



Richard VanVeldhuisen <[rvanveldhuisen@gmail.com](mailto:rvanveldhuisen@gmail.com)>

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## 80-812 County Road 2 Edwardsburgh, Cardinal

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**Richard VanVeldhuisen**

Fri, Nov 19, 2021 at 9:42 AM

<[rvanveldhuisen@gmail.com](mailto:rvanveldhuisen@gmail.com)>

To: Wendy Van Keulen <[Wvankeulen@twpec.ca](mailto:Wvankeulen@twpec.ca)>

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Wendy:

I will be filing with your office the Application to Amend the Zoning By-Law. for the subject property.

In summary, the proposal is to construct a +/- 1,000 SF bungalow to be serviced by a private septic system and a drilled well, which you mentioned is consistent with the Township OP, and PPS.

We secured a driveway permit from the County, and Elmer Construction has submitted a septic design to the County Health Department, which design was approved and it is expected that a permit will be issued with the submission of a building permit application. The South Nation Conservation Authority permit application has been filed with the Conservation office. Eastern Engineering has completed a Servicing Report, and St Lawrence Testing has prepared a Geotechnical Report..IN Engineering has prepared a Topographical Report. I have updated the site plan and included a Zone Table

In addition, Carla Parslow recently completed two reports which dealt with Archaeological Assessment (AA), Environmental Impact Assessment (EIA), and Species At Risk (SAR), which reports were forwarded to you by Carla. I trust that this site research, studies and plans satisfies the Township property development requirements.

I have asked St Lawrence Testing to provide additional information that you mentioned in your 4th paragraph of your November 15th email. In my opinion, there are gentle slopes in the development area. The house will have a

walkout basement, taking advantage of the slope, similarly as the adjacent house. Steeper slopes are located near the western storm sewer outlet, and further west.

Looking forward to working with you to get this process to the building permit application stage.

PS. I am out of the country from December 10, 2021 till late February 2022. Hopefully we can meet personally before December 10th, otherwise we can connect via Zoom.

The application will include a cheque of \$2,000 as a deposit fee.

Thank you for your help in getting this application to this stage.

Richard

Dick Van Veldhuisen P Eng.

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## 2 attachments



**Cardinal Topographic Survey P;an 001.jpg**  
485K

**Cardinal Updated Site Plan 11.19.21 001.jpg**  
464K