

Comments
(as of September 13, 2021)

Agency Comments

Public Comments

From: [Mallory, Elaine](#)
To: [Wendy Van Keulen](#); [Cherie Mills](#); [Tracy Zander](#)
Subject: FW: 2021-07-08_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal
Date: August 30, 2021 9:15:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[Conditions of Approval - February 8, 2017.pdf](#)

Please see email correspondence from CN regarding the Meadowlands proposed amended subdivision. It appears they feel their comments are sufficiently captured in the existing conditions.

Sincerely,

Elaine M. Mallory, Planner I
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



From: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity
Sent: July 8, 2021 9:22 PM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: 2021-07-08_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Hello Elaine,

Thank you for circulating the attached conditions of final approval. Clauses 34 & 35 cover all CN concerns expressed in conditions 1 to 9 below.

Thank you

Ashkan Matlabi, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
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From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Sent: Thursday, July 08, 2021 4:07 PM
To: Proximity <proximity@cn.ca>
Subject: FW: 2021-06-21_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Good afternoon Ashkan:

Can you please clarify if you feel items 7 & 8 are adequately addressed in clauses 34 & 35 or would you like these to be additional comments?

Sincerely,

Elaine M. Mallory, Planner I
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



From: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity

Sent: June 21, 2021 2:16 PM

To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>

Subject: 2021-06-21_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Hello Elaine,

Thank you for pointing this out. I realised that the proposed application dose not stretch all the way to the CN Main corridor. Since the project is only bordering CN's Spur line, I modified my comments to below conditions which are already detailed in clauses 34 and 35 of the attached document.

1. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 15 metres.
2. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line.
5. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"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 the 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 dwelling(s). 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."

6. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
7. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
8. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
9. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

It appears that the proposed site is over 300m from CN's Main line, however, I ask for the applicant to provide a site plan illustrating a 300m offset line from CN Main line right of way.

Thank you and don't hesitate to contact me for any questions.

Regards

Ashkan Matlabi, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)
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wsp.com

From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>

Sent: Monday, June 21, 2021 11:53 AM

To: Proximity <proximity@cn.ca>

Subject: FW: 2021-06-10_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Hi Ashkan:

RE: Meadowlands Amendment – Cardinal Ontario

I forwarded your comments (below) to the agent for this file and they have inquired if you had reviewed/have on file the 2008 noise study. This study, copy attached, was submitted in support of the original application which was draft approved in 2010. The agent feels that perhaps this study will address some/a number of your concerns.

FYI the draft approval from 2010 has been extended since that time and was amended in 2017. I attach a copy of CN comments from 2016/2017 and a copy of the current conditions draft approval.

I attach the prior comments and noise study in case you are not aware of them and am not in suggesting in anyway that you are (or are not) bound by them.

Sincerely,

Elaine M. Mallory, Planner I
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>

Sent: June 15, 2021 11:47 AM

To: Tracy Zander <tracy@zanderplan.com>; Wendy Van Keulen <wvankeulen@twpec.ca>; Mills, Cherie <Cherie.Mills@uclg.on.ca>

Cc: dsgrant@twpec.ca

Subject: FW: 2021-06-10_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

Please see comments from CN below.

Sincerely,

Elaine M. Mallory, Planner I
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



From: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity

Sent: June 10, 2021 8:09 PM

To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>

Subject: 2021-06-10_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Elaine,

Thank you for consulting CN proximity on the subject application. It is noted that the subject site is adjacent to CN's Main Line. CN has concerns of developing/densifying residential uses abutting our railway right-of-way. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

1. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 meters above grade at the property line, with side slopes not steeper than 2.5 to 1.
2. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line.

3. The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
4. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 meters of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
5. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"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 the 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 dwelling(s). 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."
6. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
7. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
8. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
9. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

CN anticipates the opportunity to review a detailed site plan, a N&V study and a storm water management report taking in to consideration the CN development guidelines.

