



**AGENDA
PUBLIC MEETING**

**Thursday, September 16, 2021, 6:00 PM
Cardinal Legion Branch 105
105 Legion Way
Cardinal, ON K0E 1E0**

- 1. Call Meeting to Order**
- 2. Welcome and Introductions**
- 3. Proposal Details**
Applicant Tracy Zander, M.Pl, MCIP, RPP; ZanderPlan Inc. on behalf of Property Owner
2057876 Ontario Inc.
- 4. Public Comment**
- 5. Adjournment**

Public Meeting Notices

Proposed Zoning Bylaw Amendment
Proposed Revised Plan of Subdivision

**TOWNSHIP OF EDWARDSBURGH CARDINAL
NOTICE OF PUBLIC MEETING CONCERNING
PROPOSED ZONING BY-LAW AMENDMENT**

**ZanderPlan Inc o/b 2057876 Ontario Inc., Part of Lot 5, Concession 1
Meadowlands Subdivision, Cardinal**

TAKE NOTICE that the Township of Edwardsburgh Cardinal has received a zoning by-law amendment application which was deemed to be a complete application on June 21, 2021;

AND TAKE NOTICE that the Council of the Corporation of the Township of Edwardsburgh Cardinal will hold a public meeting at **6:00 p.m. on September 16th, 2021** at the Cardinal Legion located at 105 Legion Way, Cardinal ON K0E 1E0 to consider the following item:

- A proposed site-specific amendment to Comprehensive Zoning By-law No. 2012-35, as amended, under the *Planning Act*, R.S.O., 1990, Chapter P.13, Section 34, for an approximately 9 ha parcel of land situated within the Village of Cardinal. The purpose of the amendment is to change the zoning on the subject lands from "Residential First Density Special Exception 3 (R1-3)" and "Residential Second Density 2 (R2-2)" to "Residential Third Density Special Exception (R3-x)" in order to permit the lands to be developed with a combination of semi-detached and townhouse dwellings. The amendment would also establish special zone provisions relating to railway setbacks. The effect of the amendment would be to accommodate a revised residential plan of subdivision consisting of eighty (80) semi-detached dwellings and sixty-six (66) townhouse dwellings.

Individuals planning to attend the Public Meeting must register with the Township Office by calling the Community Development Coordinator at 613-658-3055 x101 or by email to wvankeulen@twpec.ca no later than September 15th, 2021 at 12:00pm (noon).

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Community Development Coordinator's office prior to the day of the meeting. Additional information and material about the proposed by-law will be available to the public for inspection during regular business hours by contacting the Community Development Coordinator's office.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Township of Edwardsburgh Cardinal to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body is not entitled to appeal the decision.

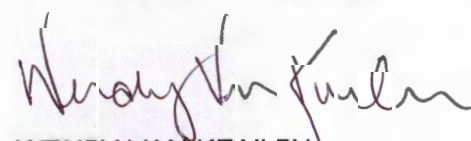
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal before the by-law is passed, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

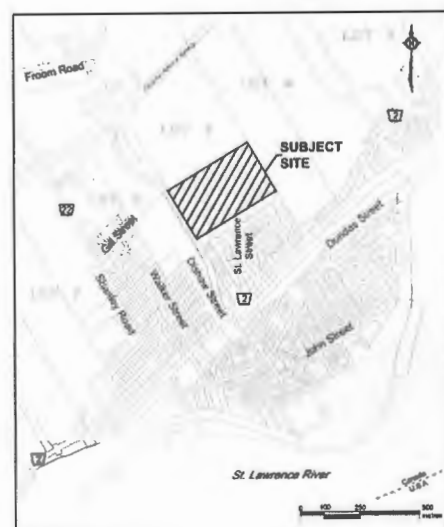
THE SUBJECT LANDS are the subject of a related draft plan of subdivision application submitted to the United Counties of Leeds and Grenville and being processed under County under File # 07-T09001.

IF YOU WISH TO BE NOTIFIED of the decision of the Township of Edwardsburgh Cardinal on the proposed zoning by-law amendment, you must make a written request to the Township of Edwardsburgh Cardinal at the address indicated below.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights and to register for the public meeting, contact the Community Development Coordinator's office during regular business hours from Monday to Friday (tel: 613-658-3055 ext. 101; email wvankeulen@twpec.ca), or at the address below.

**DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 26th DAY OF AUGUST, 2021.**


**WENDY VAN KEULEN,
COMMUNITY DEVELOPMENT COORDINATOR
TOWNSHIP OF EDWARDSBURGH CARDINAL
BOX 129
18 CENTRE ST.
SPENCERVILLE, ONTARIO K0E 1X0**



**TOWNSHIP OF EDWARDSBURGH CARDINAL
NOTICE OF PUBLIC MEETING CONCERNING
PROPOSED REVISED PLAN OF SUBDIVISION**

**ZanderPlan Inc o/b 2057876 Ontario Inc., Part of Lot 5, Concession 1
Meadowlands Subdivision, Cardinal**

TAKE NOTICE that the Council of the Township of Edwardsburgh Cardinal will hold a public meeting at **6:00 p.m. on September 16th, 2021**, at the Cardinal Legion located at 105 Legion Way, Cardinal ON K0E 1E0 to consider the following item:

- A proposed revised plan of subdivision under Section 51 of the *Planning Act*, R.S.O., 1990, Chapter P.13, for an approximately 9 ha parcel of land situated in the Village of Cardinal. The purpose of the application is to revise the current draft plan approval related to the Meadowlands residential plan of subdivision processed by the United Counties under File # 07-T09001. The revised draft plan proposes a total of 146 residential units comprised of eighty (80) semi-detached dwellings and sixty-six (66) townhouse dwellings. The draft plan also includes three (3) public streets, two (2) blocks for future road access to abutting lands and four (4) open space blocks, consistent with the existing draft approval.

Individuals planning to attend the Public Meeting must register with the Township Office by calling the Community Development Coordinator at 613-658-3055 x101 or by email to wvankeulen@twpec.ca no later than September 15th, 2021 at 12:00pm (noon).

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the above item. In the event that you are unable to attend the meeting but wish to submit written comments, please ensure that your comments are delivered to the Community Development Coordinator's office prior to the day of the meeting. Additional information and material regarding the proposed draft plan of subdivision is available for public inspection by contacting the Community Development Coordinator's office during regular business hours.

IF A PERSON OR PUBLIC BODY person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Edwardsburgh Cardinal and/or the United Counties of Leeds & Grenville in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval of the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the United Counties of Leeds & Grenville to the Ontario Land Tribunal.

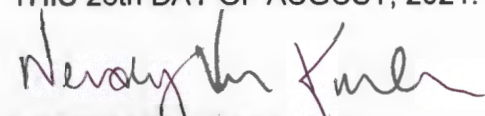
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, if one is held, or make written submissions to the Township of Edwardsburgh Cardinal and/or the United Counties of Leeds & Grenville in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

THE SUBJECT LANDS are also the subject of a related Zoning By-law amendment application filed with the Township of Edwardsburgh Cardinal and being processed under File No. # ZBA_Meadowlands North.

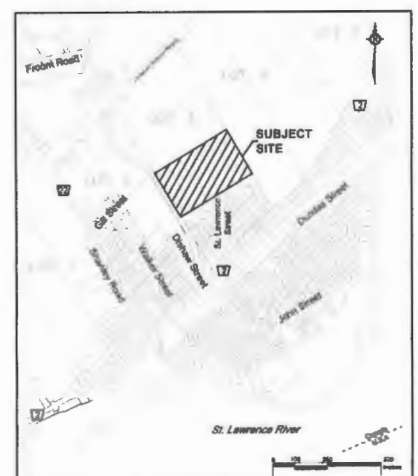
IF YOU WISH TO BE NOTIFIED of the decision of the United Counties of Leeds & Grenville in respect of the proposed plan of subdivision, you must make a written request to the United Counties of Leeds & Grenville by contacting Cherie Mills, Manager of Planning Services at 25 Central Avenue W, Suite 100 Brockville, ON K6V 4N6.

FOR MORE INFORMATION about this matter, including information about preserving your appeal rights and to register for the public meeting, contact the Community Development Coordinator's office during regular business hours from Monday to Friday (tel: 613-658-3055 ext. 101; email wvankeulen@twpec.ca), or at the address below.

DATED AT THE TOWNSHIP OF EDWARDSBURGH CARDINAL
THIS 26th DAY OF AUGUST, 2021.



WENDY VAN KEULEN,
COMMUNITY DEVELOPMENT COORDINATOR
TOWNSHIP OF EDWARDSBURGH CARDINAL
BOX 129
18 CENTRE ST.
SPENCERVILLE, ONTARIO K0E 1X0



Planning Reports

Planning Brief (Applicant, Zanderplan Inc.)

Preliminary Planning Report (Township, Novatech)

May 16, 2021

United Counties of Leeds and Grenville
25 Central Avenue West
Suite 100
Brockville, ON
K6V 4N6

RE: 07-T-09001
Meadowlands Subdivision
Part of Lot 5, Concession 1
Village of Cardinal
Township of Edwardsburgh/Cardinal

ZanderPlan has been retained by the property owner to assist with a revised Draft Plan of Subdivision application for the above-noted subdivision in the Village of Cardinal. The original subdivision application was filed in 2009 and received Draft Plan Approval from the United Counties of Leeds and Grenville in August of 2010. A revision to the subdivision was filed in 2016 by Novatech Engineering and the background information in that submission is still relevant today. Revised Draft Plan Conditions were issued by the United Counties in February of 2017. That plan included 73 lots, along with several park and pathway blocks. The owner now proposes to modify the Draft Plan again, to introduce a mix of housing types and densities to the site. This planning rationale is intended to support the revised Draft Plan application.

SUBJECT PROPERTY

The subject property consists of approximately 9 hectares of land on the north-east side of the Village of Cardinal, connecting to the Village through a northerly extension of St. Lawrence Street. The lands are currently vacant, and are bounded by a private rail spur line to the west, residential lots to the south, and rural lands to the north and east. The residential lots within the Village are serviced with municipal services, which will be extended onto the subject property to service the proposed lots.

