

From: [Mallory, Elaine](#)
To: [Cherie.Mills](#); [Dave Grant](#); [Wendy Van Keulen](#)
Cc: [david.firstfin \(david.firstfin@sympatico.ca\)](mailto:david.firstfin@sympatico.ca)
Subject: FW: Amendment to Draft Approved Plan of Subdivision - 07-T-10005 (EC) – Edwardsburgh Developments Ltd.
Date: August 12, 2021 8:12:19 AM
Attachments: [image003.png](#)

Good morning:

For your consideration, please see below for comments received from the Ministry of the Environment, Conservation and Parks respecting the above referenced amendment.

Sincerely,

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



From: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Sent: August 11, 2021 2:41 PM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: RE: Amendment to Draft Approved Plan of Subdivision - 07-T-10005 (EC) – Edwardsburgh Developments Ltd.

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

Hello Elaine,

I understand from the attached that this development is close to the CN rail line and that the noise study has **concluded that noise berms and other mitigation are not recommended and that it is recommended that warning clauses be registered on title.**

I would like to point out that warning clauses should not be construed as mitigation - and that noise complaints may be likely in these type of scenarios where sensitive residential uses are built in close proximity to linear transportation features such as 400 series highways and major railway corridors. Our ministry is the recipient of many of these complaints.

The potential noise impact is my main concern and the potential for adverse affects considering the developments proximity to the linear transportation feature in this case. This is in light of no consideration for any mitigation for noise impacts through berms or other noise barriers that are in place in other locations along 400 series highways and locations along railway corridors.

Regards,

Jon
[Jon K. Orpana](#)
Regional Environmental Planner
Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks
Kingston Regional Office
PO Box 22032, 1259 Gardiners Road
Kingston, Ontario
K7M 8S5

Phone: (613) 548-6918
Fax: (613) 548-6908
Email: jon.orpana@ontario.ca

From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Sent: August 11, 2021 12:25 PM
To: Fraser, Karen <Karen.Fraser@uclg.on.ca>; James Holland (jholland@nation.on.ca) <jholland@nation.on.ca>; Reid, Joseph <Joseph.Reid@healthunit.org>; Bonnie Norton <bonnie.norton@cdsbeo.on.ca>; planning@ucdsb.on.ca; benoit.duquette@cepeo.on.ca; Bell Circulations Intake, Planning (circulations@wsp.com) <circulations@wsp.com>; Ryan Courville (planninganddevelopment@bell.ca) <planninganddevelopment@bell.ca>; Jeremy Godfrey (Jeremy.godfrey@bell.ca) <Jeremy.godfrey@bell.ca>; Dennis De Rango (landuseplanning@hydroone.com) <landuseplanning@hydroone.com>; Executivevp.lawanddevelopment@opg.com; MunicipalPlanning@enbridge.com; Phil.Antoniak@enbridge.com; rslu@rslu.ca; Peggy.deslauriers@canadapost.ca; dquilty@mhbcpplan.com; CP_Proximity-Ontario@cpr.ca; CN Rail (proximity@cn.ca) <proximity@cn.ca>; Wagner, Kristen (MNRF) <Kristen.Wagner@ontario.ca>; Species at Risk (MECP) <SAROntario@ontario.ca>; Schaefer, Damien (MMAH) <Damien.Schaefer@ontario.ca>; Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Cc: Mills, Cherie <Cherie.Mills@uclg.on.ca>
Subject: Amendment to Draft Approved Plan of Subdivision - 07-T-10005 (EC) – Edwardsburgh Developments Ltd.

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon:

**Re: Amendment to Draft Approved Plan of Subdivision
07-T-10005 – Edwardsburgh Developments Ltd.
(now referred to as Lockmaster's Meadow Subdivision)
Part Lot 7, Concession 1, County Road 22 (Assessment Roll 070170101007200)
Township of Edwardsburgh Cardinal**

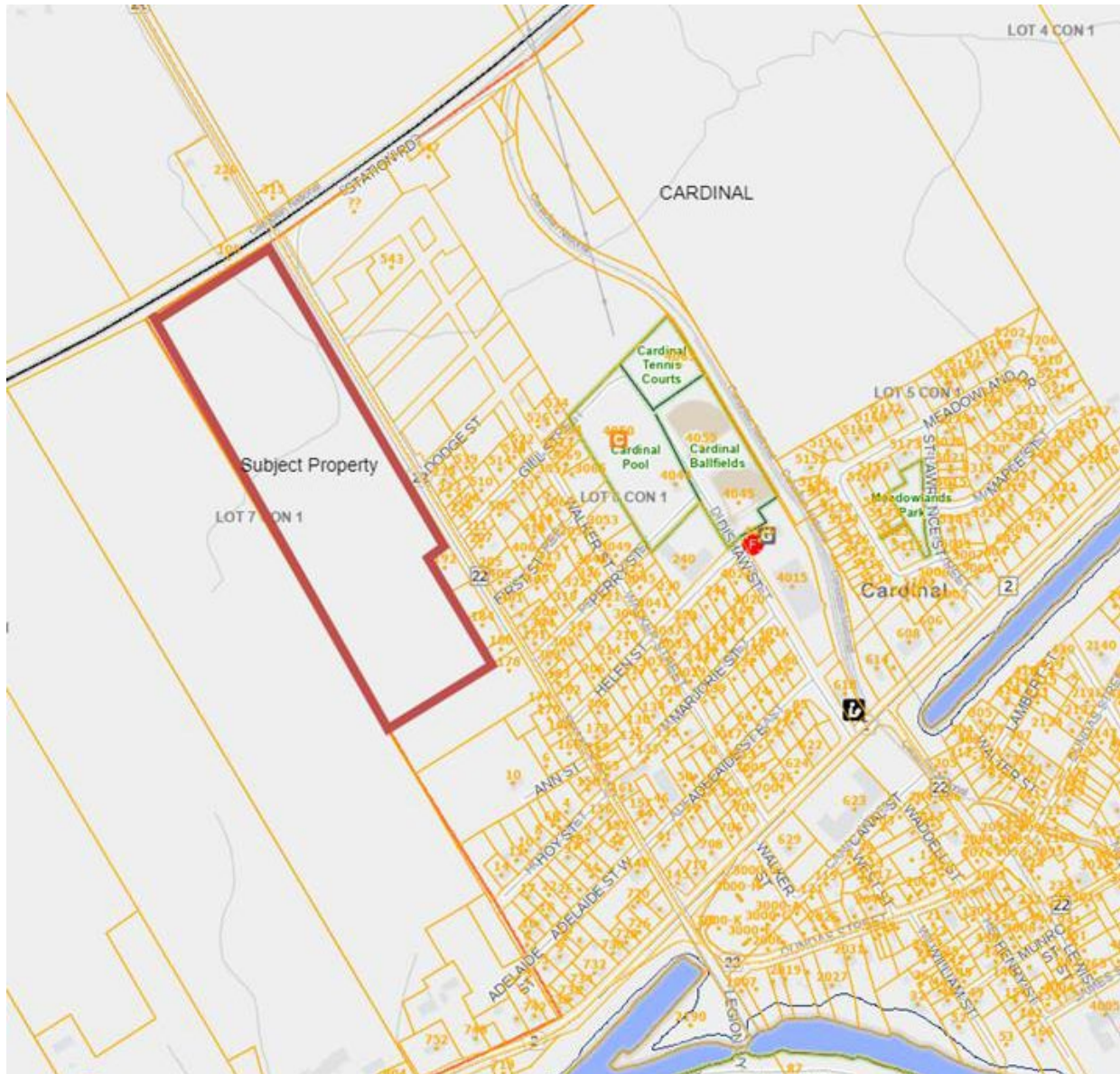
Please be advised that the Counties has received a request to amend the above noted draft approved plan of subdivision and related conditions of draft approval (see map for location of subject lands below).

The request is to amend lot configurations to accommodate two additional dwelling units (located on the southern internal block, which is part of phase 1 of the development). Lot 24 (parkland) is proposed to be relabelled as Block F. A new noise study has been submitted in support of reduced noise attenuation conditions. Some other changes are proposed to be made to the conditions to meet current day practices (such as an update to the notes, reduction in clearance agencies, and Counties approval of the final stormwater management plan).

Attached please find the proposed plan detailing the amended lot configuration, the original approved draft plan, a noise study, a traffic study and a track changes document identifying the proposed changes to the conditions of draft approval.