Thank you and don't hesitate to contact me for any questions.

Regards

Ashkan Matlabi, Urb. OUQ. MBA

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From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>

Sent: Thursday, June 10, 2021 10:02 AM

To: Fraser, Karen <Karen.Fraser@uclg.on.ca>; Reid, Joseph <Joseph.Reid@healthunit.org>; Bonnie Norton (Bonnie.Norton@cdsbeo.on.ca) <Bonnie.Norton@cdsbeo.on.ca>; planning@ucdsb.on.ca; benoit.duquette@cepeo.on.ca; planification@ecolecatholique.ca; Bell Circulations Intake, Planning (circulations@wsp.com) <circulations@wsp.com>; Courville, Ryan <planninganddevelopment@bell.ca>; Jeremy Godfrey (Jeremy.godfrey@bell.ca) <Jeremy.godfrey@bell.ca>; Executivevp.lawanddevelopment@opg.com; MunicipalPlanning@enbridge.com; Phil.Antoniak@enbridge.com; rslu@rslu.ca; Peggy.deslauriers@canadapost.ca; dquilty@mhbcpplan.com; CP_Proximity-Ontario@cpr.ca; Proximity <proximity@cn.ca>; Damien.Schaefer@ontario.ca

Subject: Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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**Re: Amendment to Draft Approved Plan of Subdivision
07-T-09001 – Meadowlands
Concession 1, Part Lot 5
Township of Edwardsburgh/Cardinal**

On June 6, 2021, the Counties deemed a request to amend the above noted draft approved plan of subdivision complete.

The request is to amend lot configurations to accommodate 146 residential dwelling units. 80 semi-detached units and 66 townhouse units are proposed. The road network, park, pathway, reserve and roadway connection blocks remain unchanged. The current draft approval is for 106 units, being a mix of semi-detached and single unit dwellings.

Please find attached the *proposed plan* detailing the amended lot configurations and a *planning brief* supporting the application. Also attached please find the *current draft approved plan* and the *current conditions of draft approval* to facilitate comparison and review. An accompanying traffic impact study and serviceability report (addressing water, sewer and storm water management) are available upon request.

Please review and provide any comments, requested conditions or condition amendment requests at your earliest convenience. Should you require further information or have any questions, please contact the undersigned.

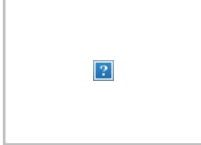
Sincerely,

Elaine M. Mallory, Planner I

United Counties of Leeds and Grenville

25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6

Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



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Email Transmission (Elaine.Mallory@uclg.on.ca)

June 30, 2021



Cherie Mills
Manager of Planning Services
United Counties of Leeds & Grenville
25 Central Avenue West, Suite 100
Brockville ON K6V 4N6

Re: Amended Draft Plan of Subdivision Proposal - Meadowlands Subdivision
Pt. Lot 5, Concession 1 (Edwardsburgh)
Township of Edwardsburgh-Cardinal
Roll No. 070170200541000
File # 07-T-09001

Dear Ms. Mills,

South Nation Conservation (SNC) has received and reviewed the following documents concerning an amended subdivision application at the above location:

- i. Planning Report 07-T-09001 Meadowlands Subdivision. Prepared by Zanderplan. Dated February 23, 2021.
- ii. Revised Plan of Subdivision. Prepared by Annis, O'Sullivan, Vollebekk Ltd. Undated.
- iii. Serviceability Report Cardinal Subdivision Meadowlands – Phase 2. Prepared by Novatech. Dated November 18, 2020.

It is our understanding that the revised plan of subdivision consists of 40 blocks with 80 semi-detached units, 12 blocks with 66 townhouse units, and two blocks for future road connections. The blocks on the south side abutting existing residential properties will provide parkland and trails. The subdivision will be on municipal water and sanitary services.

