

**From:** Ashkan Matlabi <[Ashkan.Matlabi@cn.ca](mailto:Ashkan.Matlabi@cn.ca)> **On Behalf Of** Proximity

**Sent:** June 10, 2021 8:09 PM

**To:** Mallory, Elaine <[Elaine.Mallory@uclg.on.ca](mailto:Elaine.Mallory@uclg.on.ca)>

**Subject:** 2021-06-10\_CN\_RES\_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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,  $\pm 3$  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

Urbaniste sénior / Senior Planner (CN Proximity)  
Planning, Landscape Architecture and Urban Design  
Urbanisme, architecture de paysage et design urbain



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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, Vollebakk 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](#)

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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](#)

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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



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**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**

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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](mailto: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](mailto: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](mailto:planninganddevelopment@bell.ca)

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