

Applicant:	Edwardsburgh Developments Inc. (Charlebois)	Date of Original Decision:	April 24, 2013
File No:	07-T-10005	Date of Revised Conditions:	TBD
Municipality:	Township of Edwardsburgh Cardinal	Date of Notice:	TBD
Location:	Lot 7, Con. 1, County Road 22	Last Date of Appeal:	TBD
		Lapsing Date:	TBD

CONDITIONS OF DRAFT APPROVAL

The Counties' conditions to final plan approval for registration of this subdivision file No. 07-T-10005 are as follows:

No.	Conditions
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General

1. That this approval applies to the Draft Plan of Subdivision of East half of Lot 7, Concession 1, Township of Edwardsburgh Cardinal, County of Grenville, prepared by ~~Advance Engineering Eastern Engineering Group Inc., signed by R.M. Jason Ontario Land Surveyor dated January 26, 2011,~~ **dated July 21, 2021** which shows a total of ~~93~~ **95** residential lots, (~~Lots 1-94, not including Lot 24~~), Block A for the **open space and a** stormwater retention pond and ~~noise attenuation barrier~~, Block B for a sanitary pumping station, Blocks C and D for 0.3 m reserves, Block E for a future road right-of-way and ~~Lot 24~~ **Block F** for parkland dedication.
2. That a minimum of 10 metres from both sides of the centre line of the Streets shown on the draft plan shall be shown and dedicated as public highways on the final plan.
3. That Block E, as shown on the draft plan, shall be conveyed to and held in trust, by the Township of Edwardsburgh Cardinal until the extension of the road allowance.
4. That Block A, as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh Cardinal.
5. That the streets shall be named to the satisfaction of the ~~municipality~~ **Township**.
6. The subdivision shall be built in two phases. Phase 1 consists of Block A including the stormwater management pond, Street A, Street B and Street C, south of Street B, for a total of ~~fifty eight (58)~~ **sixty (60)** residential lots, ~~including Lot 24 and Block F as parkland dedication~~, as shown on the draft plan. Phase 2 consists of Street D, the remainder of Street C, ~~the noise attenuation barrier on Block A,~~ the sanitary pumping station, the forcemain and the remaining units.

Parkland

7. That ~~Block F~~ **Lot 24**, as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh Cardinal as part of Parkland Dedication.
8. That the developer as part of Parkland Dedication, convey a cash-in-lieu payment to the Township.

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9. All Owner obligations associated with **Block F Lot 24** must be completed in Phase 1 to the satisfaction of the Township of Edwardsburgh Cardinal.
10. It is the responsibility of the Owner to fill with clean earth fill, compact and level **Block F Lot 24** accordingly, providing for positive surface drainage to the satisfaction of the Township of Edwardsburgh Cardinal.
11. The Owner shall grade areas of parkland where necessary to the satisfaction of the Township of Edwardsburgh Cardinal, so as to provide a uniform surface, free of debris, necessary to establish a safe clean and maintainable surface. **Block F Lot 24** shall be graded in accordance with the approved Grading Plan for the Plan of Subdivision. No storage of building materials, including granular or topsoil will be permitted on **Block F Lot 24**.

Zoning

12. That prior to final approval by the County, the County is to be advised by the Township of Edwardsburgh Cardinal that this proposed subdivision conforms to the zoning by-law in effect and that any zoning issues identified are appropriately satisfied through an amendment to the Township Zoning By-Law.

Servicing - General

13. That the Owner 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).
14. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
15. The Owner acknowledges their responsibility to obtain all of the required approvals for the pumping station to be constructed on Block B.
16. That the plans show and subdivision agreement contain a clause whereby the Owner agrees to provide two lifts of asphalt, concrete curbs and gutters, in accordance with OPSS, on Streets A, B, C and D to the satisfaction of the Township of Edwardsburgh Cardinal.
17. That the plans show and subdivision agreement contain a clause whereby the Owner agrees to provide underground electrical servicing to the satisfaction of the Township of Edwardsburgh Cardinal.

