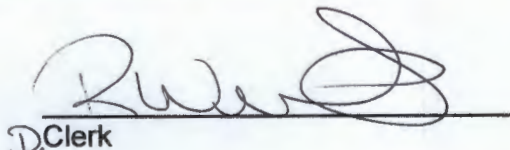
Read a first and second time in open Council this 22nd day of August, 2016.

Read a third and final time, passed, signed and sealed in open Council this 27th day of February, 2017.

Mayor



D. Clerk



Mayor

D. Clerk



J.L. Richards
ENGINEERS • ARCHITECTS • PLANNERS