

From: [Wendy Van Keulen](#)
To: [Richard VanVeldhuisen](#)
Cc: [James Holland](#)
Bcc: [CBO](#); [Dave Grant](#); [Jordan Jackson](#)
Subject: RE: Cardinal Project Bobbie Leeder
Date: February 11, 2022 12:17:00 PM
Attachments: [ZBA Comments from SNC 01272022 Leeder.pdf](#)
[DOC021022-02102022111929.pdf](#)

Dear Mr. VanVeldhuisen;

The Zoning Bylaw amendment application proposes to establish zone standards to support future development on the property. It is important that the geotechnical investigation demonstrate the lands can be built upon through this amendment. All development constraints must be addressed through this amendment to ensure development can proceed responsibly, and the developer will be able to obtain the necessary permits from the appropriate approval authorities. We rely on the Conservation Authority's review of the geotechnical investigation to ensure it is consistent with MNRF guidelines and that a permit from the Conservation Authority is obtainable.

The Township's Planning Fees Bylaw 2019-75 provides that where the cost of processing an application exceeds the amount of the deposit fee, the Township may issue an invoice to recover these costs. It is anticipated that the cost of processing the application, including consulting and technical review fees, will exceed the cost of processing the application. Multiple reviews can become costly, and add time to processing an application.

Please advise if you would like to submit any additional information or revised comments from your engineer prior to SNC's review. If you have any questions about SNC's comments or information is requested, it may be helpful to arrange a call with the reviewer by contacting Mr. Holland.

Thank you,

Wendy Van Keulen
Community Development Coordinator
613.658.3055 x101

From: James Holland <jholland@nation.on.ca>
Sent: February 10, 2022 4:07 PM
To: Richard VanVeldhuisen <rvanveldhuisen@gmail.com>; Wendy Van Keulen <wvankeulen@twpec.ca>
Subject: RE: Cardinal Project Bobbie Leeder

Dear Ms. Van Keulen,
South Nation Conservation provided detailed comments in our review of the zoning amendment for the slope stability analysis. I can invoice and circulate to our engineers for review, but the letter has not provided the requested analysis, and I anticipate we will reiterate our comments from the zoning review. Please confirm whether the Township requests a technical review at this time.

Kind regards,
James

From: Richard VanVeldhuisen <rvanveldhuisen@gmail.com>
Sent: Thursday, February 10, 2022 2:45 PM
To: James Holland <jholland@nation.on.ca>
Cc: Wvankeulen@twpec.ca; bobbieleeder@sympatico.ca; slt@ontarioeast.net
Subject: Cardinal Project Bobbie Leeder

External email - if you don't know or can't confirm the identity of the sender, please exercise caution and do not open links or attachments.

James:

Please see St Lawrence Testing third geotechnical report responding to your recent response letter inquiries.

I trust that this response satisfies your soil inquiries, and that you can sign off with the Township in order that we can move forward to file a building permit for the 1,000 sf house.

Richard Van Veldhuisen P. Eng



James Holland | M.Sc. RPP, Watershed Planner

38 Victoria Street, Box 29, Finch, ON K0C 1K0
Tel: 613-984-2948 or 1-877-984-2948 | Fax: 613-984-2872
nation.on.ca | [make a donation](#)

Our local environment, we're in it together.
Notre environnement local, protégeons-le ensemble.

COVID-19 UPDATE: Our offices are open to the public by appointment, please email info@nation.on.ca. Our Conservation Areas remain open for passive recreation. More info at: www.nation.on.ca/coronavirus.

MISE À JOUR COVID-19: Nos bureaux sont ouverts au public sur rendez-vous, veuillez envoyer un courriel à info@nation.on.ca. Nos aires de conservation restent ouvertes pour les loisirs passifs. Plus d'informations sur : www.nation.on.ca/coronavirus.