NOVATECH
Engineers, Planners & Landscape Architects

# M E M O R A N D U M

**DATE:** **SEPTEMBER 30, 2021**

**TO:** **TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMUNITY DEVELOPMENT COMMITTEE OF THE WHOLE**

**FROM:** **NOVATECH**

**RE:** **DRAFT PLAN OF SUBDIVISION APPLICATION (COUNTY FILE NO. 07-T-09001) AND ZONING BY-LAW AMENDMENT – MEADOWLANDS SUBDIVISION, CARDINAL, ON**

## Background

A revised draft plan of subdivision application was received by the Township from the Untied Counties of Leeds and Grenville on June 10, 2021 for approximately 9 ha of lands within the Village of Cardinal The subject lands are referred to as the Meadowlands Subdivision and are legally described as Part Lot 5, Concession 1 in the Township of Edwardsburgh, now the Township of Edwardsburgh Cardinal. A Zoning By-law amendment application was also received for lands within the proposed subdivision on June 15, 2021.

A background report (Attachment 1) on the proposed applications was provided to the Community Development Committee of the Whole on June 30, 2021. This report provided an explanation of the information provided with the applications, proposed revisions to the draft approved plan of subdivision and a description of next steps in the subdivision and zoning by-law amendment process. It should be noted the June 30, 2021 report incorrectly described that no single detached dwellings are proposed with the application revision, where in fact the subdivision has been laid out as Blocks to accommodate various housing forms according to market demands which includes single detached dwellings, semi-detached dwellings and townhouse dwellings.

Following the report prepared in June, the Township received peer review comments on the proposed subdivision application and also held a combined public meeting on September 16th for the revised draft plan of subdivision and zoning by-law amendment applications. The public meeting was held at the Cardinal Legion for members of the public to provide oral submissions on the two applications and for the applicant to present information as well as answer any questions on the submitted applications.

The purpose of this report is to provide a summary of written and oral submissions received on the proposed draft plan of subdivision and zoning by-law amendment applications. The report also provides a list of items that the applicant is to address prior to the Township making a decision on the revised subdivision application and also provides a list of items for Committee/Council to consider prior to issuing a decision on the subdivision.

A draft by-law for the zoning by-law amendment application is not included for Committee's consideration at this time. The draft conditions include a standard condition regarding zoning and a zoning amendment by-law can be considered by the Committee and Council following draft approval of the subdivision.



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**Policy Context**

The application was first approved in 2010 and given its most recent draft plan approval extension in 2019. The subdivision would have been reviewed under the Township's previous Official Plan and the previous 2014 Provincial Policy Statement. A Planning Rationale letter was provided by the applicant to address recent planning policy documents. The application proposes to increase the residential density of subdivision by increasing from 106 dwelling units to 146 dwelling units. The previous application proposed a mix of single detached and semi-detached dwelling units whereas the revision application proposes a mix of blocks to accommodate both single detached, semi-detached and townhouse units for freehold ownership according to market demand. Townhouse dwellings are a new housing form proposed within the subdivision and the applicant indicates second units can also be accommodated in the proposed development. The revision represents an increase of 40 new dwelling units and a proposes new net density of approximately 25.6 units per ha (146 units/5.69 ha). The subject lands are designated in the Township's current Official Plan as Settlement Policy Area and are zoned Residential First Density Special Exception (R1-3), Residential Second Density Special Exception (R2-2) and Open Space (OS) by the Township's Zoning By-law.

It is a requirement that new development be consistent with policies of the Township's Official Plan. Within the Township's Settlement Policy Area residential development on municipal services is permitted. The Township has established a target that 60% of new development is to occur within settlement areas (Section 3.1.2). It is also a Council objective to provide a range and mix of housing types and densities and neighbourhood facilities within Settlement Areas (Section 3.1.3.1). With regards to housing, new housing is encouraged to be located towards settlement areas and provide housing to meet projected demographic and market requirements of current and future residents. This can be achieved by providing various housing forms and providing affordable housing. Section 6.14.3 states that Council shall endeavor to achieve an overall minimum of 25% of new housing to be 'affordable'. The Plan recognizes that the target may not be achieved on a yearly basis and therefore may use a five-year average in meeting this housing target.

It is also a policy to ensure any proposed residential development near railways mitigate any adverse effects and ensure development addresses potential land use conflicts (Section 5.3.22 & 5.3.23). Further, Section 5.4 of the Plan requires that development be generally directed to areas where municipal water and sewage systems can be reasonably extended and where sufficient reserve capacity can be confirmed for the development. Section 7.1.2 of the Plan also provides policies regarding plans of subdivisions.

**Public and Agency Comments**

1. Public Comments

A combined public meeting was held on September 16th at the Cardinal Legion for the proposed revisions for the draft plan of subdivision and accompanying zoning by-law amendment. A public meeting was required for the proposed subdivision revision application as the proposed amendments are considered major.

At the public meeting, the applicant (ZanderPlan Inc) and the owner provided an overview of the proposed subdivision development including addressing items such as affordability, phasing, proposed dwelling types and details of the zoning amendment. Seven members of the public spoke to the applications expressing concerns for the proposed development and requesting additional



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information and one written submission was received requesting clarification on subdivision details. Common concerns included intensification, increased traffic and servicing requirements.

A summary of public comments are provided in **Table 1** below and a brief response to public comments is provided. Meeting minutes of the September 16th public meeting can also be reviewed to understand comments raised by the public. The applicant has also provided a response to comments received on the applications which is included in Attachment 2.

**Table 1: Public Meeting Comment Summary**

| Summary Public Comment/Concern/Question | Comment Response |
|---|---|
| How will servicing be provided for the additional housing?<br><br>Who is responsible for financing infrastructure improvements? | A conceptual servicing design accompanied the application and the design has been peer-reviewed. Additional information has been requested.<br><br>The subdivision agreement will include developer obligations including financial commitments. |
| Concerns regarding increased vehicle and pedestrian traffic.<br><br>Lack of sidewalks and need for them in the area noted by public. | A Traffic Impact Study was prepared for the proposed subdivision.<br><br>Sidewalks and connectively could be directly added a condition of draft approval and required as part of the detailed design. |
| Development proposes increased intensification which is out of character for Cardinal. | The Township's Official Plan encourages growth and development within Settlement Policy Areas. The proposed development is within the Village of Cardinal settlement area where municipal services are available to accommodate growth and development. The development also proposes a mix of dwelling types which is also encouraged by the Township's Official Plan. |
| Concerns expressed regarding developments in proximity to Saw Mill Creek. | The Conservation Authority would have been circulated on the proposed subdivision revision application by the United Counties of Leeds and Grenville and did provide comments directly to the Counties. Conditions of draft approval were provided by the Conservation Authority including conditions related to subdivision agreements.<br><br>The Conservation Authorities comments indicate that the watercourse on the property did not provide direct habitat for fish and no setbacks were necessary for the development. |



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## 2. Township and Agency Comments

### Township Engineering Peer Review

The Township retained Greer Galloway to peer review the Traffic Impact Study and Serviceability Report. Comments from Greer Galloway were provided to the Township and sent to the applicant on August 30, 2021. The peer review comments request that additional information be provided in the traffic report and that uncommitted reserve capacity calculations be provided in the Servicing Report. While the applicant provided a response to comments on the applications, a response regarding servicing capacity is still required.