Should you require further information or have any comments or questions, please contact Elaine Mallory at

613-342-3840 ext. 2422 or at Elaine.Mallory@ucldg.on.ca.



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: [Cherie Mills](#); [david.firstfin \(david.firstfin@sympatico.ca\)](#); [Wendy Van Keulen](#); [Dave Grant](#)
Subject: FW: UCLG - Amendment to Draft Approved Plan of Subdivision - 07-T-10005 (EC) – Edwardsburgh Developments Ltd.
Date: August 13, 2021 11:47:52 AM
Attachments: [image001.png](#)

Please find comments from Hydro One below respecting the above noted matter.

Sincerely,

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



From: Isaac.BORTOLUSSI@HydroOne.com <Isaac.BORTOLUSSI@HydroOne.com>
Sent: August 13, 2021 11:09 AM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: UCLG - Part Lot 7, Concession 1, County Road 22- 07-T-10005 (EC)

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

Hello,

We are in receipt of Application 07-T-10005 dated August 11, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **[Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Best Wishes,

Isaac Bortolussi
Real Estate Management Student | Land Use Planning

on behalf of

Dennis De Rango
Specialized Services Team Lead | Real Estate

From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Sent: Wednesday, August 11, 2021 12:31 PM
To: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>

Subject: FW: Amendment to Draft Approved Plan of Subdivision - 07-T-10005 (EC) – Edwardsburgh Developments Ltd.

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Please see email below which was returned undeliverable. In case it was undeliverable due to the size of the email, I have removed the noise study and traffic impact study from the attachments. If you would like them, please advise and I will forward under separate cover.

Sincerely,

Elaine M. Mallory, Planner I

United Counties of Leeds and Grenville

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

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



From: Mallory, Elaine

Sent: August 11, 2021 12:25 PM

To: Fraser, Karen <Karen.Fraser@uclg.on.ca>; James Holland (jholland@nation.on.ca) <jholland@nation.on.ca>; Reid, Joseph <Joseph.Reid@healthunit.org>; Bonnie Norton (Bonnie.Norton@cdsbeo.on.ca) <Bonnie.Norton@cdsbeo.on.ca>; planning@ucdsb.on.ca; benoit.duquette@cepeo.on.ca; Bell Circulations Intake, Planning (circulations@wsp.com) <circulations@wsp.com>; Ryan Courville (planninganddevelopment@bell.ca) <planninganddevelopment@bell.ca>; Jeremy Godfrey (Jeremy.godfrey@bell.ca) <Jeremy.godfrey@bell.ca>; Dennis De Rango (landuseplanning@hydroone.com) <landuseplanning@hydroone.com>; Executivevp.lawanddevelopment@opg.com; MunicipalPlanning@enbridge.com; Phil.Antoniak@enbridge.com; rslu@rslu.ca; Peggy.deslauriers@canadapost.ca; dquilty@mhcplan.com; CP_Proximity-Ontario@cpr.ca; CN Rail (proximity@cn.ca) <proximity@cn.ca>; Kristen Wagner (kristen.wagner@ontario.ca) <kristen.wagner@ontario.ca>; SAROntario@ontario.ca; MCIP RPP Damien Schaefer (Damien.Schaefer@ontario.ca) <Damien.Schaefer@ontario.ca>; Jon Orpana (jon.orpana@ontario.ca) <jon.orpana@ontario.ca>

Cc: Mills, Cherie <Cherie.Mills@uclg.on.ca>

Subject: Amendment to Draft Approved Plan of Subdivision - 07-T-10005 (EC) – Edwardsburgh Developments Ltd.

Good afternoon:

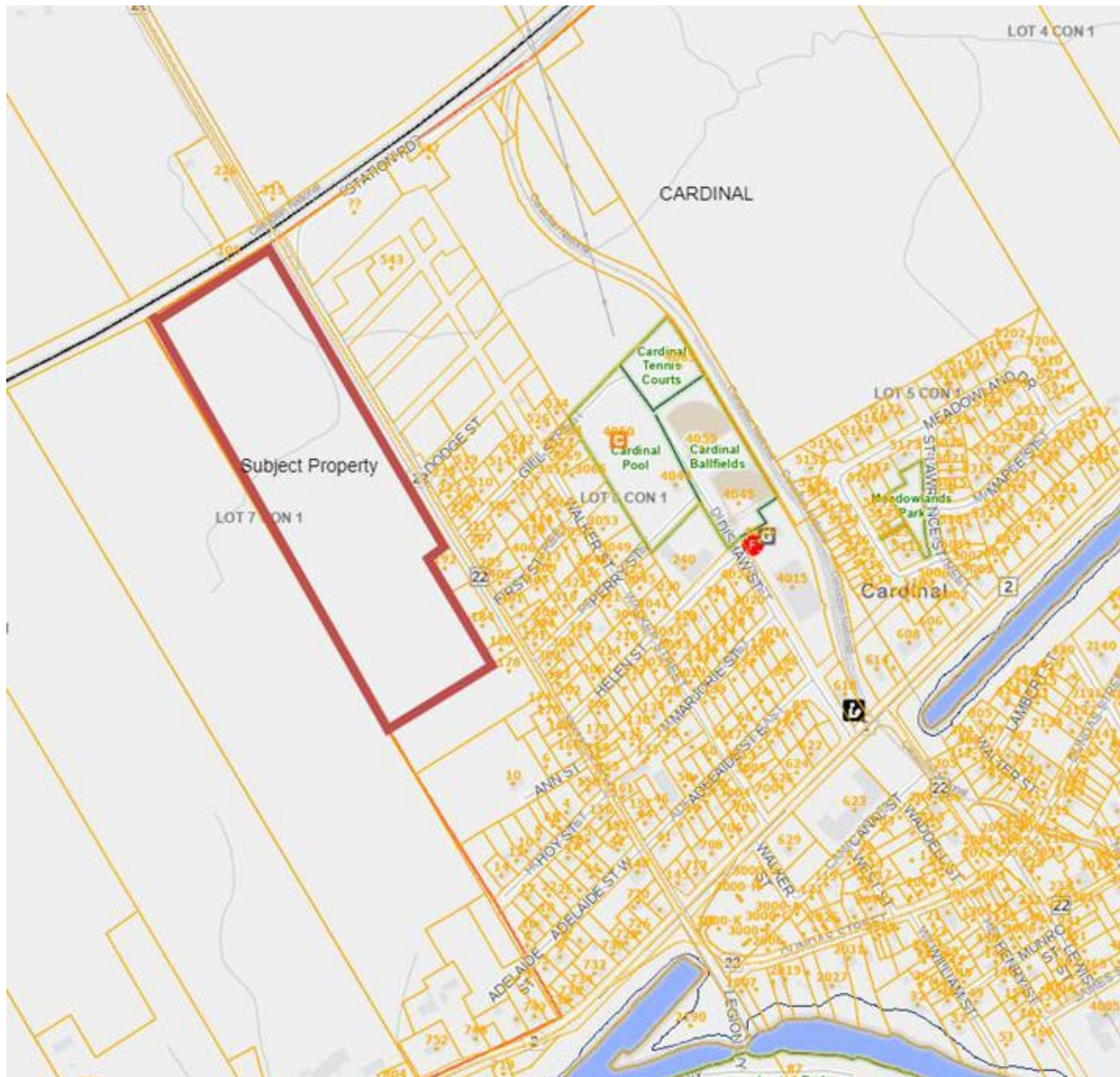
**Re: Amendment to Draft Approved Plan of Subdivision
07-T-10005 – Edwardsburgh Developments Ltd.
(now referred to as Lockmaster's Meadow Subdivision)
Part Lot 7, Concession 1, County Road 22 (Assessment Roll 070170101007200)
Township of Edwardsburgh Cardinal**

Please be advised that the Counties has received a request to amend the above noted draft approved plan of subdivision and related conditions of draft approval (see map for location of subject lands below).

The request is to amend lot configurations to accommodate two additional dwelling units (located on the southern internal block, which is part of phase 1 of the development). Lot 24 (parkland) is proposed to be relabelled as Block F. A new noise study has been submitted in support of reduced noise attenuation conditions. Some other changes are proposed to be made to the conditions to meet current day practices (such as an update to the notes, reduction in clearance agencies, and Counties approval of the final stormwater management plan).

Attached please find the proposed plan detailing the amended lot configuration, the original approved draft plan, a noise study, a traffic study and a track changes document identifying the proposed changes to the conditions of draft approval.