DEVELOPMENT PROPOSAL

The original subdivision approval included a total of 49 lots on the 9 hectare site. The revised Draft Plan, approved in 2017, included lots and blocks for 106 residential units, including single detached and semi detached housing units. The semi detached units were primarily located in the centre of the site, and along the west side abutting the rail line. The new plan being filed now uses the same road network as the 2017 Draft Plan; however, the density has been

increased to meet current market and housing demand. The new plan includes: 40 blocks for 80 semi-detached units; 12 blocks for 66 townhouse units; and two blocks for future road connections. The large park blocks and pathways that were previously included in the Plan abutting the existing residential units to the south have been retained in the revised Plan. The semi-detached blocks all have a minimum frontage of 18 metres, and all the townhouse parcels have a frontage of at least 6 metres. Once the Plan is registered, Part Lot Control Exemption will be used to divide the Blocks as needed.

PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement, 2020, is issued under the authority of Section 3 of the *Planning Act*; approval authorities are required to be consistent with these policies when making planning decisions. As this application involves changes to the Draft Plan, and the 2020 Policy Statement (PPS) has been issued after the 2017 Draft Plan Approval, it is appropriate to consider the relevant policies.

Section 1.0 of the PPS speaks to Building Strong Healthy Communities, noting that settlement areas are the ideal location for subdivisions. In meeting the intent of Section 1.1, it is notable that the proposed development efficiently uses the land and is an extension of the existing settlement area. The proposal introduces a range of housing types and densities, and includes park and open space blocks for public use. Per Section 1.1.3, the property is located within the Cardinal settlement area, where development is to be focused. Section 1.1.3.2 encourages a mix of densities and land uses which “efficiently use land and resources”. As indicated by Section 1.1.3.6, the proposal represents new development “in designated growth areas ... adjacent to the existing built-up area ... [with] a compact form” and a mix of densities.

Section 1.4 of the PPS speaks to Housing, noting that municipalities should provide for “a range and mix of housing options and densities” to meet the future needs of the community. The proposed plan will add a mix of housing types including semis and townhouse units, and the flexibility to accommodate single dwellings, helping to maintain the Township’s housing supply. Per Section 1.6.6, the proposed subdivision would be serviced with piped municipal services, which is the preferred form of servicing.

No natural heritage features or functions have been identified on or within proximity to the site that would require evaluation per Section 2.1 of the PPS. The attached servicing report speaks to stormwater management per Section 2.2 and is discussed in greater detail below. Section 2.3 of the PPS speaks to Agriculture. Although the site does appear to contain Class 2 Soils per the Ontario Soil Survey, the lands are located entirely within the Settlement Area, and are already zoned and designated for residential use. Land to the north and east, which also seem to have

Class 2 Soils, are zoned and designated for rural land uses. It is therefore understood that this is not considered a prime agricultural area. Per Section 2.4, there are no known mineral or petroleum resources on or within proximity to the site. In addition, per Section 2.5, there are no known mineral aggregate resources or operations on or within proximity to the site. And, there are no known built heritage resources or cultural heritage landscapes on or within proximity to the site to be considered under Section 2.6.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety. Natural Hazards such as erosion and flooding hazards are referenced in Section 3.1; there are no known natural hazards on or within proximity to the site. Human-Made Hazards are referenced in Section 3.2 and include mine hazards, and oil, gas and salt hazards. There are no known human-made hazards on or within proximity to the site.

Overall, the proposed subdivision, located within an established settlement area, which will connect to existing services and will be a logical extension of existing municipal streets, is consistent with the policies in the 2020 Provincial Policy Statement.

UNITED COUNTIES OF LEEDS AND GRENVILLE OFFICIAL PLAN

The subject property falls within the Urban Settlement Area designation on Schedule A to the United Counties of Leeds and Grenville Official Plan. The Urban Settlement Area policies are included at Section 2.3.2 of the Plan, and note that “urban settlement areas function as the primary centres for growth, development and urban activities.” A broad range of uses are permitted within the Urban Settlement Areas, including a range and mix of housing types and densities, on full municipal services. Intensification and efficient use of land is supported by the Official Plan policies. The revisions to the Draft Plan would meet intent of the Official Plan for the United Counties.

TOWNSHIP OF EDWARDSBURGH/CARDINAL OFFICIAL PLAN

The subject property falls within the Settlement Policy Area designation on the Township’s Official Plan Schedule A. The Settlement Policy Area policies are included at Section 3.1 of the Official Plan, noting that this area “is intended to be the areas of the Township where growth will be focused in order to optimize the use of public services and infrastructure, and to minimize the outward sprawl of development into areas of natural resources and natural heritage.” The subdivision clearly meets this intent. Goals are included at Section 3.1.1, and include encouraging “new medium and high density residential uses where servicing permits.” Further, Residential Development Policies at Section 3.1.3 provide an intent to ensure an adequate supply of housing, and to allow for a range of housing types and densities with appropriate servicing.

Section 6.14 of the Township's Official Plan speaks to Housing and Affordability. This Section notes that new housing is encouraged to be located within the built up areas including the designated settlement areas such as Cardinal. A range of housing options are also encouraged. The proposed housing will contribute to the supply of housing variety and options in the community,

Section 6.14 of the Township's Official Plan speaks to Housing and Affordability. This section states that Council will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents. The revised Draft Plan will result in a total of 80 semi-detached and 66 townhouse units, which allows for more density and diversity in housing types than previous Draft Plans. Greater diversity in housing will also come from flexibility to accommodate single dwellings, and secondary units in basements. The increase in housing units that will result from the subdivision will maintain the local housing supply, and it is anticipated that this will lead to more affordable housing prices in the Township and help to meet the housing demand.

The developer understands the need to add to the supply of affordable housing in the Township and the County; however, it is important to acknowledge that not all of the affordable housing targets must be met within a single housing project. The developer is prepared to contribute to the supply of affordable housing in conjunction with other developers. The semi-detached and townhouses will be approximately 1000 to 1400 square feet. It is anticipated that the modest size of these homes will allow for an affordable sale price versus larger homes on larger lots. The property owner foresees that the units will be marketed to first time home buyers and seniors, with the tenure as freehold ownership. This will increase home ownership opportunity in the Township. Overall, we are satisfied that the Draft Plan meets the intent of Section 6.14 of the Official Plan.

TOWNSHIP OF EDWARDSBURGH/CARDINAL ZONING BY-LAW

In order to implement the Draft Plan that was approved by the United Counties in 2017, a site-specific Zoning By-law Amendment was approved by the Township in 2017 to place the property in appropriate zones to meet the intent of that plan, and to prescribe setbacks from the nearby rail line. A site-specific revision to the Zoning By-law will be required to permit the semi-detached and townhouse units in the proposed configuration on the site.

SERVICEABILITY REPORT

Novatech Engineering has prepared a Serviceability Report to support the proposed revisions to the Draft Plan. The Report assesses water, sanitary and storm services for the site. Water service will connect from St. Lawrence Street on the south side to Gill Street to the west, with

P.O. Box 20148 Perth, Ontario K7H 3M6 ph. 613-264-9600 fax: 613-264-9609 www.zanderplan.com

adequate water to meet the needs of the residential dwellings and for fire flow. Sanitary service will connect to the municipal system on St. Lawrence Street, flowing by gravity to the Village's network on Meadowlands Drive. Stormwater will be managed through shallow roadside ditches and a subdrain system, flowing to a stormwater pond to be located to the north of the site, eventually outletting to an existing tributary to the St. Lawrence River. Quantity control will be achieved through a dry pond, while quality control will be provided through grassed swales and the stormwater facility. The Report concludes that there is adequate water and sanitary service to meet the needs of the subdivision.

SUMMARY

The Owner is proposing a re-configuration of lots on the existing, Draft Approved Plan of Subdivision. The result will be a total of 80 semi-detached and 66 townhouse units, with the flexibility to construct single detached dwellings on the blocks based on market demand. The revisions are consistent with the policies in the 2020 Provincial Policy Statement, and meet the intent of the policies in the Official Plan for the United Counties of Leeds and Grenville and in the Official Plan for the Township of Edwardsburgh/Cardinal. A site-specific Zoning By-Law Amendment will be required to address the revised lot configuration and proposed density. Should you require any additional information, please don't hesitate to contact the undersigned.

All respectfully submitted by:



Tracy Zander, M.P, MCIP, RPP

MEMORANDUM

DATE: JUNE 30, 2021

TO: TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMUNITY DEVELOPMENT COMMITTEE OF THE WHOLE

FROM: NOVATECH

RE: DRAFT PLAN OF SUBDIVISION APPLICATION (COUNTY FILE NO. 07-T-09001) AND ZONING BY-LAW AMENDMENT APPLICATION – MEADOWLANDS SUBDIVISION, CARDINAL, ON

This background report has been prepared to provide Council with relevant background information and planning context in relation to the proposed revised Meadowlands Subdivision in the village of Cardinal by 2057876 Ontario Inc.

Background

The subject lands, referred to as the Meadowlands Subdivision, are approximately 9 ha in area located within the Village of Cardinal. The lands are described as Part Lot 5, Concession 1 in the Township of Edwardsburgh, now the Township of Edwardsburgh/Cardinal. The subject lands are located north of lands fronting onto Meadowlands Drive. The subject lands are currently undeveloped and are located within the Village of Cardinal which is serviced by full municipal services (water and sanitary services). Surrounding the subject lands to the north and east are undeveloped lands within the Township's settlement area, south are lands developed with residential lots, and west is the CN Railway Line.

The subject lands have been draft approved for residential development since 2010. Over the years the approved draft plan of subdivision file has been revised with draft approval and granted extensions.

The original subdivision approval from 2010 included a total of 49 lots which were to be developed as single detached dwellings. In 2017, the draft approved plan of subdivision was revised to include a mix of lots and blocks for 106 residential units in the form of both single detached and semi-detached dwellings. The revised plan filed in 2017 also proposed to reconfigure the road layout to account for the new increase in residential units. The plan also included two blocks adjacent to the residential lots to the south to act as a buffer between the two subdivisions. It should be noted that the 2017 subdivision revision application was filed on behalf of the owner by Novatech prior to Novatech's involvement as the Township's planner of record.