Based on the comments provided with the peer review, it is important that servicing capacity information be provided prior to a decision on the proposed revision application by the Township. It is a policy of the 2020 Provincial Policy Statement that prior to issuing draft approval (or extensions of draft approval) that confirmation of sufficient reserve sewage system and reserve water system capacity within municipal services needs to be made available. The policy reads as follows:

*"1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services."*

The application proposes to increase the number of residential units from 106 residential dwellings to 146 residential dwellings and confirmation of municipal servicing capacity is required for additional residential units prior to a decision of Committee/ Council.

### United Counties of Leeds and Grenville

As part of the Counties review, persons and technical agencies were circulated on the revised application. Comments received from CN Railway, Bell Canada, and the South Nation Conservation Authority to the Counties were provided to the Township for the consideration in the proposed revisions to the subdivision application. Any recommended conditions provided to the Counties for their consideration on the subdivision revision from these agencies may need to be implemented in a future subdivision agreement.

The United Counties of Leeds and Grenville's Planning Department provided comments to the applicant on the proposed subdivision. One of these comments included a suggestion that the developer commit to the Township a certain percentage of the homes having a maximum dwelling unit size, such that the dwelling construction and lot development costs would meet the definition of affordability. It is noted that the requirement to provide for affordable housing was not included in the current draft approval. At this time, the Committee could choose to impose a condition regarding housing affordability. Should the Committee desire that the draft approval incorporate affordability, it is recommended that Township staff discuss the details of providing affordable housing with the applicant prior to proceeding with draft approval of the proposed changes.

The application received is for a major amendment to the proposed subdivision to accommodate an additional 40 residential dwelling units and to accommodate range of dwelling types for freehold ownership. While the subdivision received draft approval for a total of 106 residential dwelling units in 2017 and an extension in 2019, the applications would have been reviewed under the Township's



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former Official Plan and the 2014 Provincial Policy Statement. Since the extension approval in 2019, the Township updated their Official Plan and the 2020 Provincial Policy Statement came into effect in May 2020. Each of these policy documents encourages development within Settlement Areas where municipal services are available. Further, each of the documents encourages development to provide a range of housing options and affordable housing. The Township's Official Plan has a policy that Council shall endeavor to achieve an overall minimum of 25% of new housing to be 'affordable'. The applicant also intends to include second units as part of the proposed development to accommodate additional housing as mentioned at the public meeting and in the Planning Rationale submitted with the application. Should the Committee recommend that the subdivision provide a certain percentage of the lots for 'affordable' housing, it is recommended that Township staff discuss the details of providing affordable housing with applicant prior to proceeding with a decision on the proposed subdivision changes and preparing the final conditions of draft approval.

**Discussion and Next Steps**

The proposed revisions to the draft approved plan of subdivision to increase the number of dwelling units by 40 units (106 to 146 residential dwelling units) and provide a variety of housing forms including single detached, semi-detached and townhouse dwellings is generally found to be in conformity with the Township's Official Plan as demonstrated in the Planning Rationale submitted by the applicant from ZanderPlan Inc. The development proposes an increase in density within a Settlement Policy Area where full municipal services are available to accommodate the development. However, the applicant must address the Township's peer review comments regarding municipal servicing capacity allocation prior to a decision of the Committee/Council in order to be consistent with Provincial requirements for lot creation. Further, a decision of the Committee is required to address the Counties suggestions regarding providing affordable housing as defined.

In 2017, conditions of draft approval were issued by the United Counties of Leeds and Grenville for the 106 residential unit subdivision (Attachment 3). Many of the Township related conditions for the proposed subdivision should carry forward if the Township is in favour of the proposed subdivision revision application. The Committee and Township staff could also recommend additional conditions including affordable housing.

Sincerely,

**NOVATECH**

Jordan Jackson, MCIP, RPP
Planner

Attachments:
1 – June 30, 2021 Background Report
2 – Applicant Comment Response
3 – 2017 Draft Plan Conditions



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**Attachment 1**
June 30, 2021 Background Report



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# M E M O R A N D U M

**DATE:** **JUNE 30, 2021**

**TO:** **TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMUNITY DEVELOPMENT COMMITTEE OF THE WHOLE**

**FROM:** **NOVATECH**

**RE:** **DRAFT PLAN OF SUBDIVISION APPLICATION (COUNTY FILE NO. 07-T-09001) AND ZONING BY-LAW AMENDMENT APPLICATION – MEADOWLANDS SUBDIVISION, CARDINAL, ON**

This background report has been prepared to provide Council with relevant background information and planning context in relation to the proposed revised Meadowlands Subdivision in the village of Cardinal by 2057876 Ontario Inc.

## Background

The subject lands, referred to as the Meadowlands Subdivision, are approximately 9 ha in area located within the Village of Cardinal. The lands are described as Part Lot 5, Concession 1 in the Township of Edwardsburgh, now the Township of Edwardsburgh/Cardinal. The subject lands are located north of lands fronting onto Meadowlands Drive. The subject lands are currently undeveloped and are located within the Village of Cardinal which is serviced by full municipal services (water and sanitary services). Surrounding the subject lands to the north and east are undeveloped lands within the Township's settlement area, south are lands developed with residential lots, and west is the CN Railway Line.

The subject lands have been draft approved for residential development since 2010. Over the years the approved draft plan of subdivision file has been revised with draft approval and granted extensions.

The original subdivision approval from 2010 included a total of 49 lots which were to be developed as single detached dwellings. In 2017, the draft approved plan of subdivision was revised to include a mix of lots and blocks for 106 residential units in the form of both single detached and semi-detached dwellings. The revised plan filed in 2017 also proposed to reconfigure the road layout to account for the new increase in residential units. The plan also included two blocks adjacent to the residential lots to the south to act as a buffer between the two subdivisions. It should be noted that the 2017 subdivision revision application was filed on behalf of the owner by Novatech prior to Novatech's involvement as the Township's planner of record.