Should you require further information or have any comments or questions, please contact Elaine Mallory at 613-342-3840 ext. 2422 or at Elaine.Mallory@uclg.on.ca.



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



where **lifestyle**
grows good **business**

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From: [Mallory, Elaine](#)
To: [david.firstfin \(david.firstfin@sympatico.ca\)](#); [Wendy Van Keulen](#); [Cherie.Mills](#)
Cc: [Dave Grant](#)
Subject: FW: Revised Draft Approved Plan of Subdivision (07-T-10005); Lot 7, Con. 1, County Road 22, Leeds and Grenville
Date: August 25, 2021 9:53:29 AM
Attachments: [image001.png](#)

Below please find comments from Bell Canada requesting a condition of approval to the proposed amendment to the Edwardsburgh Developments Subdivision draft approval.

They are also requesting to be kept informed of any applications or recirculation's affecting the property.

Sincerely,

Elaine M. Mallory, Planner I

United Counties of Leeds and Grenville

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

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



From: circulations@wsp.com <circulations@wsp.com>

Sent: August 23, 2021 1:56 PM

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

Subject: Revised Draft Approved Plan of Subdivision (07-T-10005); Lot 7, Con. 1, County Road 22, Leeds and Grenville

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2021-08-23

Elaine Mallory

**Edwardsburgh/Cardinal
, Ontario, K6V 4N6**

Attention: Elaine Mallory

Re: Revised Draft Approved Plan of Subdivision (07-T-10005); Lot 7, Con. 1, County Road 22, Leeds and Grenville; Your File No. 07-T-10005

Our File No. 91113

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

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From: Ashkan Matlabi on behalf of Proximity
To: "sabbyduthie@gmail.com"; "david.firstfin@sympatico.ca"
Subject: 2021-07-23_CN_RES_Lockmasters Meadow Project, Shanly Road, Cardinal
Attachments: image001.png
Letter+Noise+Traffic+Plan.pdf

Hello Sabby, David,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is adjacent to CN's Main Line. 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 implementation of the following criteria:

1. The nearest dwellings are proposed to be at over 160m from CN right of way, therefore, a safety berm will not usually be required. However, since the open space separating the development from CN right of way is projected to be a park, CN recommends a safety berm 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. Unless the park area accessible to public will be limited to the section located at over 120m from CN right of way. The height of the berm may be reduced proportionally to the distance separating the designated park area. Past the 120m limit there will be no requirements for a berm. For example, if the park area accessible to public is to be located at 60m from CN right of way, the required berm should be 1.25m tall. The safety berm and its characteristics must be illustrated on the site plan as well as the limits of the park area accessible to public.
2. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line. The safety fence and its characteristics must be illustrated on the site plan.
3. Since the development is partially located within 300m of CN main line, the Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant. CN will review the Noise report and will provide you with feed back to see if mitigation measures will be required.
4. 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.”

5. 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. The drainage plan indicates that all storm waters from the development will be directed to a pond and then into an existing ditch flowing away from CN property. However, CN will require a technical memo prepared by the project engineer explaining the design concept and confirming that all storm waters will be directed away from CN right of way.

6. 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 noise 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.

7. 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.

8. 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 (within 300 metres from CN right of way).

Please note that CN does not have any comments with regards to phase 1 of the development.

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

Best 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

E : proximity@cn.ca

T : 1-438-459-9190

1600, René-Lévesque Ouest, 11e étage

Montréal (Québec)

H3H 1P9 CANADA

wsp.com

From: [Mallory, Elaine](#)
To: [Wendy Van Keulen](#); [david.firstfin \(david.firstfin@sympatico.ca\)](mailto:david.firstfin@sympatico.ca)
Cc: [Cherie.Mills](#)
Subject: UCLG Engineering Comments on Amendment to 07-T-10005 – Lockmasters Meadow (County Road 22)/Condition Clearance Request
Date: September 13, 2021 3:44:38 PM
Attachments: [image001.png](#)
[SUBDIVISION PLAN 07-21-21.pdf](#)
[TIS - June 14th Final.pdf](#)
[Draft Conditions - Proposed Changes.pdf](#)

The engineering division of the Public Works department has reviewed the proposed amendments to the Lockmasters Meadow draft approved plan of subdivision and the Traffic Impact Study (TIS), which is intended to address condition 41 of the proposed revised conditions (previously 45).

It is understood two additional dwelling units (located on the southern internal block, which is part of phase 1 of the development) are proposed, Lot 24 (parkland) is proposed to be relabelled as Block F, a new noise study has been submitted in support of reduced noise attenuation conditions and other minor changes (such as an update to the notes, reduction in clearance agencies, and Counties approval of the final stormwater management plan) are proposed.

1. The Counties requests a supplement to the Traffic Impact Study which reviews the Street A and Gill Street intersection (Phase 1 intersection) to verify the intersection geometrics meets TAC requirements.
2. Peer review of the Traffic Impact Study is being coordinated by the Township of Edwardsburgh-Cardinal. The Counties is awaiting receipt of that review and will provide further comment as appropriate thereafter. All costs of the peer review shall be the responsibility of the developer.
3. Access from County Rd 22 is only permitted for streets. A condition of approval is requested whereby the Owner shall provide a 0.3 m reserve, which is free of encumbrances, adjacent to County Road 22 along the road allowance and Lots 1-13 which shall be conveyed to, and held in trust, by the United Counties of Leeds and Grenville. This reserve will need to be incorporated into the final plan.
4. Provision of road widening is requested as a condition of draft approval as per Section 6.2.2(d) of the COP. The road allowance should be 26.2 m. Should sufficient allowance exist, a letter from a surveyor would meet the Counties' needs. Should the allowance not meet minimum desired right-of-way, an appropriate dedication is requested (1/2 the desired allowance width, measured from the centerline of the current road) and will be required to be incorporated into the final plan.
5. The Counties GIS department requires any electronic files to be in both .dwg and .pdf format. It would be appreciated if you could amend condition 21 accordingly.
6. While the Township is responsible to determine the requirement, location, design,

construction and is responsible for maintenance of sidewalk(s) along County Road 22, design and construction must be coordinated under Counties guidance, requirements and approval. Should sidewalks be proposed any where on the road allowance, design of sidewalks adjacent to curbs is not acceptable. An appropriate median, with at least 1 m for snow storage, must be provided. From a good planning perspective the Counties Official Plan encourages active transportation. Consider if sidewalks on both sides of the roads could more conducive to safe active transportation. These comments are submitted for consideration between the developer and the Township.

The Counties appreciates being added as a clearance body with respect to storm water management and its interaction with the Counties drainage system.

Should you require further information or have any comments or questions, please contact Elaine Mallory at 613-342-3840 ext. 2422 or at Elaine.Mallory@uclg.on.ca.

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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Cc: [Cherie.Mills](#); [Kester, Rick](#)
Subject: UCLG Planning Comments on Amendment to 07-T-10005 – Lockmasters Meadow (County Road 22)
Date: September 13, 2021 3:47:34 PM
Attachments: [image001.png](#)
[Table 1 PPS 2020 - Income & Ownership.pdf](#)
[Table 2 PPS 2020 - Ownership 10% below resale.pdf](#)
[Table 3 PPS 2020 - Rent based on income.pdf](#)
[Table 4 PPS 2020 - Ave apt rents.pdf](#)

On behalf of the Planning Division of the Public Works department the following comments are being provide for consideration, as appropriate, by the municipality and applicant respecting the proposed changes to the Lockmaster Meadows plan and conditions of draft approval.

1. The municipality and applicant are encouraged to take this opportunity to bring the development to more current day standards by introducing a greater mix of housing types and densities including affordable housing and alternative housing forms. Policy 2.3.2 (c) of the Counties Official Plan states "Urban Settlement Areas (*which Cardinal is classified as*) will provide for ... a range of land uses and densities, a mix of housing types including affordable housing options and alternative housing forms ...". The Counties encourages, and the local Official Plan targets, an overall minimum affordable housing target of 25% for all new residential development. Provincial affordable housing tables for 2020 are attached for reference and appear to suggest affordable home ownership in Leeds and Grenville has a purchase price of \$295,000 and affordable rent is \$1,140/month based on income and \$945/month based on average rent for total bedrooms. Mixed housing types could include townhouses, semi-detached dwelling units or multi-residential in addition to single unit development.
2. The applicant is requested to update the draft plan as the plan appears to be missing some of the required information under section 51(17) of the Planning Act (e.g. nature and porosity of soil, municipal services available, nature and extent of any restrictions affecting the lands). Please review this section of the Planning Act and update the plan as appropriate. You may wish to include a table to summarize the provided information, which will assist in the review. Since the plan needs to be updated anyway, please correct the legal description to reflect that the property is in the United Counties of Leeds and Grenville (this will need to be included on the final plan in order to register the document).