In February 2021, a revised draft plan of subdivision application was filed on behalf of the developer from ZanderPlan Inc. to the United Counties of Leeds and Grenville. The United Counties requested that the application package be revised to include additional information on March 1, 2021. The revised application package was received by the Township on June 10, 2021 and included the following documents:

- Cover Letter by ZanderPlan Inc, dated May 16, 2021
- Current Draft Approved Plan of Subdivision (Attachment 1)
- Revised Draft Plan of Subdivision by Annis, O'Sullivan, Vollebekk Ltd., dated March 2021 (Attachment 2)
- Serviceability Report by Novatech, dated November 18, 2020
- Planning Brief by ZanderPlan Inc, dated May 16, 2021
- Traffic Impact Study by Castleglenn Consultants, dated April 23, 2021

The revised package of supporting materials, noted above, are intended to support the proposed revisions to the draft plan of subdivision.

On June 15, 2021, the Township received a Zoning By-law amendment application in relation to the lands within the draft plan of subdivision application. The Zoning By-law amendment application proposes to rezone the subject lands to Residential Third Density Special Exception (R3-x).

Project Description of Revised Subdivision Filed in 2021

The revised draft plan dated March 2021 proposes to develop the subdivision with a total of 146 residential units. The draft plan includes 40 blocks for semi-detached dwellings, 12 blocks for townhouse dwellings, 4 reserve blocks, 6 blocks for open space and public streets (Attachment 2). The subdivision is proposed to be accessed by an extension of St. Lawrence Street to the south and Gill Street to the west. The subdivision is proposed to be constructed on full municipal services.

In comparison to the draft approved subdivision in 2017, the revised 2021 application maintains the same street configuration and blocks for open space purposes. The revised application proposes to increase the residential density through additional dwelling units (an increase of 40 dwelling units, 106 to 146 units) and by proposing semi-detached and townhouse dwelling types. Single detached dwellings are no longer proposed within the subdivision. The revision is proposed to accommodate current market and housing demands as noted in the Planning Rationale.

Policy Context

The subject lands are designated on Schedule A of the Township's Official Plan as Settlement Policy Area. The Township has established a target that 60% of new development is to occur within settlement areas (Section 3.1.2). Residential development is permitted within the Township's Settlement Policy Areas and it is Council's objective to provide a range and mix of housing types including medium and high-density residential development (Section 3.1.3.1). The Settlement Policy Area designation is considered an appropriate land use designation to accommodate the proposed development. The development of the lands is also subject to other applicable policies of the Official Plan including Section 5.4 (Water and Wastewater Services), Section 6.8 (Development Criteria) and Section 7.1.2 (Plans of Subdivision and Condominium Policies).

The subject lands are zoned Residential First Density Special Exception (R1-3), Residential Second Density Special Exception (R2-2) and Open Space (OS) by the Township's Zoning By-law No. 2021-35. The zoning on the subject lands was approved by By-law 2017-08 for the current subdivision layout. A Zoning By-law amendment application was received to rezone the lands to R3-x to permit semi-detached and townhouse dwellings as well as retain the existing zoning provisions related to required railway setbacks.

Review

The Township has retained JL Richards to peer review both the Traffic Impact Study and Serviceability Report submitted with the applications. It is expected that preliminary review comments will be provided to the Township in the coming weeks. Township staff will also consult with the applicant to clarify aspects of both the subdivision and zoning amendment application prior to scheduling a public meeting.

It is also expected that other technical agencies circulated by the Counties may generate additional comments and/or request revised conditions of approval. Finally, resident comments will be received at the public meeting on the revised draft plan of subdivision and proposed zoning by-law amendment applications.

As noted above, both the subdivision draft approval, including clearance of all draft conditions, and the completion of the zoning amendment approval are necessary prior to development of the lands.

Next Steps

A combined public meeting for both the revised subdivision application and the zoning amendment application will need to be scheduled. A public meeting is expected to be scheduled following JL Richards peer review and further consultation with the applicant. Preliminary comments on these reports received prior to a public meeting are important to ensure any comments raised by Staff, Council or the public can be appropriately addressed. The public meeting will provide a forum for Council to receive comments from residents and stakeholders on the subject applications. Following the public meeting, a set of recommended draft conditions will be prepared and brought forward for consideration by Committee/Council. Subject to Council endorsement of the recommended draft conditions, the draft conditions would then be forwarded to the Counties for its consideration in issuing draft approval of the revised subdivision.

It is anticipated that Council's decision regarding the zoning amendment would occur at some point prior to the registration of subdivision.

Sincerely,

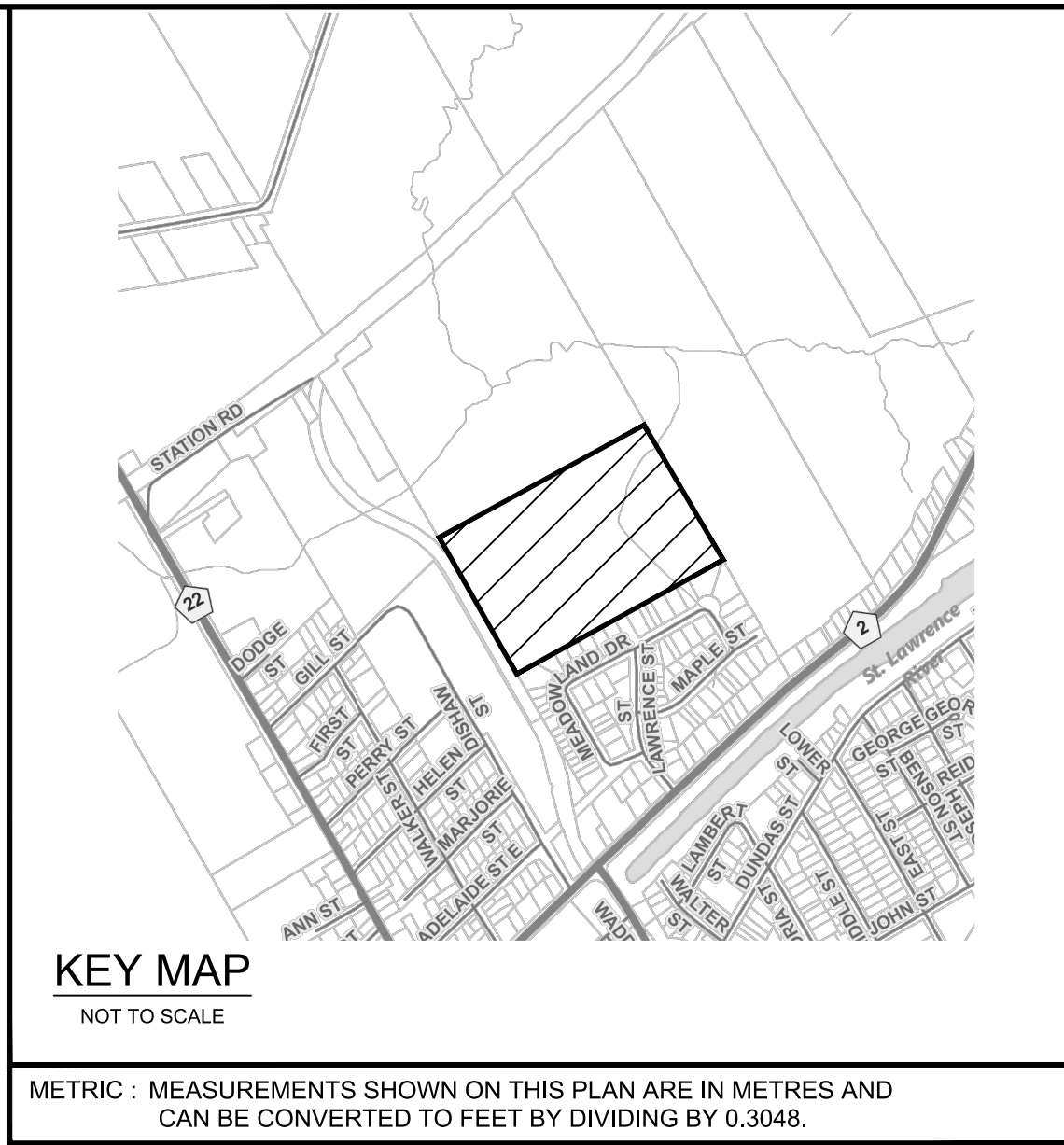
NOVATECH



Jordan Jackson, RPP, MCIP
Planner

Attachments:

- 1 – Current Draft Approved Plan of Subdivision
- 2 – Revised Draft Plan of Subdivision March 2021



DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5
CONCESSION 1
TOWNSHIP of EDWARDSBURGH / CARDINAL
UNITED COUNTIES OF LEEDS & GRENVILLE
SCALE:
1 : 750
DATE: SEPTEMBER, 2016
REVISED: JANUARY, 2017

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED _____ Original Signed August 30, 2016
JOHN H. KENNEDY
ONTARIO LAND SURVEYOR

JOHN H. KENNEDY LTD.
ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE
I/WE, 2057876 ONTARIO INC. BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE UNITED COUNTIES OF LEEDS AND GRENVILLE FOR REVIEW AND APPROVAL.

DATED _____ Original Signed September 09, 2016
2057876 ONTARIO INC.
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor.
As shown on Draft Plan
 - B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan
 - C) On a small keypad, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part.
As Shown on Draft Plan
 - D) The purpose for which the proposed lots are to be used:
Residential, and Open Space shown on Draft Plan
 - E) The existing uses of all adjoining lands:
Residential, Open Space, and Rural shown on Draft Plan
 - F) The approximate dimensions & layout of the proposed lots:
As shown on Draft Plan
 - G) Natural & artificial features such as buildings or other structures or installations, railways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided:
As shown on Draft Plan
 - H) The availability and nature of domestic water supplies:
Development will be supplied with full municipal piped water service
 - I) The nature & consistency of the soil:
Brown Silt and Sand, Silty Clay
 - J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided:
Contours shown at 0.25 metre intervals on Draft Plan
 - K) The municipal services available or to be available to the land proposed to be subdivided:
Development will be supplied with full sanitary and storm water sewer services.
 - L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23 s. 30, 1996, c. 4 s. 38 (3).
Easements shown on Draft Plan.