In February 2021, a revised draft plan of subdivision application was filed on behalf of the developer from ZanderPlan Inc. to the United Counties of Leeds and Grenville. The United Counties requested that the application package be revised to include additional information on March 1, 2021. The revised application package was received by the Township on June 10, 2021 and included the following documents:



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- Cover Letter by ZanderPlan Inc, dated May 16, 2021
- Current Draft Approved Plan of Subdivision (Attachment 1)
- Revised Draft Plan of Subdivision by Annis, O'Sullivan, Vollebekk Ltd., dated March 2021 (Attachment 2)
- Serviceability Report by Novatech, dated November 18, 2020
- Planning Brief by ZanderPlan Inc, dated May 16, 2021
- Traffic Impact Study by Castleglenn Consultants, dated April 23, 2021

The revised package of supporting materials, noted above, are intended to support the proposed revisions to the draft plan of subdivision.

On June 15, 2021, the Township received a Zoning By-law amendment application in relation to the lands within the draft plan of subdivision application. The Zoning By-law amendment application proposes to rezone the subject lands to Residential Third Density Special Exception (R3-x).

**Project Description of Revised Subdivision Filed in 2021**

The revised draft plan dated March 2021 proposes to develop the subdivision with a total of 146 residential units. The draft plan includes 40 blocks for semi-detached dwellings, 12 blocks for townhouse dwellings, 4 reserve blocks, 6 blocks for open space and public streets (Attachment 2). The subdivision is proposed to be accessed by an extension of St. Lawrence Street to the south and Gill Street to the west. The subdivision is proposed to be constructed on full municipal services.

In comparison to the draft approved subdivision in 2017, the revised 2021 application maintains the same street configuration and blocks for open space purposes. The revised application proposes to increase the residential density through additional dwelling units (an increase of 40 dwelling units, 106 to 146 units) and by proposing semi-detached and townhouse dwelling types. Single detached dwellings are no longer proposed within the subdivision. The revision is proposed to accommodate current market and housing demands as noted in the Planning Rationale.

**Policy Context**

The subject lands are designated on Schedule A of the Township's Official Plan as Settlement Policy Area. The Township has established a target that 60% of new development is to occur within settlement areas (Section 3.1.2). Residential development is permitted within the Township's Settlement Policy Areas and it is Council's objective to provide a range and mix of housing types including medium and high-density residential development (Section 3.1.3.1). The Settlement Policy Area designation is considered an appropriate land use designation to accommodate the proposed development. The development of the lands is also subject to other applicable policies of the Official Plan including Section 5.4 (Water and Wastewater Services), Section 6.8 (Development Criteria) and Section 7.1.2 (Plans of Subdivision and Condominium Policies).

The subject lands are zoned Residential First Density Special Exception (R1-3), Residential Second Density Special Exception (R2-2) and Open Space (OS) by the Township's Zoning By-law No. 2021-35. The zoning on the subject lands was approved by By-law 2017-08 for the current subdivision layout. A Zoning By-law amendment application was received to rezone the lands to R3-x to permit semi-detached and townhouse dwellings as well as retain the existing zoning provisions related to required railway setbacks.



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**Review**

The Township has retained JL Richards to peer review both the Traffic Impact Study and Serviceability Report submitted with the applications. It is expected that preliminary review comments will be provided to the Township in the coming weeks. Township staff will also consult with the applicant to clarify aspects of both the subdivision and zoning amendment application prior to scheduling a public meeting.

It is also expected that other technical agencies circulated by the Counties may generate additional comments and/or request revised conditions of approval. Finally, resident comments will be received at the public meeting on the revised draft plan of subdivision and proposed zoning by-law amendment applications.

As noted above, both the subdivision draft approval, including clearance of all draft conditions, and the completion of the zoning amendment approval are necessary prior to development of the lands.

**Next Steps**

A combined public meeting for both the revised subdivision application and the zoning amendment application will need to be scheduled. A public meeting is expected to be scheduled following JL Richards peer review and further consultation with the applicant. Preliminary comments on these reports received prior to a public meeting are important to ensure any comments raised by Staff, Council or the public can be appropriately addressed. The public meeting will provide a forum for Council to receive comments from residents and stakeholders on the subject applications. Following the public meeting, a set of recommended draft conditions will be prepared and brought forward for consideration by Committee/Council. Subject to Council endorsement of the recommended draft conditions, the draft conditions would then be forwarded to the Counties for its consideration in issuing draft approval of the revised subdivision.

It is anticipated that Council's decision regarding the zoning amendment would occur at some point prior to the registration of subdivision.

Sincerely,

**NOVATECH**

Jordan Jackson, RPP, MCIP
Planner

Attachments:
1 – Current Draft Approved Plan of Subdivision
2 – Revised Draft Plan of Subdivision March 2021