SNC's review considers the impacts of the proposed development on the local environment, as outlined under Sections 2.1 (Natural Heritage), 2.2 (Water Quality and Quantity) and 3.1 (Natural Hazards) of the *Provincial Policy Statement* (May 1, 2020) issued under Section 3 of the *Planning Act*, along with the policies of the United Counties of Leeds and Grenville Official Plan and Township of Edwardsburgh Cardinal Official Plan.



Natural Heritage and Natural Hazards

A mapped watercourse flows northwards through the east side of the property. The feature currently conveys drainage from the existing development to the south to a permanent watercourse that outlets into the St. Lawrence River. A site visit was conducted on April 9, 2009, at which time it was determined this feature did not provide direct habitat for fish and that no setbacks were necessary.

It appears that the feature will not be retained following development; however, effective stormwater management will be necessary to ensure that runoff from the subdivision does not negatively impact downstream surface water quality, or cause upstream or downstream flooding or erosion.

Stormwater Management

SNC offers the following comments on the stormwater management portion of the Serviceability Report:

1. It is not clear which area is Phase 1. It is assumed that Phase 1 includes the areas identified as EXT 1 and EXT 2. Will the SWM pond treat runoff generated from Phase 1?
2. Please confirm the proposed runoff coefficient of 0.5 is representative of the proposed site. With higher density developments this value may need to be higher.
3. It is noted that the report states “the unit mix has changed since the original preliminary stormwater analysis was completed”. Seeing as the SWMHYMO model was run in 2016, the parameters used in the model should be reviewed and revised accordingly to reflect the proposed development.
In addition, the warnings in the SWMHYMO simulation should be addressed.
4. The detailed design should clearly demonstrate how the proposed pond will achieve 80% TSS removal.
5. It appears the proposed pond is located adjacent to the development. Confirm that the pond is located on the same property.
6. Design details of the pond will be required demonstrating how the pond will be constructed and will meet the quantity and quality control targets. This will include outlet details as well.
7. A separate signed and stamped Sediment and Erosion control plan is required demonstrating how the receiving watercourse and existing SWM infrastructure is protected. The Sediment and Erosion Control plan will:



- a) Identify who is responsible to install inspect, maintain and remove the control measures
 - b) Identify the inspection and maintenance schedule (how, when, how often i.e. daily/weekly)
 - c) Indicate which control measures are proposed, their location and corresponding OPSD number
 - d) Indicate that it is to be considered a “Living Document” which may be modified in the event the control measures are insufficient.
8. A separate signed and stamped Grading Plan is required. It must contain as a minimum but not be limited to:
- a) Both existing and proposed grade at corner of lots.
 - b) Final grade at building foundation wall.
 - c) Existing and proposed grade for all roads.
 - d) Show all drainage for lots and swales, catch basins, etc.
 - e) High point and low point of all roads.
 - f) Grading of any SWM facility and volume.
 - g) Ponding areas on roads, parking lots or rear yards (if any).

Ontario Regulation 170/06

SNC implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses, developed under Section 28 of the *Conservation Authorities Act*.

Please note that interference or removal of with a watercourse may require a permit under Ontario Regulation 170/06, and restrictions may apply.

Requested Conditions of Approval

SNC requests that the following conditions be included in draft plan approval:

1. Storm Water Management

The Owner agrees to prepare and submit a Storm Water Management Plan and describe how it is to be implemented in accordance with the current Stormwater Management Best Management Practices to the satisfaction of the United Counties of Leeds Grenville and South Nation Conservation. The plan should address both water quality and quantity concerns and any impact to the receiving watercourse. The plan should consider proposed on-lot controls to reduce the rate of runoff and



minimize contaminant transportation. Models, assumptions and calculations of pre and post development runoff are to be included with this submission.

2. Sediment and Erosion Control Plan

The Owner agrees to 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 the 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 United Counties of Leeds Grenville and South Nation Conservation.