MEADOWLAND SUBDIVISION

PROJECT No. 115178

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

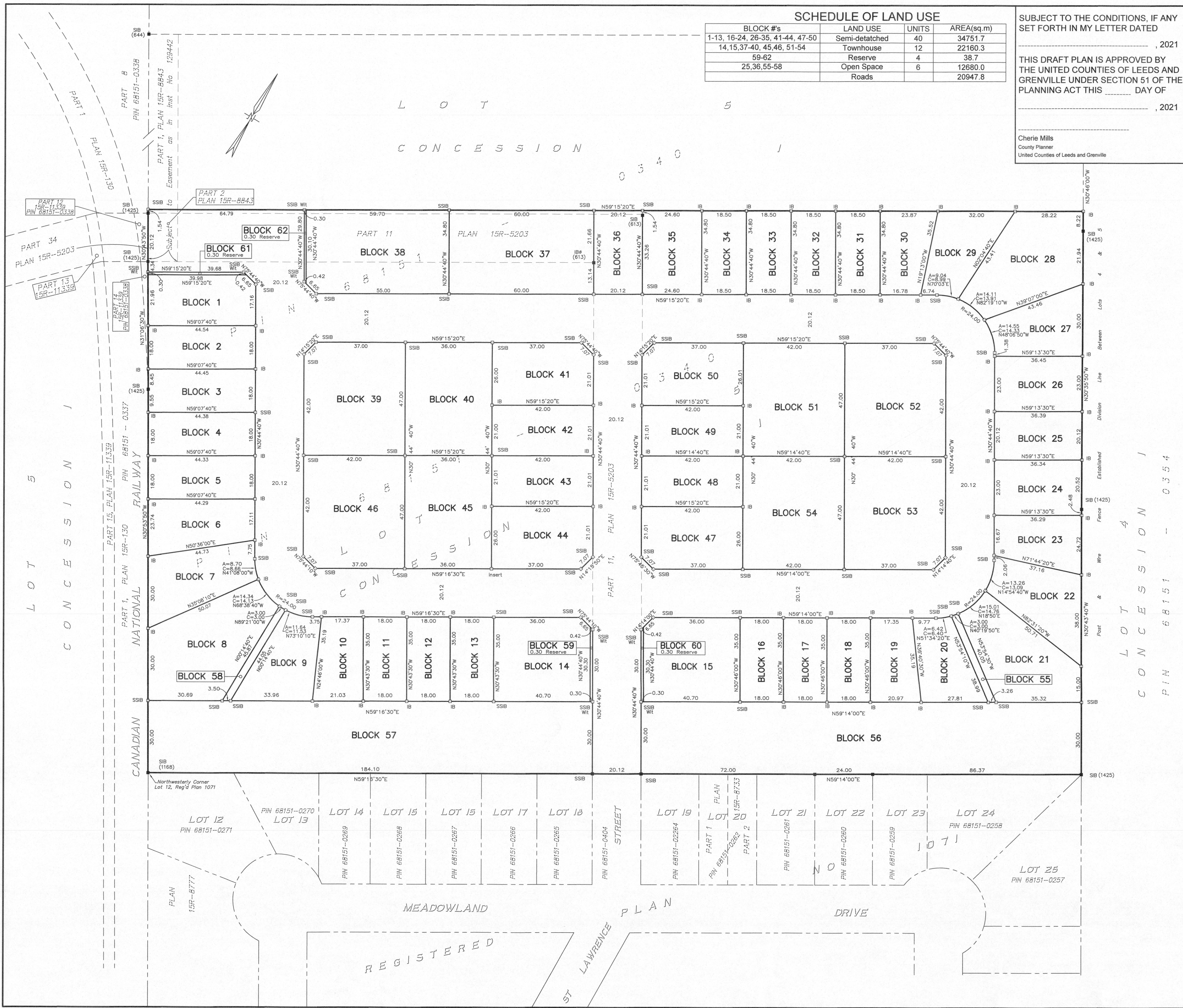
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

SCHEDULE OF LANDUSE			
LOT/BLOCK #s	LAND USE	UNITS	AREA (hectares)
1-41	Singles	41	2.39
42-73	Semis	64	2.94
74-75	Open Space	-	1.10
76-77	Pathway	-	0.04
78-79	Future Road Connection	-	0.14
80-83	Reserves	-	0.00
	Roads	-	2.06
TOTAL		105	8.67

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED _____, 2017

THIS DRAFT PLAN IS APPROVED BY THE UNITED COUNTIES OF LEEDS AND GRENVILLE UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 2017

Cherie Mills
County Planner
United Counties of Leeds and Grenville



BLOCK #s	LAND USE	UNITS	AREA(sq.m)
1-13, 16-24, 26-35, 41-44, 47-50	Semi-detached	40	34751.7
14,15,37-40, 45,46, 51-54	Townhouse	12	22160.3
59-62	Reserve	4	38.7
25,36,55-58	Open Space	6	12680.0
	Roads		20947.8

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED _____, 2021

THIS DRAFT PLAN IS APPROVED BY THE UNITED COUNTIES OF LEEDS AND GRENVILLE UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 2021

Cherie Mills
County Planner
United Counties of Leeds and Grenville

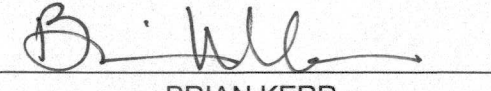


MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 5 CONCESSION 1
TOWNSHIP of EDWARDSBURGH / CARDINAL
UNITED COUNTIES OF LEEDS & GRENVILLE
Scale 1 : 750

DATE: MARCH, 2021

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED March 29, 2021 
BRIAN KERR
ONTARIO LAND SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK
ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE
I/WE, 2057876 ONTARIO INC., BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE ZANDERPLAN INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE UNITED COUNTIES OF LEEDS AND GRENVILLE FOR REVIEW AND APPROVAL.

DATED _____ 2057876 ONTARIO INC.
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor;
As shown on Draft Plan
 - B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts;
As shown on Draft Plan
 - C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part;
As shown on Draft Plan
 - D) The purpose for which the proposed lots are to be used;
Residential, and Open Space shown on Draft Plan
 - E) The existing uses of all adjoining lands;
Residential, Open Space, and Rural shown on Draft Plan
 - F) The approximate dimensions & layout of the proposed lots;
As shown on Draft Plan
 - G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided;
As shown on previous Draft Plan dated January 2017
 - H) The availability and nature of domestic water supplies;
Development will be supplied with full municipal piped water service
 - I) The nature & productivity of the soil;
Brown Silt and Sand, Silty Clay
 - J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
As shown on previous Draft Plan dated January 2017
 - K) The municipal services available or to be available to the land proposed to be subdivided;
Development will be supplied with full sanitary and storm water sewer services.
 - L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3);
Easements shown on Draft Plan

MEADOWLAND SUBDIVISION
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
136 Prescott St. P.O. Box 1340
Kemptville, Ont. K0G 1J0
Phone: (613) 258-1717 / Fax: (613) 258-4475
Email: Kemptville@ovslltd.com

Ontario Land Surveyors
Job No. 2021-20-008
ACAD : 2021-20-008 Draft Plan of Subdivision.dwg

Traffic Impact Assessment

Findings and Recommendations (Excerpt)

Report Prepared by Castleglen Consultants Inc.

7.0 FINDINGS AND RECOMMENDATIONS

7.1 SUMMARY OF FINDINGS

The Traffic Impact Study analysis resulted in the following findings:

- The expected traffic generated by the proposed subdivision of 80 semi-detached houses and 66 townhouse units is expected to result in:
 - 89 vehicles-per-hour during the morning peak hour; and
 - 116 vehicles-per-hour in the afternoon peak hour;
- Based on the intersection capacity analysis, the three STOP-controlled study intersections currently operate with acceptable levels-of-service, delay and volume-to-capacity ratios, and will continue to operate acceptably assuming background traffic growth along Shanly Road and County Road 2 in both the 2022 and 2027 forecast horizon years;
- Assuming the build-out of the proposed development, the study area intersections were found to continue to operate with acceptable conditions during the morning and afternoon peak hours assuming both build-out (2022) and build-out + 5-years (2027) forecasting conditions;
- A left turn lane warrant analysis at the Shanly Road / Gill Street intersection and St. Lawrence Street / County Road 2 intersection indicated that a left turn lane is not warranted at either intersection given forecast 2027 traffic conditions;
- The Gilly Street rail crossing provides adequate sight distances on both the eastbound and westbound approach assuming a STOP-controlled condition is designed according to Transport Canada Grade Crossing Standards and Regulations.

7.2 SUMMARY OF RECOMMENDATIONS

It is recommended that the United Counties of Leeds and Grenville:

- the existing posted speed limit sign located adjacent to the St. Lawrence Street / County Road 2 intersection be moved approximately 120m to the east to maintain low operating speeds nearest the intersection;
- Review the available sight lines north of the Gill Street spur crossing, and if required, undertake a tree trimming/maintenance effort to assure adequate sight distances north of the crossing; and
- Provisions for a “No Truck” signs along Gill Street on either side of the future Gill Street crossing.

From a transportation perspective, it is recommended that the required conditions that would permit the proposed Meadowlands Subdivision to proceed.

Serviceability Report

Conclusions and Recommendations (Excerpt)

Report Prepared by Novatech Engineering

8.0. CONCLUSIONS AND RECOMMENDATIONS

The conclusions of this report are as follows:

- Water servicing, including both domestic and fire protection, can be provided by connection to the existing watermain infrastructure at the intersection of Meadowland Drive and St Lawrence Street.
- A 2 hour fire wall as assumed between units. This will need to be confirmed during detailed design.
- Sanitary flows for the proposed development have been calculated and there is sufficient capacity within the existing municipal infrastructure to service the development.
- Storm drainage will be collected in a shallow roadside ditch and subdrain system and will outlet, as per existing conditions, to the existing tributary to the St. Lawrence River.
- Quantity control of stormwater will be provided by storing stormwater in a dry pond.
- Quality control of stormwater will be provided through the use grassed swales and a stormwater management facility.
- An overland flow route will be provided.
- Erosion and sediment control measures will be implemented during construction.

