

January 26, 2022

Wendy VanKeulen  
Community Development Coordinator  
Township of Edwardsburgh-Cardinal  
Box 129, 18 Centre St  
Spencerville ON K0E 1X0

Dear Ms. VanKeulen:

Re: Proposed Zoning By-law Amendment  
Applicant: Richard Van Veldhuisen / Laura Leeder  
Location: Part of Lot 8, Concession 1, County Road 2  
Our File: 14269

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I am writing to provide comments regarding the proposed Zoning By-Law amendment for Laura Leeder's property at Part of Lot 8, Concession 1 County Road 2.

An application for a Permit to Construct a Sewage System was received by our office on October 21, 2020. The application was submitted by Dick VanVeldhuisen and Elmer Covill (Licensed Septic Installer) on behalf of Laura Leeder. I attended a site meeting with E. Covill, D. Vanveldhuisen, L. Leeder, and a proposed buyer named Rob Wells on October 23, 2020. The purpose of the site meeting was to review the proposed design for the septic system submitted by E. Covill. The design submitted with the Permit Application was for a 3-bedroom, 2-bathroom dwelling with 92.9 square metres of finished floor area. The site plan showed a filter media bed with extended contact area and imported sand mantle. The site plan showed a clearance distance of 17 metres to the St. Lawrence River for the Filter Media bed. At the time, I advised the parties in attendance that the design would satisfy the requirements of the OBC but, they would also be required to meet setbacks determined by the Township and South Nation Conservation Authority before we would issue a permit for the septic system. While on-site R. Wells proposed changes to the site plan and the addition of a walkout basement. I advised him the application would need to be amended and re-evaluated.

No Permit has been issued by the Leeds, Grenville and Lanark District Health Unit at this point.

The Leeds, Grenville and Lanark District Health Unit has no objection to the proposed Zoning By-Law Amendment.

Your Partner in Public Health,



Ben MacNeil, BSc, B TECH, CPHI(C)  
Public Health Inspector  
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BMN/lm