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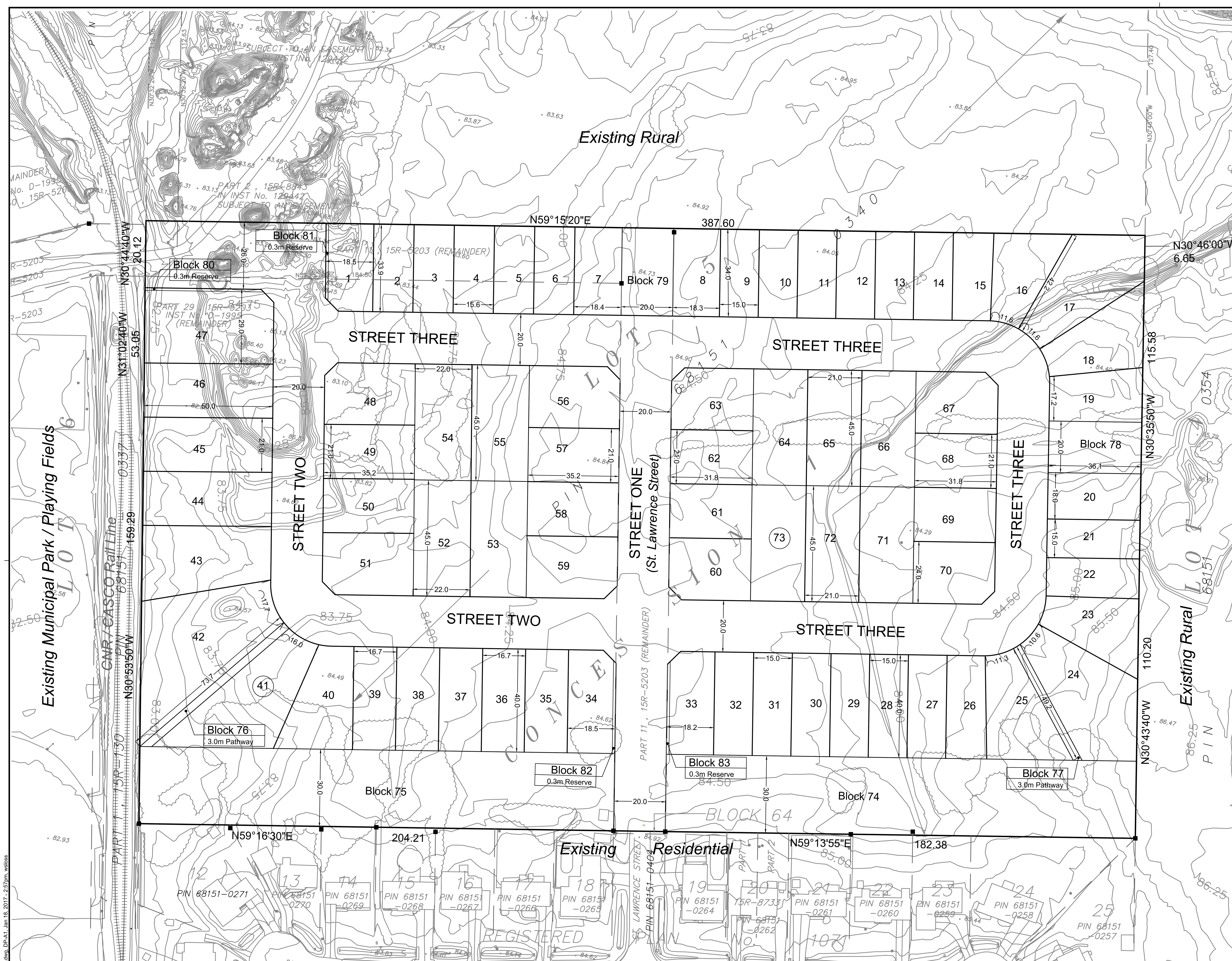

KEY MAP
NOT TO SCALE

METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
# PART OF LOT 5
# CONCESSION 1
TOWNSHIP of EDWARDSBURGH / CARDINAL
UNITED COUNTIES OF LEEDS & GRENVILLE
SCALE:
1 : 750
DATE: SEPTEMBER, 2016
REVISED: JANUARY, 2017

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED ___ ___ ___ ___ ___ ___

Original Signed August 30, 2016
JOHN H. KENNEDY
ONTARIO LAND SURVEYOR

JOHN H. KENNEDY LTD.
ONTARIO LAND SURVEYORS

## OWNER'S CERTIFICATE

I/WE, 2057876 ONTARIO INC.,BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE UNITED COUNTIES OF LEEDS AND GRENVILLE FOR REVIEW AND APPROVAL.

DATED ___ ___ ___ ___ ___ ___

Original Signed September 09, 2016
2057876 ONTARIO INC.
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor;
**As shown on Draft Plan**

B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts;
**As shown on Draft Plan**

C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part;
**As Shown on Draft Plan**

D) The purpose for which the proposed lots are to be used;
**Residential, and Open Space shown on Draft Plan**

E) The existing uses of all adjoining lands;
**Residential, Open Space, and Rural shown on Draft Plan**

F) The approximate dimensions & layout of the proposed lots;
**As shown on Draft Plan**

G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercources, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided;
**As shown on Draft Plan**

H) The availability and nature of domestic water supplies;
**Development will be supplied with full municipal piped water service**

I) The nature & porosity of the soil;
**Brown Silt and Sand, Silty Clay**

J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
**Contours shown at 0.25 metre intervals on Draft Plan**

K) The municipal services available or to be available to the land proposed to be subdivided;
**Development will be supplied with full sanitary and storm water sewer services.**

L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3).;
**Easements shown on Draft Plan.**

# MEADOWLAND SUBDIVISION

## SCHEDULE OF LANDUSE

| LOT/BLOCK #'s | LAND USE | UNITS | AREA (hectares) |
|---|---|---|---|
| 1-41 | Singles | 41 | 2.39 |
| 42-73 | Semis | 64 | 2.94 |
| 74-75 | Open Space | - | 1.10 |
| 76-77 | Pathway | - | 0.04 |
| 78-79 | Future Road Connection | - | 0.14 |
| 80-83 | Reserves | - | 0.00 |
| | Roads | - | 2.06 |
| TOTAL | | 105 | 8.67 |

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED
_ _ _ _ _ _ _ _ _ _ _ _ _ , 2017

THIS DRAFT PLAN IS APPROVED BY THE UNITED COUNTIES OF LEEDS AND GRENVILLE UNDER SECTION 51 OF THE PLANNING ACT THIS _ _ _ DAY OF
_ _ _ _ _ _ _ _ _ _ _ _ _ _ , 2017

_ _ _ _ _ _ _ _ _ _ _
Cherie Mills
County Planner
United Counties of Leeds and Grenville

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

PROJECT No. 115178

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## SCHEDULE OF LAND USE

| BLOCK #'s | LAND USE | UNITS | AREA(sq.m) |
|---|---|---|---|
| 1-13, 16-24, 26-35, 41-44, 47-50 | Semi-detatched | 40 | 34751.7 |
| 14,15,37-40, 45,46, 51-54 | Townhouse | 12 | 22160.3 |
| 59-62 | Reserve | 4 | 38.7 |
| 25,36,55-58 | Open Space | 6 | 12680.0 |
| | Roads | | 20947.8 |

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED

---------- , 2021

THIS DRAFT PLAN IS APPROVED BY THE UNITED COUNTIES OF LEEDS AND GRENVILLE UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF

---------- , 2021

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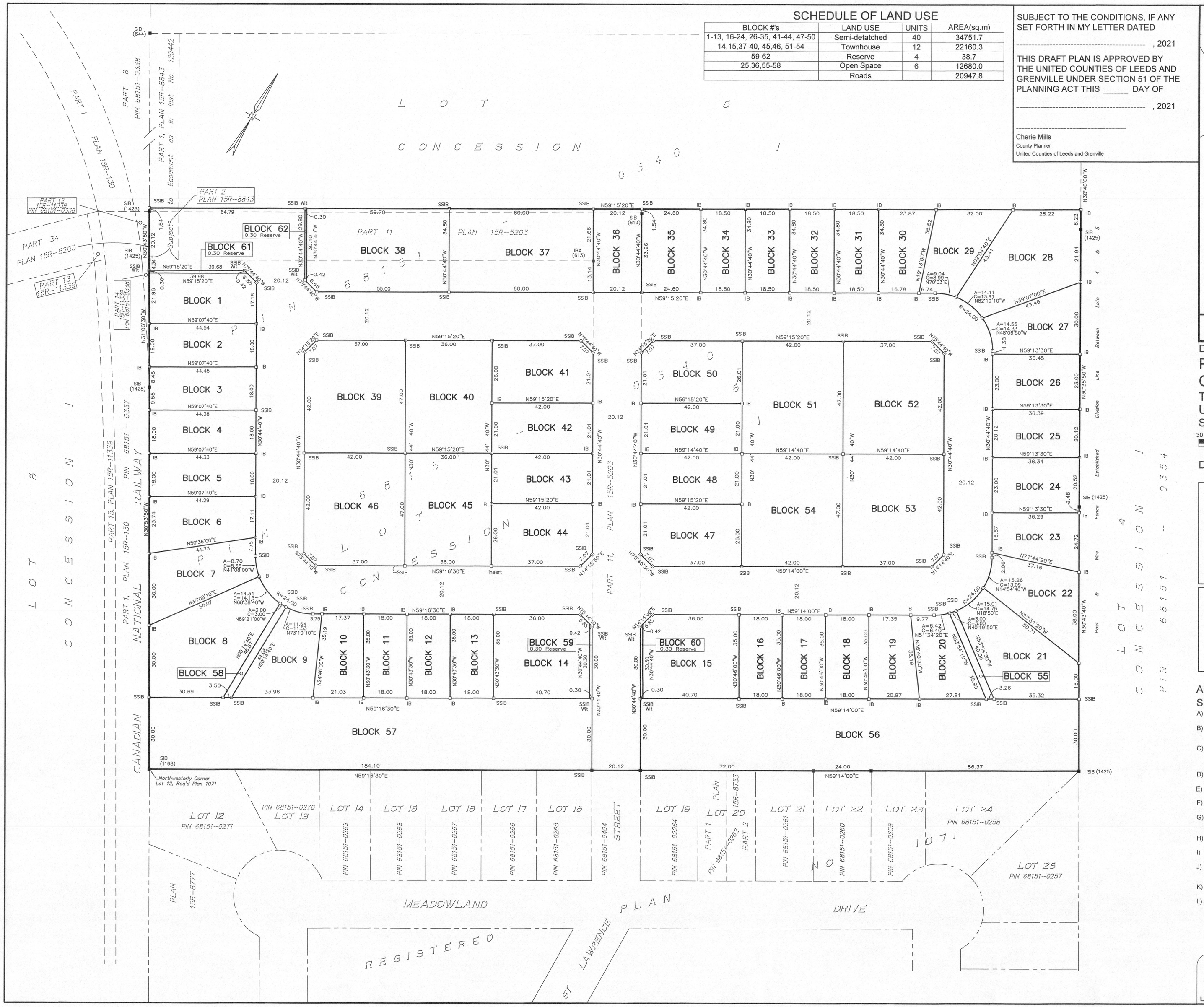
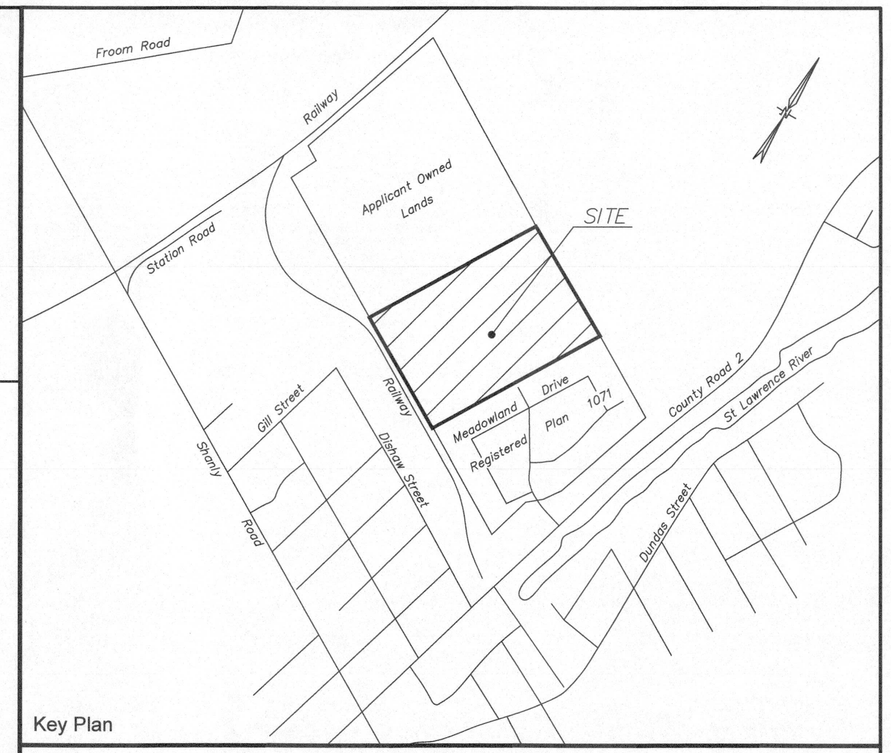
Cherie Mills
County Planner
United Counties of Leeds and Grenville




Key Plan

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF

# PART OF LOT 5
# CONCESSION 1

TOWNSHIP of EDWARDSBURGH / CARDINAL
UNITED COUNTIES OF LEEDS & GRENVILLE

Scale 1 : 750

30 22.5 15 7.5 0 15 30 Metres

DATE: MARCH, 2021

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED March 29, 2021

BRIAN KERR
ONTARIO LAND SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK
ONTARIO LAND SURVEYORS

## OWNER'S CERTIFICATE

I/WE, 2057876 ONTARIO INC.,BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE ZANDERPLAN INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE UNITED COUNTIES OF LEEDS AND GRENVILLE FOR REVIEW AND APPROVAL.