NOVATECH

Prepared by:



Cara Ruddle, P.Eng.
Project Manager

Reviewed by:



J. Lee Sheets, CET
Sr. Project Manager

Existing Draft Plan

Extension Granted December 17, 2019

Conditions of Approval February 8, 2017

Zoning Amendment 2017-08



United Counties of Leeds and Grenville

Public Works Division
Consent Granting Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-3069
www.leedsgrenville.com

December 17, 2019

By email only
dmckinstry@twpec.ca

Ms. Debra McKinstry
Township of Edwardsburgh/Cardinal
18 Centre Street, P.O. Box 129
Spencerville, Ontario
K0E 1X0

**RE: Notice of Extension of Draft Plan of Subdivision Approval
07-T-09001, Meadowlands Subdivision
Part of Lot 5, Concession 1
Township of Edwardsburgh/Cardinal**

Dear Ms. McKinstry:

Please be advised that on recommendation of the Township of Edwardsburgh/Cardinal and in accordance with Section 51(33) of the Planning Act, draft approval of Plan of Subdivision 07-T-09001, Meadowlands Subdivision, is hereby extended. The extension of draft approval shall lapse on **February 8, 2023**.

I have also advised those agencies that hold conditions of draft approval and interested individuals who have requested notice of the status of this file of the extension of the lapsing date.

If you have any questions or concerns, please contact Elaine Mallory, Planner I, at 613-342-3840, extension 2422, or by email at Elaine.Mallory@uclg.on.ca.

Yours truly,

A handwritten signature in cursive script that reads "Cherie Mills".

Cherie Mills, MCIP, RPP
Manager of Planning Services

c. Wendy Van Keulen, Community Development/Planning Coordinator (wvankeulen@twpec.ca)



United Counties of Leeds and Grenville

Public Works Division
Consent Granting Authority
Forestry
Planning
Roads

25 Central Ave. W., Suite 100
Brockville, ON K6V 4N6
T 613-342-3840
800-770-2170
TTY 800-539-8685
F 613-342-2101
www.leedsgrenville.com

Applicant:	Meadowlands	Date of Changed Conditions:	February 8, 2017
File:	07-T-09001	Date of Notice:	February 8, 2017
Municipality:	Edwardsburgh/Cardinal	Last Date of Appeal:	February 27, 2017
Location:	Part of Lot 5, Concession 1	Lapsing Date:	February 8, 2020

The United Counties of Leeds and Grenville's conditions to the final plan approval for registration of this plan of subdivision are changed as follows:

1. This approval applies to the draft plan prepared by Novatech, dated September 2016, certified by John H. Kennedy Ltd., dated August 30, 2016, and revised January 2017, showing 73 lots, 2 park blocks, 2 pathway blocks, 2 future road access blocks, 4 reserves, and three streets.
2. The Developer agrees, by entering into the subdivision agreement to satisfy all requirements, financial or otherwise, of the Township of Edwardsburgh/Cardinal including but not limited to the provision of roads, installation of services and utilities and drainage in accordance with the Township of Edwardsburgh/Cardinal or the Ministry of Environment and Energy Standards and Specifications to the satisfaction of the Township.
3. The Developer acknowledges and agrees that all reports and/or studies required as a result of the approval of the Plan of Subdivision shall be implemented to the satisfaction of the Township at the sole expense of the Developer. The Township will require certification by the Developer's professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards and specifications to the satisfaction of the Township.
4. Prior to registration of the plan of subdivision the Township shall be satisfied that the proposed plan of subdivision complies with zoning with all possibility of appeal to the Ontario Municipal Board exhausted.
5. That the design of all road cross sections, road intersections and grades shall be to the satisfaction of the Township.
6. That the developer shall construct, to the satisfaction of the Township, a construction access road connecting Gill Street to Street 2 as part of Phase 1. Final construction of the access road will be required prior to occupancy permits being issued for Phase 2.
7. That the Developer shall purchase the required land or obtain a permit from the owners of the railway, as applicable, to construct a new crossing over the Casco spur line as the alternate means of access to the subdivision. The Township of Edwardsburgh/Cardinal

must be able to assume such crossing as part of the municipality's road system in due course.

8. All streets shall be named to the satisfaction of the Township.
9. That the Developer shall be responsible for installation and costs for all signage as required by the Township. All such signage to be shown on the Engineering Drawings.
10. That Blocks 74 to 77 as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh/Cardinal to satisfy Parkland Dedication requirements.
11. That the Developer 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).
12. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
13. That the plans show and the subdivision agreement contain a clause whereby the Developer agrees to provide underground electrical servicing to the satisfaction of the Township of Edwardsburgh/Cardinal.
14. The Developer shall design and construct all necessary watermains and the details of services and meters to the satisfaction of the Township of Edwardsburgh/Cardinal. The Developer shall pay all related costs, including the cost of connection and connection fees, inspection and sterilization by Township personnel, as well as the supply and installation of water meters by the Township.
15. The Developer shall design and construct all necessary sanitary sewers and the details of services to the satisfaction of the Township of Edwardsburgh/Cardinal. The Developer shall pay all related costs, including the cost of connection and connection fees and inspection by Township personnel.
16. The Developer shall submit detailed servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario to the Township. All servicing designs shall be to the satisfaction of the Township.
17. Upon completion of the installation of all watermains, hydrants and water services, the Developer 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 files are also required in order for them to be added to the Township GIS system.

18. That the detailed design must satisfy the design criteria set out in the MOECC publication "Watermain Design Criteria for Future Alterations Authorized under a Drinking Water Works Permit"– June 2012, as amended from time to time.
19. The detailed design must be consistent with or otherwise addresses the design objectives contained within the MOECC publication "Design Guidelines for Drinking Water Systems", 2008, as amended from time to time.
20. The detailed design must be consistent with or otherwise addresses the design objectives contained within the MOECC publication "Design Guidelines for Sewage Works", 2008, as amended from time to time.
21. That prior to final plan approval, the Developer shall prepare a final stormwater management plan and a lot grade and drainage plan which shall be consistent with the report entitled "Cardinal Subdivision Meadowlands – Phase 2 Cardinal, Ontario Serviceability Report" prepared by Novatech Engineering Consultants Ltd. signed September 7, 2016. The Plan shall describe how stormwater management is to be implemented in accordance with the current Stormwater Management Best Management Practices and should address the ownership of the pond as it will be off-site, as well as both water quality and quantity concerns and any impact to the receiving watercourse. 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.
22. That prior to final plan approval, the Developer 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 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.
23. That the Subdivision Agreement contain a clause whereby the Developer 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 and the lot grading and drainage plan.
24. 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 Developer 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;

provide certification to the Township of Edwardsburgh/Cardinal and South Nation Conservation through a professional engineer that the plan has been implemented.

- 25. That the subdivision agreement between the Developer and the Township be registered against the lands to which it applies once the plan of subdivision has been registered.
- 26. The Developer shall prepare a development phasing and a construction phasing plan to the satisfaction of the Township. This plan shall set out appropriate phasing for water, sanitary and storm water facilities.
- 27. The Developer shall be responsible for all costs pertaining to servicing works including water mains, sanitary sewers, storm ditches, roads, street lights, pumping station.
- 28. The Developer shall obtain such permits as may be required from the Township, or Provincial authorities and shall file copies thereof with the Township.
- 29. The Developer shall prepare an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below grade or above grade) including on-site drainage facilities and streetscaping) such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable.
- 30. The Developer shall install forced air ventilation systems with ductwork sized for the future installation of central air conditioning. The location, installation and sound rating of the outdoor condensing units must be compliant with MOECC Guideline NPC-216.
- 31. The Developer acknowledges that dwelling units on Lots 1 to 17 and 42-47 require brick veneer from foundation to rafters, or other suitable materials to provide acoustical insulation to the satisfaction of the Township.
- 32. The Developer acknowledges that prior to the issuance of building permits for this development that the Chief Building Official shall review the architectural plans for Lots 1-17 and Lots 42-47 to confirm that the noise control measures have been incorporated into the building design.

33. Prior to registration the Township shall be satisfied that all fees including processing fees have been paid in full.
34. A warning clause will be inserted into the subdivision agreement and in all purchase and sale agreements to read as follows:
 - a) Purchaser/tenants are advised that there is a railway line adjacent to the subdivision and at certain times noise and vibration may occur.
 - b) Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels may exceed the Municipality's and the Ministry of the Environments' noise criteria.
 - 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 level are within the Municipality's and the Ministry of the Environments' noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOECC Publication NPC-215, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)
 - d) 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 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 dwellings. 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. That the Developer agrees that the following shall be to the satisfaction of Canadian National Railway Company that:
 - a) safety setback of dwellings from the railway rights-of-way are to be a minimum of 15 metres;
 - b) the Developer will install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line;
 - c) any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CN and must be substantiated by a drainage report to the satisfaction of the Railway;

- d) that the Developer is required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
36. The Developer agrees to consult with Canada Post to determine suitable permanent locations for the proposed centralized Community Mail Boxes. The Developer will then indicate these locations on the appropriate servicing plans.
 37. The Developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that Canada Post will deliver mail via a Community Mail Box. The Developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
 38. The Developer agrees to provide Canada Post Corporation with the excavation date for the first foundation/first phase as well as the date development is scheduled to begin. Also provide the expected installation date for the Community Mail Boxes.
 39. That the Developer shall prepare and submit a "Headwater Drainage Feature Assessment" and indicate how the functions and values of the headwater drainage feature will be maintained to the satisfaction of South Nation Conservation.
 40. That the subdivision agreement shall contain wording acceptable to South Nation Conservation that Conditions 21 to 24 and 39 will be implemented.
 41. That prior to final approval South Nation Conservation shall advise the approval authority in writing how Conditions 21 to 24, 39 and 40 have been satisfied.
 42. That prior to final approval CN shall advise the approval authority in writing how Condition 35 has been satisfied.
 43. That prior to final approval Canada Post shall advise the approval authority in writing how Conditions 36, 37 and 38 have been satisfied.
 44. That prior to final approval the Township of Edwardsburgh/Cardinal shall advise the approval authority in writing how Conditions 1 to 40 have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of the draft approval and to ensure that the required clearance letters are forwarded to the United Counties of Leeds and Grenville and copied to the Township of Edwardsburgh/Cardinal, quoting File No. 07-T-09001.