3. Lot Grading and Drainage Plan

The Owner agrees to prepare and submit a Lot Grading and Drainage Plan and indicate how it is to be implemented to the satisfaction of the United Counties of Leeds Grenville and South Nation Conservation.

4. Conservation Authority Regulations

The Owner acknowledges and agrees to obtain all necessary permits from South Nation Conservation under Ontario Regulation 170/06.

5. Subdivision Agreement

The subdivision agreement shall contain wording acceptable to South Nation Conservation that the above noted conditions will be implemented.

I trust the above is to your satisfaction. If there are any questions or concerns, please feel free to contact our office.

Kind regards,

James Holland, MScPI RPP MCIP
Watershed Planner
South Nation Conservation

From: [Mallory, Elaine](#)
To: [Tracy Zander](#); [Wendy Van Keulen](#)
Cc: [Cherie.Mills](#); [Dave Grant](#)
Subject: Amendment to Meadowlands Draft Plan of Subdivision, File 07-T-09001
Date: June 16, 2021 2:16:02 PM
Attachments: [image001.png](#)

The planning division of the United Counties has reviewed the request to amend Meadowlands subdivision in Cardinal, which was draft approved on August 26, 2010 with a change of conditions issued February 8, 2017. The following comments are offered for consideration, with most comments being additional information required from the agent (to meet the application requirements under the Planning Act). A suggestion is also being offered to help ensure goals of the local Official Plan will be met, as intended under the policies of the Counties Official Plan, for consideration by the applicant and municipality.

Plan Amendments (refer to Schedule 1, items 3, 8-10 & 23, Section 51 and Section 51(17)(g) & (j) of the Planning Act)

1. Please identify road names and/or numbers.
2. A typographical error in the "Schedule of Land Use" should be corrected. It appears the third column, while titled "units" actually refers to blocks.
3. Please confirm the total number of units being proposed. Perhaps the plan could be amended under the "Schedule of Land Use" to include a column for units (with a row for totals at the bottom).
4. Please clarify the number of blocks which could be used for single unit residential development.
5. Please provide the number of units per hectare (total and by use). Perhaps this could be done through modification of the "Schedule of Land Use" to add a density column and utilize the new total row.
6. Please include the total land area in a total row on the bottom of the "Schedule of Land Use".
7. Please arrange signature of the owner's certificate on the final draft Plans submitted for amendment.
8. Please show the additional information required under Section 51(17)(g) & (j) of the Planning Act on the draft plan, as illustrated on the current draft approved plan.

Supplementary Information

9. Please advise whether the subject lands contains any areas of archaeological potential (potentially through an updated/supplementary planning letter).

Suggestion

10. As the developer has indicated they are prepared to contribute to the supply of affordable housing via modest sizing of homes, it is suggested that the developer commit to/the Township require a certain percentage (the local Official Plan suggests 25%) of the homes having a maximum dwelling unit size, such that the dwelling construction and lot development costs meet the definition of affordability. The 2020 provincial guidelines for freehold ownership are that dwellings in Leeds Grenville should not exceed \$295,000.

Sincerely,

Elaine M. Mallory, Planner I

United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



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From: [Mallory, Elaine](#)
To: [Tracy Zander](#); [Wendy Van Keulen](#); [Cherie.Mills](#)
Cc: [Dave Grant](#)
Subject: FW: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.
Date: June 15, 2021 11:49:10 AM
Attachments: [image001.png](#)

Please see comments received from Bell respecting the amendment request for the above noted subdivision.

Sincerely,

Elaine M. Mallory, Planner I
United Counties of Leeds and Grenville
25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



From: circulations@wsp.com <circulations@wsp.com>
Sent: June 11, 2021 7:40 AM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.

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2021-06-11

Elaine Mallory

Edwardsburgh/Cardinal

, ,

Attention: Elaine Mallory

Re: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.; Your File No. 07-T-09001

Our File No. 90597

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the

provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell’s behalf. WSP is not responsible for Bell’s responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell’s protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca.