Thank you for consideration of these comments. If you have any questions or concerns, please do not hesitate to reach out to the undersigned.

Sincerely,

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

Provincial Policy Statement – Housing Table

Table 1: All Households Incomes and Affordable House Prices, 2020

Regional Market Area	10th Income Percentile	10th Percentile Affordable House Price	20th Income Percentile	20th Percentile Affordable House Price	30th Income Percentile	30th Percentile Affordable House Price	40th Income Percentile	40th Percentile Affordable House Price	50th Income Percentile	50th Percentile Affordable House Price	60th Income Percentile	60th Percentile Affordable House Price	70th Income Percentile	70th Percentile Affordable House Price	80th Income Percentile	80th Percentile Affordable House Price	90th Income Percentile	90th Percentile Affordable House Price
Ontario	\$22,800	\$82,800	\$37,100	\$134,800	\$50,700	\$184,200	\$65,000	\$236,100	\$80,700	\$293,200	\$98,500	\$357,800	\$119,700	\$434,900	\$149,100	\$551,700	\$198,400	\$720,800
City of Toronto	\$19,000	\$69,000	\$31,000	\$111,200	\$43,200	\$156,900	\$56,600	\$205,600	\$71,500	\$259,800	\$89,000	\$323,300	\$110,600	\$401,800	\$142,900	\$519,100	\$204,100	\$741,500
Central	\$27,400	\$99,500	\$43,500	\$158,000	\$58,800	\$213,600	\$74,600	\$271,000	\$91,700	\$333,100	\$110,400	\$401,100	\$133,200	\$483,900	\$163,200	\$592,900	\$213,100	\$774,200
Regional Municipality of Durham	\$30,800	\$111,900	\$48,300	\$175,500	\$64,400	\$234,000	\$80,800	\$293,500	\$97,600	\$354,600	\$116,000	\$421,400	\$137,600	\$499,900	\$165,900	\$602,700	\$211,400	\$768,000
Regional Municipality of Halton	\$34,200	\$124,200	\$54,400	\$197,600	\$73,000	\$265,200	\$92,200	\$335,000	\$112,100	\$407,200	\$134,500	\$488,600	\$161,800	\$587,800	\$199,200	\$723,700	\$267,700	\$972,500
City of Hamilton	\$22,000	\$79,900	\$34,200	\$124,200	\$46,900	\$170,400	\$60,100	\$218,300	\$75,100	\$272,800	\$92,600	\$336,400	\$112,700	\$409,400	\$140,300	\$509,700	\$185,100	\$672,400
District Municipality of Muskoka	\$23,500	\$85,400	\$36,000	\$130,800	\$47,900	\$174,000	\$61,100	\$222,000	\$73,800	\$268,100	\$88,800	\$322,600	\$105,000	\$381,500	\$127,800	\$464,300	\$167,200	\$607,400
Regional Municipality of Niagara	\$22,500	\$81,700	\$34,400	\$125,000	\$45,800	\$166,400	\$57,700	\$209,600	\$70,800	\$257,200	\$85,900	\$312,100	\$104,200	\$378,500	\$128,700	\$467,600	\$169,600	\$616,100
Regional Municipality of Peel	\$30,200	\$109,700	\$46,900	\$170,400	\$62,000	\$225,200	\$77,400	\$281,200	\$93,800	\$340,800	\$111,200	\$404,000	\$132,300	\$480,600	\$159,900	\$580,900	\$205,500	\$746,600
County of Simcoe	\$26,400	\$95,900	\$41,000	\$148,900	\$54,300	\$197,300	\$68,300	\$248,100	\$83,100	\$301,900	\$99,700	\$362,200	\$119,100	\$432,700	\$144,600	\$525,300	\$187,100	\$679,700
Regional Municipality of York	\$29,700	\$107,900	\$47,200	\$171,500	\$65,200	\$236,900	\$84,100	\$305,500	\$104,100	\$378,200	\$125,900	\$457,400	\$151,800	\$550,700	\$185,400	\$673,500	\$241,700	\$878,100
Eastern	\$23,300	\$84,600	\$37,800	\$137,300	\$51,500	\$187,100	\$65,900	\$239,400	\$80,800	\$293,500	\$97,800	\$355,300	\$118,100	\$428,000	\$146,000	\$530,400	\$191,800	\$696,800
City of Cornwall	\$21,100	\$76,700	\$31,100	\$113,000	\$40,900	\$148,600	\$52,300	\$190,000	\$65,100	\$238,500	\$79,100	\$287,400	\$96,200	\$349,500	\$118,600	\$423,600	\$152,200	\$552,900
County of Hastings	\$22,000	\$79,900	\$32,800	\$119,200	\$43,400	\$157,700	\$54,800	\$199,100	\$66,500	\$241,600	\$79,300	\$288,100	\$95,800	\$348,000	\$117,600	\$427,200	\$162,400	\$553,700
Kawartha Lakes Division	\$23,300	\$84,600	\$36,200	\$131,500	\$47,700	\$173,300	\$60,100	\$218,300	\$73,000	\$265,200	\$86,800	\$315,300	\$104,700	\$380,400	\$128,900	\$468,300	\$168,100	\$610,700
Haliburton County	\$20,500	\$74,500	\$30,600	\$111,200	\$40,400	\$146,800	\$50,600	\$183,800	\$63,400	\$230,300	\$75,100	\$272,800	\$89,700	\$325,900	\$109,500	\$397,800	\$146,500	\$532,200
City of Kawartha Lakes + Haliburton	\$22,500	\$81,700	\$35,100	\$127,500	\$45,900	\$166,700	\$58,200	\$211,400	\$70,600	\$256,500	\$84,100	\$305,500	\$101,000	\$366,900	\$125,100	\$454,500	\$165,000	\$599,400
City of Kingston	\$22,000	\$79,900	\$34,800	\$126,400	\$47,800	\$173,700	\$60,800	\$220,900	\$75,400	\$273,900	\$91,500	\$332,400	\$110,700	\$400,000	\$136,900	\$497,300	\$180,500	\$655,700
County of Lanark	\$23,700	\$86,100	\$37,700	\$137,000	\$50,300	\$182,700	\$64,000	\$232,500	\$77,800	\$282,600	\$93,700	\$340,400	\$111,700	\$405,800	\$135,400	\$491,900	\$172,700	\$627,400
UC of Leeds and Grenville	\$23,400	\$85,000	\$36,500	\$132,600	\$48,000	\$174,400	\$60,400	\$219,400	\$74,200	\$269,600	\$89,000	\$323,300	\$106,000	\$385,100	\$129,900	\$471,900	\$167,700	\$609,200
County of Lennox and Addington	\$25,200	\$91,500	\$38,200	\$138,800	\$50,700	\$184,200	\$64,000	\$232,500	\$83,400	\$293,400	\$92,100	\$334,600	\$108,300	\$439,000	\$130,100	\$472,600	\$164,000	\$595,800
Prince Edward Division	\$23,800	\$86,500	\$36,000	\$130,800	\$47,300	\$171,800	\$59,800	\$217,200	\$72,800	\$264,500	\$85,800	\$311,700	\$103,400	\$375,600	\$127,300	\$462,500	\$165,400	\$600,900
County of Lennox + Addington + Prince Edward Division	\$24,700	\$89,700	\$37,300	\$135,500	\$49,400	\$179,500	\$62,700	\$227,800	\$76,000	\$276,100	\$89,600	\$325,500	\$106,400	\$386,500	\$129,000	\$468,600	\$164,300	\$596,900
County of Northumberland	\$24,900	\$90,500	\$38,600	\$140,200	\$50,200	\$182,400	\$63,000	\$228,900	\$76,400	\$277,600	\$90,900	\$330,200	\$108,900	\$395,300	\$132,800	\$482,400	\$175,500	\$637,600
City of Ottawa	\$24,600	\$89,400	\$42,900	\$155,900	\$59,500	\$216,200	\$75,900	\$275,700	\$93,400	\$339,300	\$112,600	\$409,100	\$136,200	\$494,800	\$168,500	\$612,100	\$218,700	\$794,500
City of Peterborough	\$22,100	\$80,300	\$33,800	\$122,800	\$44,900	\$163,100	\$56,800	\$206,300	\$70,400	\$255,800	\$85,000	\$308,800	\$103,100	\$374,600	\$128,600	\$467,200	\$168,300	\$611,400
UC of Prescott and Russell	\$25,500	\$92,600	\$39,900	\$145,000	\$54,600	\$198,400	\$69,700	\$253,200	\$85,500	\$310,600	\$102,300	\$371,600	\$121,700	\$442,100	\$145,900	\$530,000	\$182,100	\$661,500
County of Renfrew	\$22,900	\$83,200	\$35,200	\$127,900	\$47,900	\$174,000	\$61,000	\$221,600	\$73,700	\$267,700	\$87,300	\$317,200	\$104,500	\$379,600	\$126,000	\$457,700	\$161,000	\$584,900
Southwestern	\$23,000	\$83,600	\$36,400	\$132,200	\$48,900	\$177,600	\$62,000	\$225,200	\$76,500	\$277,900	\$92,600	\$336,400	\$111,900	\$406,500	\$138,000	\$501,300	\$181,000	\$657,600
City of Brantford	\$24,200	\$87,900	\$36,100	\$131,100	\$47,700	\$173,300	\$60,600	\$220,200	\$74,700	\$271,400	\$90,600	\$329,100	\$109,000	\$396,000	\$133,500	\$485,000	\$172,300	\$625,900
County of Bruce	\$23,600	\$85,700	\$36,800	\$133,700	\$49,400	\$179,500	\$63,500	\$230,700	\$78,500	\$285,200	\$95,400	\$346,600	\$119,400	\$433,800	\$150,700	\$547,500	\$200,700	\$729,100
Municipality of Chatham-Kent	\$20,700	\$75,200	\$31,200	\$113,300	\$41,500	\$150,800	\$51,500	\$187,100	\$63,300	\$230,000	\$77,400	\$281,200	\$94,000	\$341,500	\$116,600	\$423,600	\$153,700	\$558,400
County of Dufferin	\$29,700	\$107,900	\$48,800	\$177,300	\$65,100	\$236,500	\$80,300	\$291,700	\$97,300	\$353,500	\$115,200	\$418,500	\$135,500	\$492,300	\$163,000	\$592,200	\$205,400	\$746,200
County of Grey	\$21,700	\$78,800	\$33,400	\$121,300	\$43,900	\$159,500	\$55,900	\$203,100	\$68,400	\$248,500	\$82,300	\$299,000	\$100,500	\$365,100	\$124,500	\$452,300	\$164,800	\$598,700
County of Huron	\$23,600	\$85,700	\$35,500	\$129,000	\$46,900	\$170,400	\$59,400	\$215,800	\$71,700	\$260,500	\$86,300	\$313,500	\$103,200	\$374,900	\$125,700	\$456,700	\$162,500	\$590,300
County of Lambton	\$23,000	\$83,600	\$36,100	\$131,100	\$48,900	\$177,600	\$62,300	\$226,300	\$77,200	\$280,500	\$93,900	\$341,100	\$113,900	\$413,800	\$142,300	\$517,000	\$190,500	\$692,100
City of London	\$20,400	\$74,100	\$32,500	\$118,100	\$44,500	\$161,700	\$56,700	\$206,000	\$70,400	\$255,800	\$86,600	\$314,600	\$105,500	\$383,300	\$131,200	\$476,600	\$175,500	\$637,600
County of Norfolk	\$24,600	\$89,400	\$38,200	\$138,800	\$50,000	\$181,600	\$62,900	\$228,500	\$76,800	\$279,000	\$91,700	\$333,100	\$109,500	\$397,800	\$132,400	\$481,000	\$168,300	\$611,400
County of Oxford	\$25,700	\$93,400	\$39,700	\$144,200	\$51,800	\$188,200	\$64,300	\$233,600	\$78,600	\$285,500	\$93,300	\$338,900	\$110,700	\$402,200	\$133,500	\$485,000	\$169,400	\$615,400
City of St. Thomas	\$23,500	\$85,400	\$35,500	\$129,000	\$47,500	\$172,600	\$59,000	\$214,300	\$72,200	\$262,300	\$85,700	\$311,300	\$102,800	\$373,500	\$125,600	\$456,300	\$160,400	\$582,700
City of Stratford	\$24,900	\$90,500	\$38,800	\$141,000	\$50,500	\$183,500	\$63,100	\$229,200	\$76,400	\$277,600	\$90,700	\$329,500	\$108,700	\$394,900	\$132,000	\$479,500	\$170,300	\$618,700
Regional Municipality of Waterloo	\$25,300	\$91,900	\$40,500	\$147,100	\$54,200	\$196,900	\$68,700	\$249,600	\$84,300	\$306,300	\$101,300	\$368,000	\$121,400	\$441,000	\$148,400	\$539,100	\$192,300	\$698,600
County of Wellington	\$26,400	\$95,900	\$42,700	\$155,100	\$57,200	\$207,800	\$71,700	\$260,500	\$88,400	\$321,100	\$105,800	\$384,400	\$126,100	\$458,100	\$154,300	\$560,600	\$198,500	\$721,100
City of Windsor	\$21,100	\$76,700	\$34,100	\$123,900	\$46,300	\$168,200	\$58,400	\$212,200	\$72,600	\$263,700	\$88,800	\$322,600	\$108,200	\$393,100	\$134,700	\$489,400	\$179,700	\$652,800
Northeastern	\$21,300	\$77,400	\$32,400	\$117,700	\$43,800	\$159,100	\$56,000	\$203,400	\$70,100	\$254,700	\$86,800	\$315,300	\$106,700	\$387,600	\$132,900	\$482,800	\$173,800	\$631,400
Algoma District	\$20,400	\$74,100	\$29,800	\$108,300	\$40,400	\$146,800	\$50,900	\$184,900	\$63,700	\$231,400	\$79,000	\$287,000	\$98,200	\$356,700	\$123,400	\$448,300	\$160,100	\$581,600
Algoma DSSAB	\$20,900	\$75,900	\$29,500	\$107,200	\$39,100	\$142,000	\$48,700	\$176,900	\$59,700	\$216,900	\$74,600	\$271,000	\$92,200	\$335,000	\$118,000	\$428,700	\$155,800	\$566,000
Cochrane DSSAB	\$21,900	\$79,600	\$33,500	\$121,700	\$45,400	\$164,900	\$59,000	\$214,300	\$75,000	\$272,500	\$93,400	\$339,300	\$113,800	\$413,400	\$140,600	\$510,800	\$182,300	\$662,300
City of Greater Sudbury	\$21,800	\$79,200	\$35,300	\$128,200	\$48,700	\$176,900	\$62,500	\$227,100	\$77,800	\$282,600	\$96,200	\$349,500	\$118,500	\$430,500	\$146,900	\$533,700	\$191,100	\$694,200
Manitoulin District	\$15,800	\$57,400	\$24,200	\$87,900	\$34,800	\$126,400	\$43,800	\$159,100	\$55,400	\$201,300	\$67,000	\$243,400	\$83,000	\$301,500	\$101,100	\$367,300	\$135,600	\$492,600
Sudbury District	\$21,500	\$78,100	\$33,800	\$122,800	\$46,300	\$168,200	\$57,200	\$207,800	\$70,900	\$257,600	\$87,200	\$316,800	\$104,600	\$380,000	\$126,900	\$461,000	\$165,800	\$602,300
Manitoulin - Sudbury DSSAB	\$22,100	\$80,300	\$33,800	\$122,800	\$45,300	\$164,600	\$56,100	\$203,800	\$68,900	\$250,300	\$83,900	\$304,800	\$100,800	\$366,200	\$123,300	\$447,900	\$161,600	\$587,100
Nipissing DSSAB	\$20,300	\$73,700	\$30,600	\$111,200	\$40,800	\$148,200	\$52,700	\$191,500	\$66,800	\$239,000	\$81,200	\$295,000	\$99,700	\$362,200	\$123,600	\$449,000	\$162,600	\$590,700
Parry Sound DSSAB	\$22,40																	