2. It is suggested that the Township 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. All measurements in the subdivision final plan must be in metric units.
4. Easements may be required by Bell Canada subject to the final servicing decision. All other easements required for utility or drainage purposes shall be granted to the appropriate authority.
5. An extension to draft plan approval has been granted with a lapsing date of **February 8, 2020**.

Clearances Are Required From the Following Agencies

Township of Edwardsburgh/Cardinal
P.O. Box 129, 18 Centre Street
Spencerville, ON K0E 1X0

South Nation Conservation
38 Victoria St.
Finch, ON K0C 1K0

CN Railway Properties
1 Administration Road
Concord, ON L4K 1B9

Officer Delivery Planning, Agent De Planification
Delivery Planning Canada Post
P.O. Box 8037 Ottawa T CSC
Ottawa, ON, K1G 3H6

Requested Notice of Decision

J. Paul Charlebois
Dingle, Charlebois
Box 400 – 411 Guelph Line
Burlington, ON, L7R 3Y3

Dan Adams
P.O. Box 463
Cardinal, ON K0E 1E0

John Walsh
P.O. Box 23
Cardinal, ON K0E 1E0

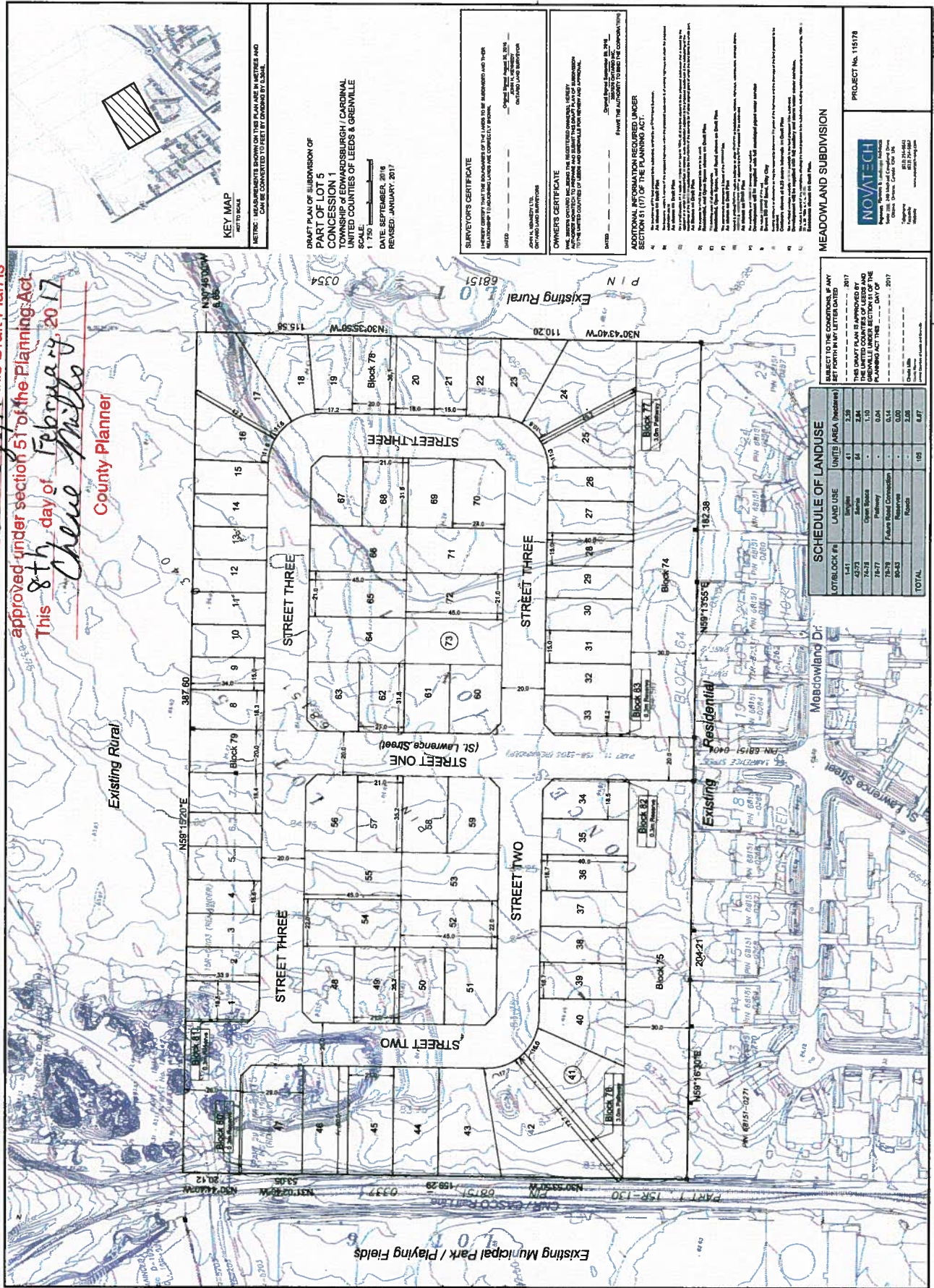
Subject to the conditions set forth in our letter dated February 17 this Draft Plan is

approved under section 51 of the Planning Act.

This 8th day of February, 2017

Cherie Mills

County Planner



**THE CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL**

**BY-LAW NO. 2017-08
"BEING A BY-LAW TO AMEND BY-LAW NO. 2012-35 AS AMENDED"**

WHEREAS By-law No. 2012-35 as amended regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal is in receipt of an application to amend an existing draft plan of subdivision on these lands;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal has received a request to amend By-law No. 2012-35 as amended, to rezone the property described as at Lot 5, Concession 1, Village of Cardinal, Township of Edwardsburgh/Cardinal;

AND WHEREAS the Council of the Corporation of The Township of Edwardsburgh/Cardinal deems it advisable to amend By-law No. 2012-35 as amended as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of The Township of Edwardsburgh/Cardinal enacts as follows:

1. That the following be added to the end of Section 6.1 (d) Exception Zones

[iii] R1-3, Lot 5, Concession 1, Village of Cardinal, Township of Edwardsburgh/Cardinal;

Despite the provisions of Section 4.33 to the contrary, for the lands zoned R1-3, no building or structure shall hereafter be erected closer to the point of intersection of the centreline of both the railway and the road or street than 15m (49.2126 ft.) where no automatic signals are provided.

Despite the provisions of Section 4.37 (l) to the contrary, for the lands zoned R1-3, no new dwelling shall be permitted within 15 m (49.2126 ft.) of the right-of-way limit of a rail line.

2. That the following be added to the end of Section 6.2 (d) Exception Zones

[ii] R2-2, Lot 5, Concession 1, Village of Cardinal, Township of Edwardsburgh/Cardinal;

Despite the provisions of Section 4.33 to the contrary, for the lands zoned R2-2, no building or structure shall hereafter be erected closer to the point of intersection of the centreline of both the railway and the road or street than 15m (49.2126 ft.) where no automatic signals are provided.

Despite the provisions of Section 4.37 (l) to the contrary, for the lands zoned R2-2, no new dwelling shall be permitted within 15 m (49.2126 ft.) of the right-of-way limit of a rail line.

3. By-law No. 2012-35 as amended is hereby amended as follows:

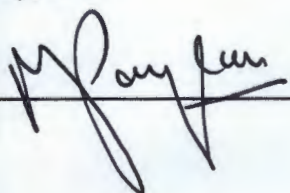
- (a) The areas shown on Schedule 'A' to this By-law as indicated by the shaded tone shall henceforth be zoned as R1-3 and R2-2;
- (b) Schedule 'B' of By-law No. 2012-35 as amended is hereby amended in accordance with the provisions of this By-law.

4. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34 (21) of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time in open Council this 22nd day of August, 2016.

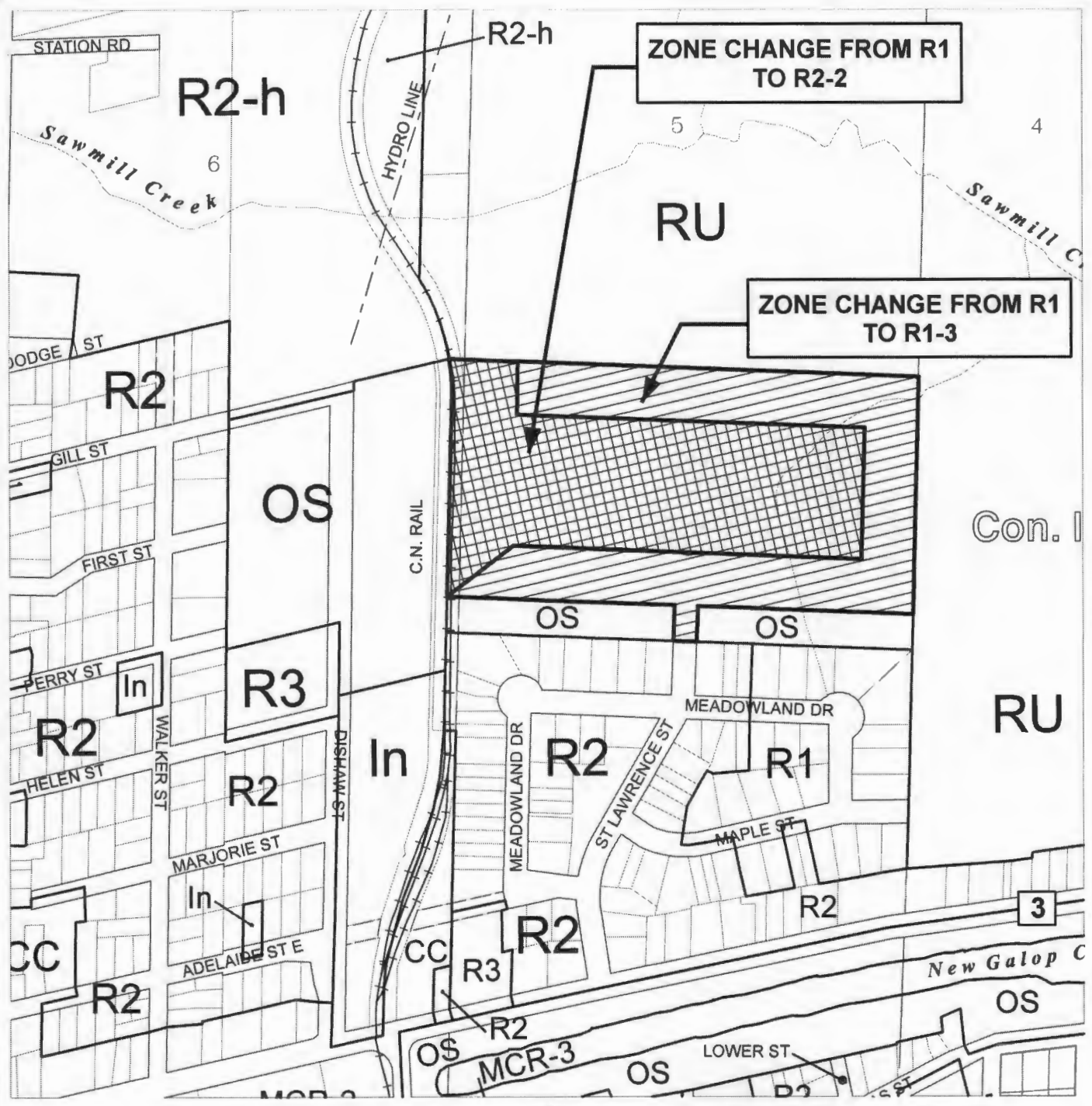
Read a third and final time, passed, signed and sealed in open Council this 27th day of February, 2017.