DATED _____

_____
2057876 ONTARIO INC.
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor;
**As shown on Draft Plan**

B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts;
**As shown on Draft Plan**

C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part;
**As Shown on Draft Plan**

D) The purpose for which the proposed lots are to be used;
**Residential, and Open Space shown on Draft Plan**

E) The existing uses of all adjoining lands;
**Residential, Open Space, and Rural shown on Draft Plan**

F) The approximate dimensions & layout of the proposed lots;
**As shown on Draft Plan**

G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercources, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided;
**As shown on previous Draft Plan dated January 2017**

H) The availability and nature of domestic water supplies;
**Development will be supplied with full municipal piped water service**

I) The nature & porosity of the soil;
**Brown Silt and Sand, Silty Clay**

J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
**As shown on previous Draft Plan dated January 2017**

K) The municipal services available or to be available to the land proposed to be subdivided;
**Development will be supplied with full sanitary and storm water sewer services.**

L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3).;
**Easements shown on Draft Plan**

# MEADOWLAND SUBDIVISION


**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
136 Prescott St. P.O. Box 1340
Kemptville, Ont. K0G 1J0
Phone: (613) 258-1717 / Fax: (613) 258-4475
Email: Kemptville@aovltd.com
Ontario Land Surveyors


Job No. 2021-20-008 | ACAD : 2021-20-008 Draft Plan of Subdivision.dwg

**Attachment 2**
Applicant Comment Response



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September 29, 2021

United Counties of Leeds and Grenville
25 Central Avenue West
Suite 100
Brockville, ON
K6V 4N6

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

**RE: Meadowlands Subdivision and Zoning By-law Amendment**
**07-T-09001**
**Part of Lot 5, Concession 1, Village of Cardinal**
**Township of Edwardsbugh/Cardinal**

In follow up to the public meeting held on September 16, 2021 for the above-noted applications on behalf of Lockwood Brothers Construction, and to Township and agency review comments, I am pleased to provide the following additional information.

<u>In response to the Township's comments in an email dated July 8, 2021</u>:

The subdivision is proposed to develop in three phases, as shown on the enclosed sketch.

It is the intent of the developer to transfer Blocks 55-58 to the municipality as open space blocks, consistent with the previous Draft Approved Plan, with Blocks 25 and 36 to be transferred for future roadway connections.

The stormwater pond is proposed to be located on abutting lands owned by the same property owner. An agreement will need to be executed on that property to allow for the stormwater facility to be located there, consistent with the previously Draft Approved plan.

Elevation drawings for the proposed dwellings have not been finalized; however, some conceptual drawings of the type of home that would be built are included for the Township and County's review.

The units in the subdivision will be designed such that secondary dwelling units could be accommodated within them, in order to increase opportunities for affordable housing units.

Further, the semi and townhouse units are proposed to be around 1000-1400 square feet in size, therefore bringing a lower price point than larger single family dwellings. These factors, along with the overall increase in density, will contribute to meeting the affordable housing targets set out in the Official Plan.

The Zoning By-law Amendment is intended to change the entire site to the R3-exception zone, to allow maximum flexibility for single detached, semi detached or townhouse units. The exception provision is still required to accommodate the enhanced setback to the railway spur line, and to allow for secondary dwelling units in all types of housing within the subdivision. An exception to permit a townhouse block with up to seven (7) units should also be included. In addition, an exception is required to the R3 zone provisions to allow for a 0 metre interior side yard setback for semi and townhouse units. I would be pleased to work with the Township to draft the appropriate Exception wording as needed.

The Zoning By-law appears to require one parking space per dwelling unit. This will either be accommodated within a garage or on an appropriately sized driveway for each dwelling. It is understood that parking for secondary dwellings will need to be considered as well.

<u>In response to comments on the Traffic Impact Study in an email dated August 30, 2021</u>:

A detailed response from Castleglenn is attached.

<u>In response to comments on the Serviceability Report in an email dated August 30, 2021</u>:

A detailed response from Novatech will be forthcoming.

<u>In response to comments raised at the public meeting on September 16, 2021</u>:

The subdivision will include two access points, one at the extension to St. Lawrence Street and one at the extension to Gill Street.

Construction traffic will access the site from the two access points on St. Lawrence Street and a temporary road from Gill Street, consistent with the previous Draft Approved Plan.

The serviceability report concluded that a sanitary pump station is not required for the build-out of this subdivision; it may be required for the development of the adjacent lands to the north. The serviceability report also concluded that there is sufficient capacity in the Village's water and sanitary systems to accommodate the proposed housing. The developer will be required to pay for the installation of all necessary servicing for the site.

A Traffic Impact Study was completed by Castleglenn to assess the anticipated impacts of traffic on the surrounding streets and intersections. The Study concludes that the proposed

subdivision traffic can be safely accommodated within the context of the abutting streets, based on Provincial traffic standards. Several recommendations have been included in the Study which can be implemented through the subdivision agreement.

Blocks 14 and 15 at the south end of the subdivision have been designed to include townhouse units. These will be buffered from the abutting subdivision by the park blocks. It is notable that there are existing semi-detached units backing onto the park blocks on Meadowland Drive.

The creek is located on the abutting lands to the north and is not within the subdivision lands.

A fence will be installed to deter illegal access to the site in the short term, and all waste on the site will be removed this fall/winter.

The stormwater plans do indicate that swales would be used to manage stormwater within the site. Swales are shallow grassed areas that will generally be dry but will capture and conduct water during storm events, allowing for infiltration as well as gravitational flow. The majority of the time the swales would not contain water and they would not be considered wetlands.

The parkland is proposed in exactly the same shape and location as the existing, Draft Approved subdivision on this site.

The proposed road cross section would continue as designed in the abutting subdivision, which includes grassed swales for stormwater. It would be difficult to include sidewalks in this cross section without going to a fully urbanized street with fully piped stormwater, which would significantly increase the cost of road/service construction. Traffic calming measures could be discussed with the Township.

Should the subdivision received revised Draft Plan Approval and the required zoning approval, the owner will proceed to address the subdivision conditions and move towards Final Plan Registration, ideally in 2022. Following the design and approvals for the road and servicing, construction will likely begin the spring of 2023. A 5- 10 year build out is likely, depending on market demand.

Blocks 25 and 36 as shown on the Draft Plan will be conveyed to the Township for use as future road connections, should the abutting lands to the north and/or east develop in the future. This is a standard design measure to ensure the connectivity of municipal streets, rather than creating neighbourhoods in isolation.

Blocks 55-58 are considered Open Space blocks as they will be conveyed to the Township for pedestrian linkages and park blocks. The location of these remains unchanged for the previously approved Draft Plan.

The local school boards are typically circulated on a Plan of Subdivision application, and can comment on the need for additional school buses to service the future subdivision.

As noted at the public meeting, the requested zoning would allow for the flexibility of building single detached, semi detached and townhouse units within the Blocks, based on market demand. All of the planning policy documents, including the Provincial Policy Statement and the County and Township Official Plan encourage a range and mix of housing types.

Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully,

Tracy Zander

Tracy Zander, M.Pl, MCIP, RPP

Cc/ Lockwood Brothers Construction

Phase 1 Phase 2 Phase 3

## SCHEDULE OF LAND USE

| BLOCK #'s | LAND USE | TOTAL | AREA(sq.m) | TOTAL OF UNITS | DENSITY |
|---|---|---|---|---|---|
| 1-13, 16-24, 26-35, 41-44, 47-50 | Semi-detatched | 40 | 34751.7 | 80 | 20.83 Per ha |
| 14,15,37-40, 45,46, 51-54 | Townhouse | 12 | 22160.3 | 66 | 29.76 Per ha |
| 59,60 | Reserve | 2 | 20.9 | | |
| 25,36,55-58 | Open Space | 6 | 12680.0 | | |
| | Roads | | 20947.8 | | |

TOTAL SITE AREA 9.056 ha
TOTAL NUMBER OF UNITS 146

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED

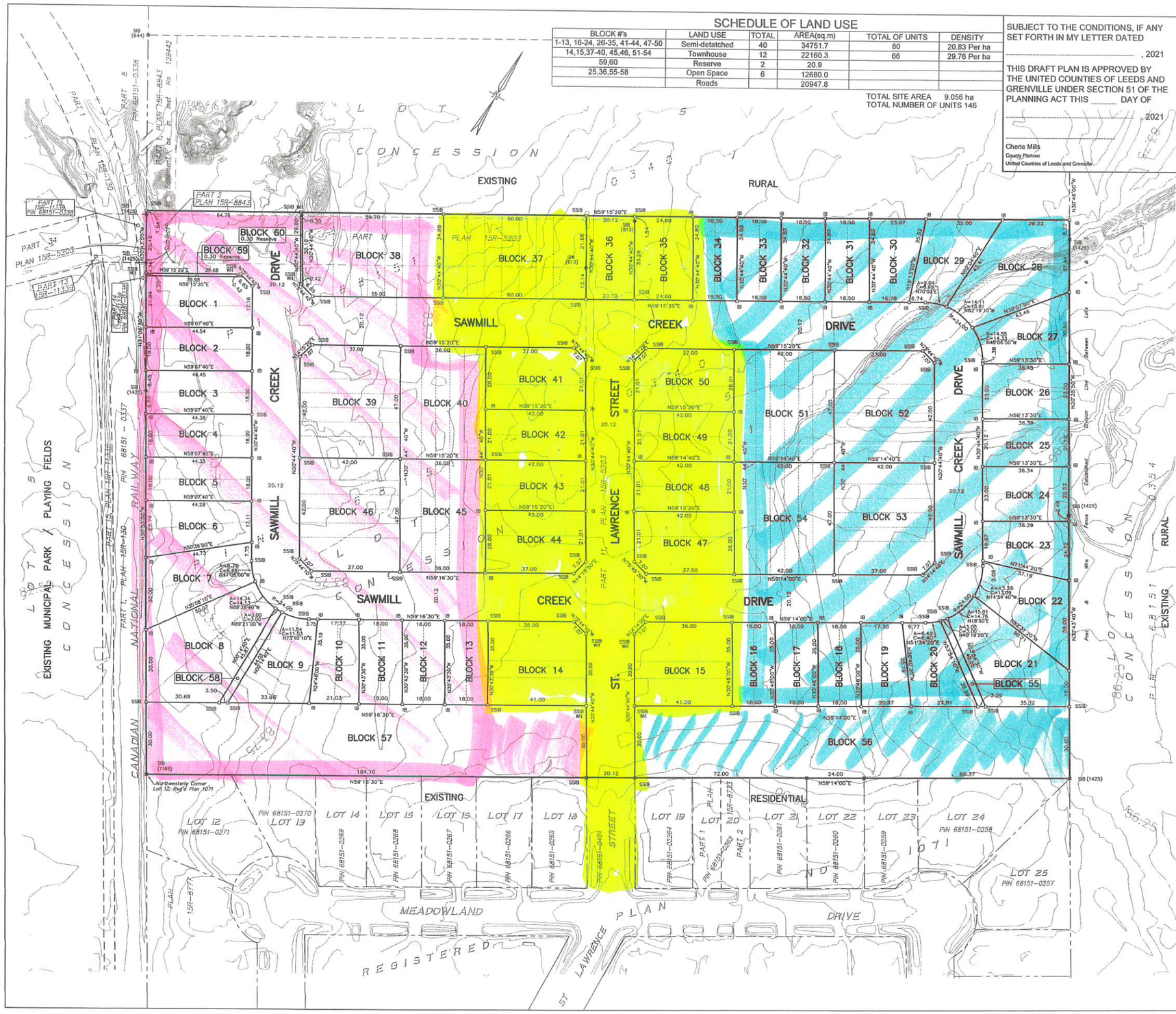
_____ , 2021

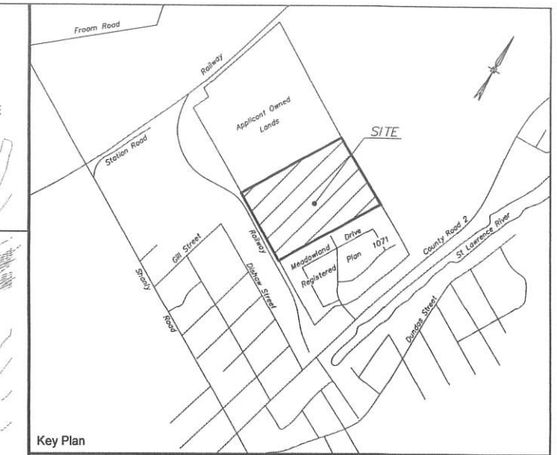
THIS DRAFT PLAN IS APPROVED BY THE UNITED COUNTIES OF LEEDS AND GRENVILLE UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF

_____ , 2021

_____

Cherie Mills
County Planner
United Counties of Leeds and Grenville




Key Plan

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF

# PART OF LOT 5
# CONCESSION 1

TOWNSHIP of EDWARDSBURGH / CARDINAL
UNITED COUNTIES OF LEEDS & GRENVILLE
Scale 1 : 750

30 22.5 15 7.5 0 15 30 Metres

DATE: MARCH, 2021

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED July 28, 2021

BRIAN KERR
ONTARIO LAND SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK
ONTARIO LAND SURVEYORS

### OWNER'S CERTIFICATE

I/WE, 2057876 ONTARIO INC.,BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE ZANDERPLAN INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE UNITED COUNTIES OF LEEDS AND GRENVILLE FOR REVIEW AND APPROVAL.