Water and Sewer Works

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18. The Owner shall submit detailed municipal servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario, to the Township of Edwardsburgh Cardinal and the United Counties of Leeds and Grenville (Counties'). All water and sewer works to be located on the County Road right-of-way shall be subject to approval from the Counties' Roads Department at the time of detailed design.
19. The Owner acknowledges and agrees that building permits will not be issued for the development of individual Lots in Phase 2 until the pumping station has been installed and placed in service to the satisfaction of the Township of Edwardsburgh Cardinal.
20. The Owner shall design and construct all necessary watermains and the details of services and meters to the satisfaction of the Township of Edwardsburgh Cardinal. The Owner acknowledges that the servicing plan shall include a watermain stub to Block E. The Owner shall pay all related costs, including the cost of connection, inspection and sterilization by Township personnel, as well as the supply and installation of water meters by the Township.
21. Upon completion of the installation of all watermains, hydrants and water services, the Owner 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~~ Electronic files are also required in order for them to be added to the Township GIS system. The United Counties require digital files in .dwg.pdf format.

Stormwater Management

22. That prior to final plan approval, the Owner shall prepare a final stormwater site management plan and lot grade and drainage plan which shall be consistent with the report entitled "Preliminary Stormwater Management Report" prepared by Eastern Engineering Group Inc. signed July 13, 2010. The final stormwater site management plan shall address the South Nation Conservation review comments dated October 12, 2010. The Plan shall describe how stormwater management is to be implemented in accordance with the current Stormwater Management Best Management Practices and should address both water quality and quantity concerns. 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 and the United Counties of Leeds and Grenville.
23. Post-development stormwater flows at the County Road culvert shall equal pre-development flows.
24. That prior to final plan approval, the Owner 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

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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.

25. That the Subdivision Agreement contain a clause whereby the Owner 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.
26. 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 Owner 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;
 - d. provide certification to the Township of Edwardsburgh Cardinal and South Nation Conservation through a professional engineer that the plan has been implemented.

Fisheries

27. The Owner acknowledges that the unnamed watercourse is considered either direct or indirect Fish Habitat as per Section 35 of the *Fisheries Act*.
28. The Owner shall establish a 30 metre "no touch/no development" setback of the unnamed watercourse, on both sides, measured from the top of the average annual highwater mark. The final approved plan of subdivision shall clearly show this setback. Any deviation from this setback shall be to the satisfaction of the Township of Edwardsburgh Cardinal and South Nation Conservation.
29. ~~The Owner acknowledges that South Nation Conservation is under agreement with the Department of Fisheries and Oceans Canada to screen all works that are in or adjacent to water. The subdivision agreement with the Township will indicate that~~ In accordance with Section 35 of the *Fisheries Act*, the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat is prohibited. The impacts that any such works may have on a fish habitat, whether directly adjacent to the site or downstream, ~~will necessitate a review by South Nation Conservation and~~ may require approval of the Department of Fisheries and Oceans Canada.

Noise Attenuation

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30. That the subdivision agreement between the Owner and the Township contain the following provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees for Phase 4 2 Lots 1 and 46-57 inclusive that the noise attenuation requirements include the following:

a. all units shall be equipped with forced air heating with ~~provision for~~ central air conditioning.

b. ~~The inclusion of Warning Clause Type C in all Offers of Purchase and Sale.~~

~~Type 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 levels are within the Municipality's and the Ministry of Environment's noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)"~~

b) the inclusion of Warning Clause Type D on all Lease and Purchase and Sale Agreements.

Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."

e) ~~The noise attenuation berm shall be constructed as part of Phase 2. The berm should be an L-shaped continuous barrier with an effective height of 5.0 m. All buildings closest to the berm are to be 5.0 m high or less. No portion of the noise attenuation berm shall be located on the County Road right-of-way.~~

c) Bedroom windows facing north will require a minimum Sound Transmission Class (STC), being outdoor noise level minus the targeted indoor noise level, of 26. Living room windows facing north will require a minimum STC of 21. Exterior wall components of north facades will require a minimum STC of 45, which will be achieved with brick cladding or an acoustical equivalent according to NRC test data. Detailed STC calculations will be completed prior to building permit application for each unit type and submitted to the Township with the building permit application.

31. That the subdivision agreement between the Owner and the Township contain provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees for Phase 2 for Lots 46-52 inclusive that the noise attenuation requirements include the following Warning Clause Type A, as follows, being included in all Lease and Purchase and Sale Agreements. This provision is in addition to those noise attenuation requirements detailed in condition 30:

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a. ~~forced air heating with central air conditioning.~~

b. ~~The inclusion of Warning Clause Type D in all Offers of Purchase and Sale.~~

~~Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."~~

e. ~~For the units to be built on Lots 48 through 53 inclusive, the building construction standards need to exceed the minimum requirements of the Ontario Building Code in that the acoustical performance of the building components (windows, doors and walls) must be specified such that they meet the indoor criteria specified in Table 7 of the Ministry of Environment Criteria. The exterior walls of the first row of dwellings next to the railway tracks shall be built to a minimum of EWS (brick veneer) or equivalent construction from the foundation to the rafters. EWS is an exterior wall composed of 12.7 m gypsum board, vapour barrier and 38x89 mm studs with 50 mm (or thicker) mineral wool or glass fibre batts in inter-stud cavities plus sheathing, 25 mm air space and 100 mm brick veneer. Prior to the issuance of a building permit, a Building Components Study is required to the satisfaction of the Township of Edwardsburgh/Cardinal.~~

d. ~~For the units to be built on Lots 28 through 53 inclusive, the inclusion of additional wording in the Warning Clause in all Offers of Purchase and Sale is as follows:~~

Type A: "Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some outdoor activities of the dwelling occupants as the sound levels will **may** exceed the **sound level limits of the Township Municipality's** and the Ministry of the Environment noise criteria."

~~32. The Owner acknowledges and agrees that building permits will not be issued for the development of individual Lots in Phase 2 until the noise attenuation barrier has been installed and placed in service to the satisfaction of the Township of Edwardsburgh/Cardinal.~~

32. ~~33.~~ That the subdivision agreement between the Owner and the Township contain the following provision with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees where structural mitigation measures are required as a result of the Noise Impact Study, the Owner shall provide, prior to final building inspection, certification to the Township of Edwardsburgh/Cardinal, through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.

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33. That the subdivision agreement between the Owner and the Township contain the following provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees for all lots that rooftop HVAC equipment shall be prohibited.

CN Rail

- ~~34. The Owner shall engage a consultant to undertake an analysis of noise to the satisfaction of CN Rail ("CNR"). At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway right-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 the Noise Consultant.~~
- ~~35. The Owner shall install and maintain a chain link fence of minimum 1.83 m height along the mutual property line.~~
34. ~~36.~~ The following clause shall be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 m 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."
35. ~~37.~~ 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.
- ~~38. 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 CNR.~~
- ~~39. The Owner shall enter into an Agreement with CNR stipulating how CNR concern's will be resolved and will pay CNR's reasonable costs in preparing and negotiating the agreement.~~
36. ~~40.~~ The Owner shall be required to grant CNR an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CNR.

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Landscaping/Streetscaping

37. 44-The Owner agrees to provide additional planting where necessary to provide a buffer between the existing properties and Lots 14 to 21 inclusive on the draft plan of subdivision, to the satisfaction of the Township of Edwardsburgh Cardinal.

Streetlighting

38. 42The Owner shall design and construct all necessary streetlighting, interior and exterior to the subdivision, to the satisfaction of the Township of Edwardsburgh Cardinal. The Owner shall pay all related costs, including the cost of connection and inspection by Township personnel and/or the hydro authority.