Table 2: Average Resale House Price and 10% Below Average Resale Price, 2020

Regional Market Area	Average Resale Price 2020	10% Below Average Resale Price
Ontario	\$596,986	\$537,287
City of Toronto	\$957,539	\$861,785
Central	\$772,484	\$695,236
Regional Municipality of Durham	\$649,089	\$584,180
Regional Municipality of Halton	\$913,615	\$822,254
City of Hamilton	\$573,975	\$516,578
District Municipality of Muskoka	\$585,441	\$526,897
Regional Municipality of Niagara	\$468,166	\$421,349
Regional Municipality of Peel	\$783,287	\$704,958
County of Simcoe	\$549,556	\$494,600
Regional Municipality of York	\$1,011,265	\$910,139
Eastern	\$380,928	\$342,835
City of Cornwall	\$266,197	\$239,577
County of Hastings	\$332,917	\$299,625
City of Kawartha Lakes	\$460,943	\$414,849
City of Kingston	\$442,321	\$398,089
County of Lanark	\$354,442	\$318,998
UC of Leeds and Grenville	\$328,179	\$295,361
County of Lennox and Addington	\$530,868	\$477,781
County of Northumberland	\$467,041	\$420,337
City of Ottawa	\$505,475	\$454,928
City of Peterborough	\$466,234	\$419,611
UC of Prescott and Russell	\$321,233	\$289,110
County of Renfrew	\$283,704	\$255,334
Southwestern	\$450,063	\$405,057
City of Brantford	\$467,335	\$420,602
County of Bruce	\$395,990	\$356,391
Municipality of Chatham-Kent	\$273,301	\$245,971
County of Dufferin	\$644,591	\$580,132
County of Grey	\$453,301	\$407,971
County of Huron	\$378,776	\$340,898
County of Lambton	\$359,297	\$323,367
City of London	\$437,418	\$393,676
County of Norfolk	\$425,928	\$383,335
County of Oxford	\$429,726	\$386,753
City of St. Thomas	\$357,189	\$321,470
City of Stratford	\$437,622	\$393,860
Regional Municipality of Waterloo	\$541,819	\$487,637
County of Wellington	\$599,487	\$539,538
City of Windsor	\$339,447	\$305,502
Northeastern	\$284,438	\$255,994
Algoma DSSAB	\$200,245	\$180,221
Cochrane DSSAB	\$215,989	\$194,390
City of Greater Sudbury	\$323,412	\$291,071
Manitowlin-Sudbury DSSAB	\$235,704	\$212,134
Nipissing DSSAB	\$302,138	\$271,924
Parry Sound DSSAB	\$445,841	\$401,257
Sault Ste. Marie DSSAB	\$260,170	\$234,153
Timiskaming DSSAB	\$217,377	\$195,639
Northwestern	\$276,090	\$248,481
Kenora DSSAB	\$289,212	\$260,291
Rainy River DSSAB	\$219,153	\$197,238
Thunder Bay DSSAB	\$277,081	\$249,373

Source: Real Property Solutions House Price Index

Notes:

1. The average resale price may be influenced, particularly in smaller areas, by the number and type of house resales.

Provincial Policy Statement – Housing Table

Table 3: Renter Household Incomes and Affordable Rents, 2020

Regional Market Area	10th Income Percentile	10th Percentile Affordable Rent	20th Income Percentile	20th Percentile Affordable Rent	30th Income Percentile	30th Percentile Affordable Rent	40th Income Percentile	40th Percentile Affordable Rent	50th Income Percentile	50th Percentile Affordable Rent	60th Income Percentile	60th Percentile Affordable Rent	70th Income Percentile	70th Percentile Affordable Rent	80th Income Percentile	80th Percentile Affordable Rent	90th Income Percentile	90th Percentile Affordable Rent
Ontario	\$14,500	\$360	\$20,900	\$520	\$28,100	\$700	\$36,300	\$910	\$45,300	\$1,130	\$55,600	\$1,390	\$68,200	\$1,710	\$85,000	\$2,130	\$113,200	\$2,830
City of Toronto	\$13,000	\$330	\$20,500	\$510	\$29,600	\$740	\$39,000	\$980	\$49,300	\$1,230	\$60,900	\$1,520	\$74,900	\$1,870	\$93,600	\$2,340	\$125,300	\$3,130
Central	\$15,200	\$380	\$22,400	\$560	\$30,100	\$750	\$38,200	\$960	\$47,000	\$1,180	\$57,500	\$1,440	\$70,100	\$1,750	\$87,100	\$2,180	\$115,800	\$2,900
Regional Municipality of Durham	\$16,200	\$410	\$23,000	\$580	\$30,300	\$760	\$38,100	\$950	\$46,800	\$1,170	\$57,000	\$1,430	\$69,000	\$1,730	\$86,000	\$2,150	\$112,500	\$2,810
Regional Municipality of Halton	\$19,200	\$480	\$27,200	\$680	\$37,700	\$940	\$47,800	\$1,200	\$59,200	\$1,480	\$71,800	\$1,800	\$87,100	\$2,180	\$108,000	\$2,700	\$144,500	\$3,610
City of Hamilton	\$14,500	\$360	\$19,800	\$500	\$25,600	\$640	\$32,400	\$810	\$40,000	\$1,000	\$48,300	\$1,210	\$58,800	\$1,470	\$73,200	\$1,830	\$96,600	\$2,420
District Municipality of Muskoka	\$15,200	\$380	\$21,000	\$530	\$25,300	\$630	\$32,000	\$800	\$40,800	\$1,020	\$48,600	\$1,220	\$60,500	\$1,510	\$77,100	\$1,930	\$98,800	\$2,470
Regional Municipality of Niagara	\$14,800	\$370	\$19,800	\$500	\$24,900	\$620	\$31,100	\$780	\$37,900	\$950	\$45,500	\$1,140	\$54,700	\$1,370	\$68,100	\$1,700	\$89,200	\$2,230
Regional Municipality of Peel	\$15,800	\$400	\$24,600	\$620	\$34,300	\$860	\$43,500	\$1,090	\$53,400	\$1,340	\$63,900	\$1,600	\$77,100	\$1,930	\$94,500	\$2,360	\$122,800	\$3,070
County of Simcoe	\$16,100	\$400	\$22,900	\$570	\$30,000	\$750	\$38,200	\$960	\$46,300	\$1,160	\$55,900	\$1,400	\$68,000	\$1,700	\$83,600	\$2,090	\$108,400	\$2,710
Regional Municipality of York	\$14,700	\$370	\$22,700	\$570	\$31,400	\$790	\$40,500	\$1,010	\$51,100	\$1,280	\$63,000	\$1,580	\$77,800	\$1,950	\$98,500	\$2,460	\$134,100	\$3,350
Eastern	\$14,900	\$370	\$20,900	\$520	\$27,700	\$690	\$35,400	\$890	\$44,100	\$1,100	\$54,100	\$1,350	\$66,400	\$1,660	\$82,000	\$2,050	\$107,800	\$2,700
City of Cornwall	\$15,000	\$380	\$19,400	\$490	\$23,400	\$590	\$28,900	\$720	\$34,600	\$870	\$41,500	\$1,040	\$50,700	\$1,270	\$62,700	\$1,570	\$82,900	\$2,070
County of Hastings	\$15,100	\$380	\$20,900	\$520	\$26,000	\$650	\$31,600	\$790	\$38,400	\$960	\$46,300	\$1,160	\$56,100	\$1,400	\$68,100	\$1,700	\$87,100	\$2,180
Kawartha Lakes Division	\$13,300	\$330	\$19,200	\$480	\$23,300	\$580	\$29,600	\$740	\$36,300	\$910	\$43,200	\$1,080	\$53,700	\$1,340	\$69,800	\$1,750	\$92,700	\$2,320
Haliburton County	\$12,100	\$300	\$17,500	\$440	\$21,500	\$540	\$25,800	\$650	\$31,700	\$790	\$37,600	\$940	\$46,900	\$1,170	\$56,800	\$1,420	\$83,600	\$2,090
City of Kawartha Lakes + Haliburton	\$13,300	\$330	\$18,800	\$470	\$23,100	\$580	\$29,100	\$730	\$35,600	\$890	\$41,900	\$1,050	\$53,000	\$1,330	\$68,400	\$1,710	\$91,500	\$2,290
City of Kingston	\$14,700	\$370	\$21,000	\$530	\$27,300	\$680	\$34,200	\$860	\$42,300	\$1,060	\$51,200	\$1,280	\$62,100	\$1,550	\$76,400	\$1,910	\$99,600	\$2,490
County of Lanark	\$15,000	\$380	\$20,200	\$510	\$25,200	\$630	\$31,300	\$780	\$38,000	\$950	\$46,300	\$1,160	\$56,800	\$1,420	\$69,200	\$1,730	\$90,500	\$2,260
UC of Leeds and Grenville	\$15,100	\$380	\$20,200	\$510	\$24,900	\$620	\$30,500	\$760	\$37,900	\$950	\$45,500	\$1,140	\$54,600	\$1,370	\$69,200	\$1,730	\$89,600	\$2,440
County of Lennox and Addington	\$15,100	\$380	\$20,900	\$520	\$25,300	\$630	\$31,400	\$790	\$37,600	\$940	\$45,300	\$1,130	\$56,100	\$1,400	\$69,800	\$1,750	\$88,100	\$2,200
Prince Edward Division	\$15,000	\$380	\$21,100	\$530	\$26,200	\$660	\$33,800	\$850	\$38,000	\$950	\$46,100	\$1,150	\$56,400	\$1,410	\$72,200	\$1,810	\$92,500	\$2,310
County of Lennox + Addington + Prince Edward Division	\$15,100	\$380	\$21,000	\$530	\$25,900	\$650	\$32,100	\$800	\$37,700	\$940	\$45,700	\$1,140	\$56,200	\$1,410	\$70,800	\$1,770	\$89,200	\$2,230
County of Northumberland	\$15,100	\$380	\$20,700	\$520	\$25,700	\$640	\$32,200	\$810	\$39,700	\$990	\$47,000	\$1,180	\$58,200	\$1,460	\$71,200	\$1,780	\$95,800	\$2,400
City of Ottawa	\$14,300	\$360	\$21,800	\$550	\$31,300	\$780	\$40,800	\$1,020	\$50,700	\$1,270	\$61,900	\$1,550	\$74,800	\$1,870	\$91,900	\$2,300	\$119,700	\$2,990
City of Peterborough	\$14,500	\$360	\$19,800	\$500	\$24,300	\$610	\$30,200	\$760	\$36,700	\$920	\$43,700	\$1,090	\$53,300	\$1,330	\$67,400	\$1,690	\$89,000	\$2,230
UC of Prescott and Russell	\$16,200	\$410	\$21,300	\$530	\$26,700	\$670	\$32,900	\$820	\$39,600	\$990	\$47,300	\$1,180	\$57,700	\$1,440	\$72,500	\$1,810	\$95,800	\$2,400