DATED August 9, 2021

2057876 ONTARIO INC.
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

### ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor;
**As shown on Draft Plan**

B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts;
**As shown on Draft Plan**

C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part;
**As Shown on Draft Plan**

D) The purpose for which the proposed lots are to be used;
**Residential, and Open Space shown on Draft Plan**

E) The existing uses of all adjoining lands;
**Residential, Open Space, and Rural shown on Draft Plan**

F) The approximate dimensions & layout of the proposed lots;
**As shown on Draft Plan**

G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided;
**As shown on previous Draft Plan dated January 2017**

H) The availability and nature of domestic water supplies;
**Development will be supplied with full municipal piped water service**

I) The nature & porosity of the soil;
**Brown Silt and Sand, Silty Clay**

J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
**As shown on previous Draft Plan dated January 2017**

K) The municipal services available or to be available to the land proposed to be subdivided;
**Development will be supplied with full sanitary and storm water sewer services.**

L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3).;
**Easements shown on Draft Plan**

## MEADOWLAND SUBDIVISION


**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**
136 Prescott St. P.O. Box 1340
Kemptville, Ont. K0G 1J0
Phone: (613) 258-1717 / Fax: (613) 258-4475
Email: Kemptville@aovltd.com
Ontario Land Surveyors


Job No. 2021-20-008 | ACAD : 2021-20-008 Draft Plan of Subdivision.dwg

# MEADOWLANDS SUBDIVISION, CARDINAL, ON
# UNITED COUNTY OF LEEDS AND GRENVILLE
# LOCKWOOD BROTHERS CONSTRUCTION

## TRAFFIC IMPACT STUDY

## RESPONSE TO TOWNSHIP QUESTIONS AND COMMENTS

Presented to:

**Ms. Wendy Van Keulen**
*Community Development Coordinator*
Township of Edwardsburg Cardinal
PO Box 129, 18 Centre Street
Spencerville, Ontario
K0E 1X0

**September 9th, 2021**

Project No. 7271

Castleglenn Consultants
Engineers, Project Managers & Planners

The following questions and comments were received from the Township of Edwardsburg Cardinal on Monday August 30th, 2021 subsequent to a review of the Traffic Impact Study (TIS) dated April 23rd, 2021 in support of the proposed draft plan amendment to the Meadowlands North subdivision.

As requested, please find below each question/comment raised, a response from the author of the TIS.

**2.1 Study Area Roadways**

Has the owner of the railway spur line been consulted on the proposal to cross the line with the expansion of Gill Street to access the site? Note that the Township intends for Condition #7 of the 2017 Draft Approval to remain.

Response: Castleglenn has not approached the owner of the rail spur line. However, we believe that the Owner/ others may have already done so. Castleglenn has no objection to including such communication within the TIS report as soon as it has been confirmed.

**2.4 Existing Traffic Volumes**

Traffic counts were taken in March 2021. We ask that the engineer acknowledge what, if any, impacts covid restrictions may have on the traffic counts recorded. We recognize that the traffic volumes at the Shanly Road / Gill Street intersection were estimated from other traffic counts and trip generation estimates. The volumes appear to be low enough that the methods used to estimate traffic are acceptable.

Response: As noted in the TIS document, Castleglenn had conducted turning movement counts at the intersections of St. Lawrence Street / County Road 2 and Shanly Road-Dundas Street / County Road 2 in March 2021. In general, the traffic counts undertaken along County Road 2 were in the order of 150 vph-per-direction (or one vehicle every 24 seconds) and along Shanly Road 100 vph-per-direction (or one vehicle every 36 seconds) during the peak hour of traffic demand. These traffic volumes can be considered "low" and even if increased by 1/3 to account for the effect of Covid, would not have had a significant impact upon level-of-service, or delay characteristics.

**3.2 Background Traffic Growth**

The possible impact of the Edwardsburgh Development 93-unit subdivision was not considered in this report. Could Castleglenn comment on whether the additional 93 units on the Northwest side of Cardinal would have an impact on the findings and recommendations?

Response: Page 8 of the document denotes: *"The following development applications were reviewed on the United Counties of Leeds and Grenville Subdivision Tracker: x Edwardsburgh Developments: This application would involve the development of 93 residential lots along the west side of Shanly Road. Overall, the development is anticipated to generate up to 75-to-100 vehicles-per-hour during the peak period, assuming that all 93 lots would be single detached dwellings. However, as no additional information on this potential development was available, including a TIA or other land use information, and the original approval for this development lapsed in 2016, this development was not accounted for in this TIA."*

The effect of the potential development of 93 lots would effectively increase N-S traffic along Shanly Road by perhaps 60-to-80 vph in the peak direction of travel. Forecast 2032 (2027 Buildout + 5 years) indicates approximately 110 vph in each direction along Shanly Road. The effect of the Edwardsburg Development could see this increase to just under 200 vph. From a capacity perspective, the existing two-lane roadway would offer sufficient capacity to accommodate both developments. As we have no

idea what the access arrangement to the to the possible Edwardsburg Development could be. (i.e It's unknown if the Gill Street/Shanly Road "T" intersection is going to revert to a 4-leg intersection to provide access.) It would only be conjecture of what the intersection lane arrangement requirements would be to accommodate both developments.

**6.3 Gill Street Rail Crossing Sight Distance**

The report indicates that the access is intended to be secondary and only for passenger cars. Please provide a recommendation on signage that will be necessary to convey this restriction to motorists.

Response: The statement that is referred to, Is on Page 28. "*The Gill Street subdivision access is anticipated to be a secondary access to the development and intended for passenger vehicle cars (length: 5.2m) and low-volume pedestrian/cyclist movements. Larger delivery vehicles, moving trucks, school busses and waste collection vehicles are highly encouraged to utilize the primary subdivision access from County Road 2."*

The form of this encouragement could well be a municipal prohibition of commercial vehicles along the access. The image opposite is signage posted on the Colonel-By Driveway fully indicating the prohibition, should the municipality intend to implement a similar measure.

**7.2 Summary of Recommendations**

Signage reference should be specific to signage in the Ontario Traffic Manual, where possible. Is the intent to post 'NO HEAVY TRUCKS' rb-62 signage?

Response: Ideally, RB-62 signage would be used to encourage compliance. Note: Section 7.23rd bullet: "*Provisions for a "No Truck" signs along Gill Street on either side of the future Gill Street crossing.*" was noted in the TIS report.

The last sentence "From a transportation perspective, it is recommended that the required conditions that would permit the proposed Meadowlands subdivision to proceed." Seems unfinished. Are there any required conditions that were meant to be included here?

Response: It is truly up to the municipality to denote the conditions that it deems most appropriate to apply to the proposed draft plan amendment to the Meadowlands North subdivision. From a traffic and transportation perspective, the only recommendations are indicated in Section 7.2 within the TIS document. It is really up to the municipality, should they deem it appropriate to have the development contribute to signage, tree trimming/maintenance and speed sign relocation.

**Attachment 3**
2017 Draft Approved Conditions



Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 Fax: 613.254.5867 www.novatech-eng.com

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 613-342-2101
**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.

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.

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
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