Offer of Purchase and Sale Agreements Grass Cutting, Ditch Maintenance and Schools

39. 43-That the subdivision agreement between the Owner and the municipality and the Offers of Purchase and Sale Agreements and Deeds contain the following provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees:
- a. ~~For Phase 1, the inclusion of Warning Clause Type C in all Offers of Purchase and Sale.~~

Type 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 levels are within the Municipality's and the Ministry of Environment's noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)"
 - b. ~~For Phase 2, the inclusion of Warning Clause Type D in all Offers of Purchase and Sale.~~

Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."
 - c. ~~For the units to be built on Lots 28 through 53 inclusive, the inclusion of additional wording in the Warning Clause in all Offers of Purchase and Sale is as follows:~~

"Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels will

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~~exceed the Municipality's and the Ministry of the Environment noise criteria.~~

- ~~e.~~ **a.** That the general maintenance and upkeep of all ditches and drains within the subdivision be the responsibility of the property owner.
- ~~e.~~ **b.** That grass cutting along the road side within the subdivision be the responsibility of the property owner.
- ~~f.~~ For each dwelling unit within 300 m 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(c). 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."

- 40.** ~~44.~~ That the subdivision agreement between the Owner and the municipality contain a provision that Agreements of Purchase and Sale indicate that it will not be possible to guarantee which school children residing in this subdivision may attend, and that transportation will be provided in accordance with the policy of the governing school board.

Traffic Impact Study

- 41.** ~~45.~~ That prior to final approval by the Counties', the Owner shall submit a Traffic Impact Study addressing the impact of traffic from this development upon County Road 22, and if necessary, provide recommendations to mitigate any adverse effects. Consideration shall be given to the creation of a crosswalk at the intersection of Gill Street and County Road 22. Any improvements/modifications to the roadway system required as a result of the development including illumination of the County Road 22 intersection, will be the responsibility, financial and otherwise of the Owner and shall be covered by an agreement between the Owner and the Counties. The Traffic Impact Study shall be written to the satisfaction of the Township of Edwardsburgh Cardinal and the United Counties of Leeds and Grenville.

Hydro Installations

- 42.** ~~46.~~ The Owner shall request a connection cost assessment from Hydro One and from Rideau St. Lawrence Distribution Inc. Should the cost assessment result in Hydro One supporting a Service Area Amendment, the Owner shall arrange for Rideau St. Lawrence Distribution Inc. to be the Hydro Electric Commission (i.e., provider).

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43. ~~47.~~The Owner shall arrange with the relevant Hydro Electric Commission for the installation of such services to the subdivision and for the provision of easements with respect to such installations. The Owner shall pay any cost involved in relocating any existing services required by the construction of works in the subdivision.
44. ~~48.~~That prior to final plan approval by the ~~County~~, the Owner shall enter into a Servicing Agreement with the relevant Hydro Electric Commission.

Enbridge Gas

45. ~~49.~~That the subdivision agreement between the Owner and the ~~Township municipality~~ contain the following to the satisfaction of ~~the Township~~ Enbridge Gas:
- a. The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;
 - b. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;
 - c. The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information for the installation of the gas lines; and
 - d. It is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event this is not possible, easements will be provided at no cost to Enbridge Gas Distribution Inc.

Bell Canada

46. ~~50.~~That the subdivision agreement between the Owner and the ~~Township municipality~~ contain the following to the satisfaction of ~~the Township~~ Bell Canada:
- a. The Owner shall agree to grant Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
 - b. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that the sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be

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required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Canada Post

47. ~~54.~~The Owner shall consult with Canada Post to determine the locations of lay-bys for postal boxes. The location of lay-bys, as agreed between the Owner and Canada Post, will be subject to the final approval of the Counties.