Mayor



D. Clerk





Area(s) Affected by this By-law

Residential Second Density
- Special Exception 2



Residential First Density
- Special Exception 3



Certificate of Authentication

This is Schedule "A" to By-law No. 2017-08
passed this 27 day of February 2017.

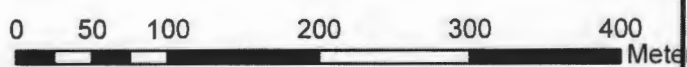
M. Daylan
Mayor

D. Clerk
D. Clerk

**Schedule "A"
to By-law No. 2017-08**

Part of Lot 5, Concession 1
Township of Edwardsburgh/Cardinal

Prepared: August 5, 2016
Scale: 1:5,000



J.R. J.L. Richards
ENGINEERS · ARCHITECTS · PLANNERS

Comments
(as of September 13, 2021)

Agency Comments

Public Comments

From: [Mallory, Elaine](#)
To: [Wendy Van Keulen](#); [Cherie Mills](#); [Tracy Zander](#)
Subject: FW: 2021-07-08_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal
Date: August 30, 2021 9:15:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[Conditions of Approval - February 8, 2017.pdf](#)

Please see email correspondence from CN regarding the Meadowlands proposed amended subdivision. It appears they feel their comments are sufficiently captured in the existing conditions.

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: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity
Sent: July 8, 2021 9:22 PM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: 2021-07-08_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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

Hello Elaine,

Thank you for circulating the attached conditions of final approval. Clauses 34 & 35 cover all CN concerns expressed in conditions 1 to 9 below.

Thank you

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 <Elaine.Mallory@uclg.on.ca>
Sent: Thursday, July 08, 2021 4:07 PM
To: Proximity <proximity@cn.ca>
Subject: FW: 2021-06-21_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

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Good afternoon Ashkan:

Can you please clarify if you feel items 7 & 8 are adequately addressed in clauses 34 & 35 or would you like these to be additional comments?

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: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity

Sent: June 21, 2021 2:16 PM

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

Subject: 2021-06-21_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Hello Elaine,

Thank you for pointing this out. I realised that the proposed application dose not stretch all the way to the CN Main corridor. Since the project is only bordering CN's Spur line, I modified my comments to below conditions which are already detailed in clauses 34 and 35 of the attached document.

1. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 15 metres.
2. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line.
5. 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."

6. 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.
7. 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 CN.
8. 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.
9. 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.

It appears that the proposed site is over 300m from CN's Main line, however, I ask for the applicant to provide a site plan illustrating a 300m offset line from CN Main line right of way.

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

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 <Elaine.Mallory@uclg.on.ca>

Sent: Monday, June 21, 2021 11:53 AM

To: Proximity <proximity@cn.ca>

Subject: FW: 2021-06-10_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Hi Ashkan:

RE: Meadowlands Amendment – Cardinal Ontario

I forwarded your comments (below) to the agent for this file and they have inquired if you had reviewed/have on file the 2008 noise study. This study, copy attached, was submitted in support of the original application which was draft approved in 2010. The agent feels that perhaps this study will address some/a number of your concerns.

FYI the draft approval from 2010 has been extended since that time and was amended in 2017. I attach a copy of CN comments from 2016/2017 and a copy of the current conditions draft approval.

I attach the prior comments and noise study in case you are not aware of them and am not in suggesting in anyway that you are (or are not) bound by them.

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 <Elaine.Mallory@uclg.on.ca>

Sent: June 15, 2021 11:47 AM

To: Tracy Zander <tracy@zanderplan.com>; Wendy Van Keulen <wvankeulen@twpec.ca>; Mills, Cherie <Cherie.Mills@uclg.on.ca>

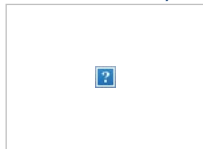
Cc: dsgrant@twpec.ca

Subject: FW: 2021-06-10_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

Please see comments from CN below.

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: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity

Sent: June 10, 2021 8:09 PM

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

Subject: 2021-06-10_CN_RES_Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Hello Elaine,

Thank you for consulting CN proximity on the subject application. It is noted that the subject site is adjacent to CN's Main Line. CN has concerns of developing/densifying residential uses abutting our railway right-of-way. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. 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 municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

1. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and 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.
2. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line.

3. The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-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 an approved Noise Consultant.
4. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 meters of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
5. 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.”
6. 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.
7. 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 CN.
8. 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.
9. 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.

CN anticipates the opportunity to review a detailed site plan, a N&V study and a storm water management report taking in to consideration the CN development guidelines.

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

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



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T : 1-438-459-9190
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

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

Sent: Thursday, June 10, 2021 10:02 AM

To: Fraser, Karen <Karen.Fraser@uclg.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; planification@ecolecatholique.ca; Bell Circulations Intake, Planning (circulations@wsp.com) <circulations@wsp.com>; Courville, Ryan <planninganddevelopment@bell.ca>; Jeremy Godfrey (Jeremy.godfrey@bell.ca) <Jeremy.godfrey@bell.ca>; 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; Proximity <proximity@cn.ca>; Damien.Schaefer@ontario.ca

Subject: Amendment to Draft Approved Subdivision, 07-T-09001, Meadowlands, Edwardsburgh/Cardinal

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Re: Amendment to Draft Approved Plan of Subdivision
07-T-09001 – Meadowlands
Concession 1, Part Lot 5
Township of Edwardsburgh/Cardinal

On June 6, 2021, the Counties deemed a request to amend the above noted draft approved plan of subdivision complete.

The request is to amend lot configurations to accommodate 146 residential dwelling units. 80 semi-detached units and 66 townhouse units are proposed. The road network, park, pathway, reserve and roadway connection blocks remain unchanged. The current draft approval is for 106 units, being a mix of semi-detached and single unit dwellings.

Please find attached the *proposed plan* detailing the amended lot configurations and a *planning brief* supporting the application. Also attached please find the *current draft approved plan* and the *current conditions of draft approval* to facilitate comparison and review. An accompanying traffic impact study and serviceability report (addressing water, sewer and storm water management) are available upon request.

Please review and provide any comments, requested conditions or condition amendment requests at your earliest convenience. Should you require further information or have any questions, please contact the undersigned.

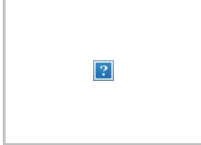
Sincerely,

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



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Email Transmission (Elaine.Mallory@uclg.on.ca)

June 30, 2021



Cherie Mills
Manager of Planning Services
United Counties of Leeds & Grenville
25 Central Avenue West, Suite 100
Brockville ON K6V 4N6

Re: Amended Draft Plan of Subdivision Proposal - Meadowlands Subdivision
Pt. Lot 5, Concession 1 (Edwardsburgh)
Township of Edwardsburgh-Cardinal
Roll No. 070170200541000
File # 07-T-09001

Dear Ms. Mills,

South Nation Conservation (SNC) has received and reviewed the following documents concerning an amended subdivision application at the above location:

- i. Planning Report 07-T-09001 Meadowlands Subdivision. Prepared by Zanderplan. Dated February 23, 2021.
- ii. Revised Plan of Subdivision. Prepared by Annis, O'Sullivan, Vollebakk Ltd. Undated.
- iii. Serviceability Report Cardinal Subdivision Meadowlands – Phase 2. Prepared by Novatech. Dated November 18, 2020.

It is our understanding that the revised plan of subdivision consists of 40 blocks with 80 semi-detached units, 12 blocks with 66 townhouse units, and two blocks for future road connections. The blocks on the south side abutting existing residential properties will provide parkland and trails. The subdivision will be on municipal water and sanitary services.

SNC's review considers the impacts of the proposed development on the local environment, as outlined under Sections 2.1 (Natural Heritage), 2.2 (Water Quality and Quantity) and 3.1 (Natural Hazards) of the *Provincial Policy Statement* (May 1, 2020) issued under Section 3 of the *Planning Act*, along with the policies of the United Counties of Leeds and Grenville Official Plan and Township of Edwardsburgh Cardinal Official Plan.



Natural Heritage and Natural Hazards

A mapped watercourse flows northwards through the east side of the property. The feature currently conveys drainage from the existing development to the south to a permanent watercourse that outlets into the St. Lawrence River. A site visit was conducted on April 9, 2009, at which time it was determined this feature did not provide direct habitat for fish and that no setbacks were necessary.

It appears that the feature will not be retained following development; however, effective stormwater management will be necessary to ensure that runoff from the subdivision does not negatively impact downstream surface water quality, or cause upstream or downstream flooding or erosion.