County of Renfrew	\$15,100	\$380	\$20,700	\$520	\$26,200	\$660	\$33,100	\$830	\$43,500	\$1,090	\$54,600	\$1,370	\$67,900	\$1,700	\$81,600	\$2,040	\$105,500	\$2,640
Southwestern	\$14,400	\$360	\$20,300	\$510	\$26,300	\$660	\$33,500	\$840	\$41,100	\$1,030	\$50,000	\$1,250	\$60,400	\$1,510	\$74,800	\$1,870	\$97,900	\$2,450
City of Brantford	\$15,700	\$390	\$21,700	\$540	\$27,000	\$680	\$33,500	\$840	\$40,500	\$1,010	\$48,300	\$1,210	\$58,400	\$1,460	\$71,000	\$1,780	\$93,800	\$2,350
County of Bruce	\$14,900	\$370	\$20,500	\$510	\$24,700	\$620	\$31,500	\$790	\$39,000	\$980	\$47,500	\$1,190	\$60,800	\$1,520	\$75,700	\$1,890	\$101,600	\$2,540
Municipality of Chatham-Kent	\$14,500	\$360	\$18,700	\$470	\$23,100	\$580	\$28,500	\$710	\$35,300	\$880	\$42,000	\$1,050	\$50,600	\$1,270	\$61,300	\$1,530	\$81,000	\$2,030
County of Dufferin	\$16,200	\$410	\$22,700	\$570	\$28,500	\$710	\$37,000	\$930	\$47,500	\$1,190	\$58,600	\$1,470	\$71,400	\$1,790	\$84,900	\$2,120	\$111,500	\$2,790
County of Grey	\$15,000	\$380	\$19,600	\$490	\$23,800	\$600	\$29,500	\$740	\$35,800	\$900	\$42,900	\$1,070	\$53,400	\$1,340	\$65,300	\$1,630	\$87,900	\$2,200
County of Huron	\$15,100	\$380	\$21,400	\$540	\$26,000	\$650	\$32,100	\$800	\$39,900	\$1,000	\$48,800	\$1,220	\$59,200	\$1,480	\$74,000	\$1,850	\$96,500	\$2,410
County of Lambton	\$14,100	\$350	\$19,300	\$480	\$24,500	\$610	\$30,700	\$770	\$37,600	\$940	\$46,400	\$1,160	\$57,300	\$1,430	\$71,200	\$1,780	\$98,500	\$2,460
City of London	\$12,600	\$320	\$19,300	\$480	\$25,300	\$630	\$32,100	\$800	\$39,600	\$990	\$47,900	\$1,200	\$58,000	\$1,450	\$71,600	\$1,790	\$93,800	\$2,350
County of Norfolk	\$15,200	\$380	\$20,400	\$510	\$25,800	\$650	\$33,200	\$830	\$40,400	\$1,010	\$48,900	\$1,220	\$59,700	\$1,490	\$74,200	\$1,860	\$96,400	\$2,410
County of Oxford	\$16,000	\$400	\$22,300	\$560	\$28,700	\$720	\$36,500	\$910	\$44,400	\$1,110	\$52,800	\$1,320	\$63,400	\$1,590	\$78,500	\$1,960	\$103,100	\$2,580
City of St. Thomas	\$15,000	\$380	\$20,200	\$510	\$25,100	\$630	\$31,100	\$780	\$37,000	\$930	\$45,100	\$1,130	\$54,300	\$1,360	\$67,900	\$1,700	\$89,900	\$2,250
City of Stratford	\$15,200	\$380	\$22,200	\$560	\$29,600	\$740	\$37,500	\$940	\$45,700	\$1,140	\$54,600	\$1,370	\$64,400	\$1,610	\$77,000	\$1,930	\$100,200	\$2,510
Regional Municipality of Waterloo	\$15,200	\$380	\$23,000	\$580	\$30,900	\$770	\$39,000	\$980	\$47,600	\$1,190	\$56,900	\$1,420	\$68,300	\$1,710	\$83,300	\$2,080	\$106,200	\$2,660
County of Wellington	\$15,100	\$380	\$22,900	\$570	\$30,200	\$760	\$39,300	\$980	\$48,500	\$1,210	\$57,700	\$1,440	\$69,200	\$1,730	\$84,400	\$2,110	\$108,700	\$2,720
City of Windsor	\$11,800	\$300	\$17,700	\$440	\$22,600	\$570	\$29,200	\$730	\$35,600	\$890	\$43,700	\$1,090	\$53,200	\$1,330	\$66,400	\$1,660	\$87,700	\$2,190
Northeastern	\$14,700	\$370	\$19,400	\$490	\$23,800	\$670	\$29,700	\$740	\$36,600	\$920	\$45,000	\$1,130	\$55,300	\$1,380	\$69,800	\$1,750	\$94,300	\$2,360
Algoma District	\$13,600	\$340	\$18,200	\$460	\$22,500	\$560	\$26,700	\$670	\$32,100	\$800	\$39,000	\$980	\$47,800	\$1,200	\$59,600	\$1,490	\$80,100	\$2,000
Algoma DSSAB	\$14,800	\$370	\$18,800	\$470	\$23,000	\$580	\$26,300	\$660	\$31,900	\$800	\$37,800	\$950	\$47,200	\$1,180	\$57,100	\$1,430	\$77,500	\$1,940
Cochrane DSSAB	\$15,300	\$380	\$20,600	\$520	\$24,500	\$610	\$31,100	\$780	\$38,500	\$960	\$47,600	\$1,190	\$60,200	\$1,510	\$77,100	\$1,930	\$104,100	\$2,600
City of Greater Sudbury	\$14,300	\$360	\$19,700	\$490	\$25,600	\$640	\$32,700	\$820	\$40,600	\$1,020	\$49,500	\$1,240	\$60,300	\$1,510	\$75,000	\$1,880	\$100,900	\$2,520
Manitoulin District	\$11,300	\$280	\$16,600	\$420	\$20,500	\$510	\$24,900	\$620	\$33,000	\$830	\$42,200	\$1,060	\$48,900	\$1,220	\$65,600	\$1,640	\$90,200	\$2,260
Sudbury District	\$14,000	\$350	\$19,200	\$480	\$22,200	\$560	\$29,100	\$730	\$36,100	\$900	\$47,900	\$1,200	\$58,100	\$1,450	\$72,300	\$1,810	\$97,500	\$2,440
Manitoulin - Sudbury DSSAB	\$14,400	\$360	\$19,300	\$480	\$22,200	\$560	\$29,100	\$730	\$37,100	\$930	\$46,600	\$1,170	\$58,000	\$1,450	\$73,000	\$1,830	\$94,300	\$2,360
Nipissing DSSAB	\$15,000	\$380	\$19,200	\$480	\$23,300	\$580	\$29,100	\$730	\$35,500	\$890	\$43,300	\$1,080	\$52,900	\$1,320	\$66,400	\$1,660	\$86,400	\$2,160
Parry Sound DSSAB	\$15,200	\$380	\$20,100	\$500	\$23,300	\$580	\$29,700	\$740	\$35,200	\$880	\$43,100	\$1,080	\$53,100	\$1,330	\$67,300	\$1,680	\$89,300	\$2,230
City of Sault Ste. Marie	\$13,200	\$330	\$18,000	\$450	\$22,300	\$560	\$26,700	\$670	\$32,100	\$800	\$39,100	\$980	\$47,700	\$1,190	\$60,300	\$1,510	\$80,500	\$2,010
Timiskaming DSSAB	\$14,700	\$370	\$18,600	\$470	\$21,800	\$550	\$26,500	\$660	\$33,200	\$830	\$41,300	\$1,030	\$50,500	\$1,260	\$66,100	\$1,650	\$92,400	\$2,310
Northwestern	\$13,900	\$350	\$19,500	\$490	\$24,100	\$600	\$30,200	\$760	\$37,900	\$950	\$46,200	\$1,160	\$58,000	\$1,450	\$73,100	\$1,830	\$101,400	\$2,540
Kenora DSSAB	\$16,100	\$400	\$21,500	\$540	\$27,100	\$680	\$35,200	\$880	\$44,500	\$1,110	\$55,800	\$1,400	\$69,000	\$1,730	\$89,100	\$2,230	\$122,800	\$3,070
Rainy River DSSAB	\$14,000	\$350	\$19,100	\$480	\$22,900	\$570	\$27,000	\$680	\$33,300	\$830	\$40,300	\$1,010	\$51,000	\$1,280	\$65,500	\$1,640	\$85,300	\$2,130
Thunder Bay DSSAB	\$13,300	\$330	\$19,000	\$480	\$23,500	\$590	\$29,200	\$730	\$36,700	\$920	\$45,000	\$1,130	\$55,700	\$1,390	\$70,800	\$1,770	\$96,500	\$2,410