Subdivision Agreement

48. ~~52.~~That the subdivision agreement between the Owner and the municipality be registered against the lands to which it applies once the plan of subdivision has been registered.
49. ~~53.~~That the subdivision agreement between the Owner and the municipality contain wording acceptable to South Nation Conservation.

Clearance of Conditions

50. ~~54.~~That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by the Township of Edwardsburgh Cardinal that Conditions 3-~~4~~12, 16-20, 22-24, 26, 30-31, 39-42, inclusive, have been satisfied.
51. ~~55.~~That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by South Nation Conservation that Conditions 20, 22, to 26 inclusive, 28 and ~~51~~49 have been satisfied.
- ~~56.~~ That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Enbridge Gas Distribution Inc. that Condition 47 has been satisfied.
- ~~57.~~ That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Bell Canada that Condition 48 has been satisfied.
- ~~58.~~ That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by CN Rail that Conditions 32-38 have been satisfied.

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59. ~~That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Hydro One or Rideau St. Lawrence Distribution that Conditions 44-46 have been satisfied.~~

52. ~~60.~~ That prior to final approval, the United Counties' subdivision approval authority is to be advised by the United Counties' ~~Roads~~ **Public Works** Department that conditions 18, 21, **22**, 23, **41**, ~~30(e)~~, 45 and **47** have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the United Counties of Leeds and Grenville ~~Planning Approvals Department~~ **and copied to the Township of Edwardsburgh Cardinal** quoting the County's file number **07-T-10005**.

2. **It is suggested that the Municipality 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. ~~We suggest that you make yourself aware of Section 144 of the *Land Titles Act* and Subsection 78 (10) of the *Registry Act*.~~

~~Subsection 144 (1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in Subsection 144(2).~~

~~Subsection 78(10) of the *Registry Act* requires that a plan of subdivision of land that is located only in the registry division cannot be registered under the *Registry Act* unless that title of the owner of the land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in clauses (b) and (c) of Subsection 78 (10).~~

3. All measurements in subdivision final plans must be presented in metric units.

4. **If final approval is not given by the lapsing date, and no extensions have been granted pursuant to Section 51(33), then draft approval shall lapse pursuant to Section 51(32) of the *Planning Act*.**

5. **It is the responsibility of the Owner to request an extension of the draft plan approval. A request for extension should be made at least 60 days before the draft plan approval lapses. No extension can be given after the lapsing date. The request should include the reasons for requesting the extension and the applicable fees.**

6. ~~The final plan approved by the Counties' must be registered within 30 days or the Counties' may withdraw its approval under Subsection 51 (59) of the Planning Act.~~

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Clearances are required from the following agencies

Debra McKinstry
 Township of Edwardsburgh/Cardinal
 18 Centre Street, P.O. Box 129
 Spencerville, ON, KOE IX0

Nathan Farrell
 South Nation Conservation
 38 Victoria Street, P.O. Box 29
 Finch, ON, KOC IK0

Hydro One Networks Inc.
 Real Estate Services Land Use Planning
 P.O. Box 4300
 Markham, ON, L3R 5Z5

OR

Rideau St Lawrence Distribution Inc
 985 Industrial Rd.
 Prescott, ON, KOE 1T0

Director of Public Works
 United Counties of Leeds and Grenville
 25 Central Ave. W.
 Brockville, ON K6V 4N6

Mr. John La Chapelle
 Manager – Right-of-Way Control Centre
 Bell Canada
 Floor 5, 100 Borough Drive
 Scarborough, ON, M1P 4W2

Mr. Tony Ciccone
 Manager
 Enbridge Gas Distribution Inc.
 P.O. Box 650
 Scarborough, ON, M1K 5E3

Nick Coleman
 Manager, Community Planning and
 Development
 CN Business Development and Real Estate
 4 Administration Road
 Concord, ON, L4K 1B9

If the agency condition concerns a condition or conditions in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. A copy of the agreement is required by the United Counties of Leeds and Grenville.