



TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

Committee: Committee of the Whole – Community Development

Date: September 7, 2021

Department: Community Development

Topic: Additional Information, Revision to Plan of Subdivision and Application for Zoning Amendment (Meadowlands North)

Background: At the July Committee of the Whole – Community Development Committee meeting, the Committee reviewed a request to revise the approved draft plan of subdivision for the Meadowlands North subdivision in the Village of Cardinal. The Committee requested the opportunity to review additional information regarding the Traffic Impact Assessment and Serviceability Report prior to Council making a recommendation to the Counties on the revised plan.

Request to Revise the Approved Draft Plan

As provided in Novatech's preliminary report reviewed by Committee in July, 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 semidetached dwellings.

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. 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.

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.

The application to revise the approved plan included a Traffic Impact Assessment by Castleglenn Consultants, dated April 23, 2021 and a Serviceability Report by Novatech, dated November 18, 2020. The Township has retained Greer Galloway to assist with a peer review of these studies. No major concerns were identified in the peer reviews and the questions raised are now being addressed by the applicant or engineer.

Traffic Impact Assessment

Additional information was requested in regards to the Traffic study, including; what impacts Covid-19 restrictions would have had on the traffic counts recorded; the possible impacts of the 93 unit approved draft plan of subdivision on Shanly Road; and specific signage references from the Ontario Traffic Manual. The consulting Engineer retained by the Township notes, in general, their agreement with the findings of this report.

Findings and Recommendations from the Traffic Impact Assessment are included with this Information Item.

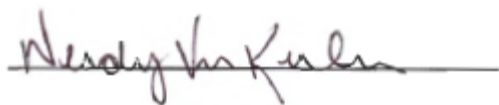
Serviceability Report

Additional information was requested in regards to the Serviceability Report, including; future ownership of the stormwater pond; and uncommitted reserve capacity calculations for the water and wastewater treatment plants. The applicant's engineer is working with Township Staff to provide these requested calculations.

The Conclusions and Recommendations of the Serviceability Report are included with this Information Item. It is noted that the existing conditions of final plan approval for registration of the plan of subdivision require the owner to submit detailed servicing plans to the satisfaction of the Township. It is anticipated that this condition will be carried forward if the draft plan is revised.

Next Steps

A combined public meeting for both the revised subdivision application and the zoning amendment application are scheduled to be held on September 16th at the Cardinal Legion. 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 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.

A handwritten signature in dark ink, appearing to read "Neelaj Kumar", is written over a horizontal line.

Community Development Coordinator