Notes:

- Monthly rent = 30% of monthly income. Affordable rent calculations are based on renter household incomes
- In the PPS, a regional market area refers to an area, generally broader than a lower tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single tier municipality will normally serve as the regional market area. Where a regional market area extends significantly

Average Apartment Rents, Ontario, 2020

Table 4. Average Rent by Bedroom Count

Regional Market Area	Bachelor Rent	1 Bedroom Rent	2 Bedroom Rent	3 Bedroom Rent	4+ Bedroom Rent	Total Bedroom Rent
Ontario	\$1,080	\$1,241	\$1,408	\$1,664	\$2,303	\$1,340
City of Toronto	\$1,211	\$1,430	\$1,661	\$1,887	\$2,655	\$1,538
Central	\$1,197	\$1,409	\$1,610	\$1,826	\$2,327	\$1,515
Regional Municipality of Durham	\$936	\$1,177	\$1,350	\$1,489	**	\$1,312
Regional Municipality of Halton	\$1,166	\$1,435	\$1,634	\$1,839	**	\$1,582
City of Hamilton	\$866	\$1,033	\$1,184	\$1,384	**	\$1,113
District Municipality of Muskoka	\$693	\$925	\$1,164	\$1,230	**	\$1,091
Regional Municipality of Niagara	\$778	\$958	\$1,136	\$1,261	**	\$1,073
Regional Municipality of Peel	\$1,037	\$1,376	\$1,546	\$1,650	\$1,671	\$1,484
County of Simcoe	\$865	\$1,064	\$1,257	\$1,562	**	\$1,189
Regional Municipality of York	\$995	\$1,369	\$1,537	\$1,740	**	\$1,465
Eastern	\$962	\$1,178	\$1,349	\$1,563	\$2,824	\$1,269
City of Cornwall	\$684	\$744	\$889	\$895	**	\$839
County of Hastings	\$835	\$1,036	\$1,161	\$1,337	**	\$1,126
City of Kawartha Lakes	\$629	\$979	\$1,244	\$1,358	**	\$1,121
Haliburton County	**	**	**	**	**	**
City of Kawartha Lakes + Haliburton County	**	**	**	**	**	**
City of Kingston	\$871	\$1,148	\$1,329	\$1,507	\$2,648	\$1,284
County of Lanark	**	\$823	\$1,010	**	**	\$915
UC of Leeds and Grenville	\$752	\$872	\$980	\$961	**	\$945
County of Lennox and Addington	\$674	\$792	\$938	\$1,211	**	\$891
Prince Edward Division	**	\$799	\$978	**	**	\$914
County of Lennox & Addington + Prince Edward Division	\$635	\$795	\$953	\$1,211	**	\$899
County of Northumberland	\$982	\$1,106	\$1,237	\$1,483	**	\$1,212
City of Ottawa	\$1,000	\$1,244	\$1,524	\$1,752	**	\$1,359
City of Peterborough	\$819	\$990	\$1,191	\$1,427	\$1,429	\$1,124
UC of Prescott and Russell	**	\$637	\$930	\$742	**	\$848
County of Renfrew	\$601	\$718	\$915	\$913	**	\$854
Southwestern	\$793	\$1,002	\$1,191	\$1,295	**	\$1,110
City of Brantford	\$763	\$1,050	\$1,102	\$1,170	**	\$1,088
County of Bruce	**	\$784	\$1,110	\$1,195	**	\$1,014
Municipality of Chatham-Kent	\$613	\$767	\$886	\$846	**	\$833
County of Dufferin	**	\$1,117	\$1,468	**	**	\$1,274
County of Grey	\$676	\$818	\$981	\$1,082	**	\$920
County of Huron	**	\$710	\$911	**	**	\$798
County of Lambton	\$786	\$946	\$1,146	\$1,341	**	\$1,056
City of London	\$783	\$1,011	\$1,221	\$1,405	**	\$1,131
County of Norfolk	\$582	\$759	\$778	**	**	\$774
County of Oxford	\$683	\$1,062	\$1,280	\$1,123	**	\$1,190
City of St. Thomas	\$643	\$799	\$986	**	**	\$911
City of Stratford	\$716	\$889	\$1,034	\$1,182	**	\$981
Regional Municipality of Waterloo	\$863	\$1,076	\$1,295	\$1,359	**	\$1,221
County of Wellington	\$870	\$1,189	\$1,333	\$1,369	\$1,728	\$1,273
City of Windsor	\$714	\$896	\$1,038	\$1,214	**	\$947
Northeastern	\$657	\$860	\$1,041	\$1,148	**	\$973
Algoma District	\$590	\$757	\$880	\$974	**	\$840
Algoma DSSAB	**	**	**	**	**	**
Cochrane DSSAB	\$619	\$899	\$1,041	\$1,204	**	\$981
City of Greater Sudbury	\$699	\$921	\$1,134	\$1,267	**	\$1,053
Manitoulin District	**	**	**	**	**	**
Sudbury District	**	**	**	**	**	**
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$623	\$814	\$1,007	\$1,157	**	\$930
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	**	**	**	**	**	**
Timiskaming DSSAB	**	**	**	**	**	**
Northwestern	\$749	\$873	\$1,085	\$1,246	**	\$1,000
Kenora DSSAB	**	\$775	\$956	**	**	\$886
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$732	\$880	\$1,092	\$1,250	**	\$1,007

Source: CMHC, Rental Market Survey, October 2020

** Data suppressed to protect confidentiality, not statistically reliable or not available

Contact: Marci Pernica * Housing Division * Housing.Research@ontario.ca