Stormwater Management

SNC offers the following comments on the stormwater management portion of the Serviceability Report:

1. It is not clear which area is Phase 1. It is assumed that Phase 1 includes the areas identified as EXT 1 and EXT 2. Will the SWM pond treat runoff generated from Phase 1?
2. Please confirm the proposed runoff coefficient of 0.5 is representative of the proposed site. With higher density developments this value may need to be higher.
3. It is noted that the report states “the unit mix has changed since the original preliminary stormwater analysis was completed”. Seeing as the SWMHYMO model was run in 2016, the parameters used in the model should be reviewed and revised accordingly to reflect the proposed development.
In addition, the warnings in the SWMHYMO simulation should be addressed.
4. The detailed design should clearly demonstrate how the proposed pond will achieve 80% TSS removal.
5. It appears the proposed pond is located adjacent to the development. Confirm that the pond is located on the same property.
6. Design details of the pond will be required demonstrating how the pond will be constructed and will meet the quantity and quality control targets. This will include outlet details as well.
7. A separate signed and stamped Sediment and Erosion control plan is required demonstrating how the receiving watercourse and existing SWM infrastructure is protected. The Sediment and Erosion Control plan will:



- a) Identify who is responsible to install inspect, maintain and remove the control measures
 - b) Identify the inspection and maintenance schedule (how, when, how often i.e. daily/weekly)
 - c) Indicate which control measures are proposed, their location and corresponding OPSD number
 - d) Indicate that it is to be considered a “Living Document” which may be modified in the event the control measures are insufficient.
8. A separate signed and stamped Grading Plan is required. It must contain as a minimum but not be limited to:
- a) Both existing and proposed grade at corner of lots.
 - b) Final grade at building foundation wall.
 - c) Existing and proposed grade for all roads.
 - d) Show all drainage for lots and swales, catch basins, etc.
 - e) High point and low point of all roads.
 - f) Grading of any SWM facility and volume.
 - g) Ponding areas on roads, parking lots or rear yards (if any).

Ontario Regulation 170/06

SNC implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses, developed under Section 28 of the *Conservation Authorities Act*.

Please note that interference or removal of with a watercourse may require a permit under Ontario Regulation 170/06, and restrictions may apply.

Requested Conditions of Approval

SNC requests that the following conditions be included in draft plan approval:

1. Storm Water Management

The Owner agrees to prepare and submit a Storm Water Management Plan and describe how it is to be implemented in accordance with the current Stormwater Management Best Management Practices to the satisfaction of the United Counties of Leeds Grenville and South Nation Conservation. The plan should address both water quality and quantity concerns and any impact to the receiving watercourse. The plan should consider proposed on-lot controls to reduce the rate of runoff and



minimize contaminant transportation. Models, assumptions and calculations of pre and post development runoff are to be included with this submission.

2. Sediment and Erosion Control Plan

The Owner agrees to 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 the phases of the site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control to the satisfaction of the United Counties of Leeds Grenville and South Nation Conservation.

3. Lot Grading and Drainage Plan

The Owner agrees to prepare and submit a Lot Grading and Drainage Plan and indicate how it is to be implemented to the satisfaction of the United Counties of Leeds Grenville and South Nation Conservation.

4. Conservation Authority Regulations

The Owner acknowledges and agrees to obtain all necessary permits from South Nation Conservation under Ontario Regulation 170/06.

5. Subdivision Agreement

The subdivision agreement shall contain wording acceptable to South Nation Conservation that the above noted conditions will be implemented.

I trust the above is to your satisfaction. If there are any questions or concerns, please feel free to contact our office.

Kind regards,

James Holland, MScPI RPP MCIP
Watershed Planner
South Nation Conservation

SNC-1971-2021

From: [Mallory, Elaine](#)
To: [Tracy Zander](#); [Wendy Van Keulen](#)
Cc: [Cherie.Mills](#); [Dave Grant](#)
Subject: Amendment to Meadowlands Draft Plan of Subdivision, File 07-T-09001
Date: June 16, 2021 2:16:02 PM
Attachments: [image001.png](#)

The planning division of the United Counties has reviewed the request to amend Meadowlands subdivision in Cardinal, which was draft approved on August 26, 2010 with a change of conditions issued February 8, 2017. The following comments are offered for consideration, with most comments being additional information required from the agent (to meet the application requirements under the Planning Act). A suggestion is also being offered to help ensure goals of the local Official Plan will be met, as intended under the policies of the Counties Official Plan, for consideration by the applicant and municipality.

Plan Amendments (refer to Schedule 1, items 3, 8-10 & 23, Section 51 and Section 51(17)(g) & (j) of the Planning Act)

1. Please identify road names and/or numbers.
2. A typographical error in the "Schedule of Land Use" should be corrected. It appears the third column, while titled "units" actually refers to blocks.
3. Please confirm the total number of units being proposed. Perhaps the plan could be amended under the "Schedule of Land Use" to include a column for units (with a row for totals at the bottom).
4. Please clarify the number of blocks which could be used for single unit residential development.
5. Please provide the number of units per hectare (total and by use). Perhaps this could be done through modification of the "Schedule of Land Use" to add a density column and utilize the new total row.
6. Please include the total land area in a total row on the bottom of the "Schedule of Land Use".
7. Please arrange signature of the owner's certificate on the final draft Plans submitted for amendment.
8. Please show the additional information required under Section 51(17)(g) & (j) of the Planning Act on the draft plan, as illustrated on the current draft approved plan.

Supplementary Information

9. Please advise whether the subject lands contains any areas of archaeological potential (potentially through an updated/supplementary planning letter).

Suggestion

10. As the developer has indicated they are prepared to contribute to the supply of affordable housing via modest sizing of homes, it is suggested that the developer commit to/the Township require a certain percentage (the local Official Plan suggests 25%) of the homes having a maximum dwelling unit size, such that the dwelling construction and lot development costs meet the definition of affordability. The 2020 provincial guidelines for freehold ownership are that dwellings in Leeds Grenville should not exceed \$295,000.

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: [Tracy Zander](#); [Wendy Van Keulen](#); [Cherie.Mills](#)
Cc: [Dave Grant](#)
Subject: FW: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.
Date: June 15, 2021 11:49:10 AM
Attachments: [image001.png](#)

Please see comments received from Bell respecting the amendment request for the above noted subdivision.

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: June 11, 2021 7:40 AM
To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Subject: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.

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2021-06-11

Elaine Mallory

Edwardsburgh/Cardinal

, ,

Attention: Elaine Mallory

Re: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.; Your File No. 07-T-09001

Our File No. 90597

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: [Tami Britskey](#)
To: [Wendy Van Keulen](#)
Subject: RE: proposed zoning by-law amendment and proposed revised plan of subdivision
Date: September 10, 2021 6:30:06 PM

Also did we not just do an official review of zoning bylaw review and the area in question was just rezoned R1-2 and R 2-1 in February of 2017. Why now are we now asking for an amendment to make the entire parcel R3. The homeowners that are just south of this 166 unit site will definitely be impacted by this zoning with respect to house prices, increase in traffic a substantial more amount of construction time to build these 146 units etc.

I also believe what is on your website is outdated, here is the link to what it currently shows these lands as currently zoned for: https://www.twpec.ca/Planning/ZBL-Schedule-B_acc.pdf

Is there some reason that council feels removing R1 is an attractive thing for our community, why can this parcel of land not be built similar to the existing Meadowlands subdivision structure, which is a mix of semi and single home dwellings. Not having any single homes and 80 semis and 66 townhome dwelling will definitely change the horizon of the neighbourhood. Are there site plans available to show how or the location of the semi's versus townhomes. Is there a plan to have this "new neighbourhood" accessed by any other street other than Gill. I surely hope that the traffic is not going to be routed off of St Lawrence street or an adjacent existing street in the existing Meadowlands subdivision, as these new homes I would think would be more than double the existing homes in Meadowlands and the traffic, noise, congestion to existing neighbours in the south part of the subdivision will be overwhelming.

Again, I am not sure if these type of questions can be brought up at the meeting on the 16th or not, please let me know so that I can decide on whether to register for the meeting or not.

Thanks again
Tami

From: Tami Britskey
Sent: September 10, 2021 05:06 PM
To: 'wvankeulen@twpec.ca' <wvankeulen@twpec.ca>
Cc: Tami Britskey <[REDACTED]>
Subject: proposed zoning by-law amendment and proposed revised plan of subdivision

We just returned from vacation and received the document in the mail re: Subdivision changes

Is there information available to the public re:

- When will construction start if rezoning approved
- How long will this area be under construction are all homes being built and sold post the

approvals or are they being built on demand

- Where are the 3 public streets situated in relation to existing neighbourhood
- Where will access point be to the construction site , will this be limited to Gill Street or will be St. Lawrence street be used or an alternate street
- What is meant by 2 blocks for future road access, where will these be situated
- What is meant by 4 open spaces and where would these be in relation to new homes being built and the existing homes in the subdivision
- Will there be any additional green space and or parks built for children in the neighbourhood as the one park currently on St. Lawrence street is already full of children in the summer time, with 166 new houses I would hope that the town would be considering additional playgrounds and or amenities
- Will there be additional bussing for all the children in these 166 homes, or is there going to be a re-evaluation of the need for a school in town again, is this something that will be taken to local school boards
- What about the existing home owners in R1 and R2 in Meadowlands, how will their home prices be affected with all abutting homes being semis or townhomes
- Why is there no consideration for single home dwellings with a mix of townhomes or semis to keep the neighbourhood similar in structure to what exists today
- What is the File No #ZBA_Meadowlands North that is referenced in the document we received In the mail, what was this amendment application for and is this something we can access
- Where or how can we get a copy of File # 07-T09001 which appears to be the current draft plan for Meadowlands subdivision that is referenced in the document we received in the mail
- It indicates that additional information and material regarding the proposed draft plan is available for public inspection by contacting Wendy during regular business hours, is this something that can be sent to our email we work all day and cannot get to a site to review this information or will this be available for viewing in advance of the meeting at 6 pm

If someone attends the meeting on the 16th can these type of questions above be asked or is this information available in advance of the meeting. Please confirm as we are running out of time to address these items but like I said we just returned from vacation today.

Thanks

Tami Britskey