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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From: [Tami Britskey](#)
To: [Wendy Van Keulen](#)
Subject: RE: proposed zoning by-law amendment and proposed revised plan of subdivision
Date: September 10, 2021 6:30:06 PM

Also did we not just do an official review of zoning bylaw review and the area in question was just rezoned R1-2 and R 2-1 in February of 2017. Why now are we now asking for an amendment to make the entire parcel R3. The homeowners that are just south of this 166 unit site will definitely be impacted by this zoning with respect to house prices, increase in traffic a substantial more amount of construction time to build these 146 units etc.

I also believe what is on your website is outdated, here is the link to what it currently shows these lands as currently zoned for: https://www.twpec.ca/Planning/ZBL-Schedule-B_acc.pdf

Is there some reason that council feels removing R1 is an attractive thing for our community, why can this parcel of land not be built similar to the existing Meadowlands subdivision structure, which is a mix of semi and single home dwellings. Not having any single homes and 80 semis and 66 townhome dwelling will definitely change the horizon of the neighbourhood. Are there site plans available to show how or the location of the semi's versus townhomes. Is there a plan to have this "new neighbourhood" accessed by any other street other than Gill. I surely hope that the traffic is not going to be routed off of St Lawrence street or an adjacent existing street in the existing Meadowlands subdivision, as these new homes I would think would be more than double the existing homes in Meadowlands and the traffic, noise, congestion to existing neighbours in the south part of the subdivision will be overwhelming.

Again, I am not sure if these type of questions can be brought up at the meeting on the 16th or not, please let me know so that I can decide on whether to register for the meeting or not.

Thanks again
Tami

From: Tami Britskey
Sent: September 10, 2021 05:06 PM
To: 'wvankeulen@twpec.ca' <wvankeulen@twpec.ca>
Cc: Tami Britskey <[REDACTED]>
Subject: proposed zoning by-law amendment and proposed revised plan of subdivision

We just returned from vacation and received the document in the mail re: Subdivision changes

Is there information available to the public re:

- When will construction start if rezoning approved
- How long will this area be under construction are all homes being built and sold post the

approvals or are they being built on demand

- Where are the 3 public streets situated in relation to existing neighbourhood
- Where will access point be to the construction site , will this be limited to Gill Street or will be St. Lawrence street be used or an alternate street
- What is meant by 2 blocks for future road access, where will these be situated
- What is meant by 4 open spaces and where would these be in relation to new homes being built and the existing homes in the subdivision
- Will there be any additional green space and or parks built for children in the neighbourhood as the one park currently on St. Lawrence street is already full of children in the summer time, with 166 new houses I would hope that the town would be considering additional playgrounds and or amenities
- Will there be additional bussing for all the children in these 166 homes, or is there going to be a re-evaluation of the need for a school in town again, is this something that will be taken to local school boards
- What about the existing home owners in R1 and R2 in Meadowlands, how will their home prices be affected with all abutting homes being semis or townhomes
- Why is there no consideration for single home dwellings with a mix of townhomes or semis to keep the neighbourhood similar in structure to what exists today
- What is the File No #ZBA_Meadowlands North that is referenced in the document we received In the mail, what was this amendment application for and is this something we can access
- Where or how can we get a copy of File # 07-T09001 which appears to be the current draft plan for Meadowlands subdivision that is referenced in the document we received in the mail
- It indicates that additional information and material regarding the proposed draft plan is available for public inspection by contacting Wendy during regular business hours, is this something that can be sent to our email we work all day and cannot get to a site to review this information or will this be available for viewing in advance of the meeting at 6 pm

If someone attends the meeting on the 16th can these type of questions above be asked or is this information available in advance of the meeting. Please confirm as we are running out of time to address these items but like I said we just returned from vacation today.

Thanks

Tami Britskey