

AGENDA COMMITTEE OF THE WHOLE COMMUNITY DEVELOPMENT

Monday, October 4, 2021, 6:30 PM
Council Chambers and by Zoom
18 Centre Street, Spencerville ON
Contact the Township Office to Register
(613)658-3055

- 1. Call to Order Chair, Tory Deschamps
- 2. Approval of Agenda
- 3. Disclosure of Pecuniary Interest & the General Nature Thereof
- 4. Business Arising from Previous Committee Meeting Minutes (if any)
- 5. Delegations and Presentations
- 6. Action/Information/Discussion Items
 - a. Live: Land Use Planning
 - 1. Application for Severance, Walker Street (North/McNeilly)
 - 2. Development Agreement, South Street (1504107 Ontario Inc)
 - 3. Proposed Revision to Plan of Subdivision, Meadowlands North (Zander/2057876 Ontario Inc.)
 - 4. Proposed Revision to Plan of Subdivision, Lockmaster's Meadow (Edwardsburgh Developments)
 - b. Work: Economic Development
 - 1. Application for Community Improvement Plan Funding, 29 Bennett St (Spencerville Pharmasave)
 - c. Play: Recreation
 - 1. Wayfinding Signs, Johnstown
- 7. Inquiries/Notices of Motion
- 8. Question Period
- 9. Closed Session None.

10. Adjournment

MINUTES

COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, August 3, 2021, 6:30 PM Council Chambers and by Zoom 18 Centre Street, Spencerville ON Contact the Township Office to Register (613)658-3055

PRESENT: Deputy Mayor Tory Deschamps

Mayor Pat Sayeau

Councillor Hugh Cameron Councillor Stephen Dillabough

Councillor John Hunter

Conor Cleary Greg Modler Chris Ward

REGRETS: Cody Oatway

STAFF: Rebecca Williams, Clerk

Wendy VanKeulen, Community Development Coordinator

Candise Newcombe, Deputy Clerk

1. Call to Order – Chair, Tory Deschamps

Deputy Mayor Deschamps called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Moved by: G. Modler

Seconded by: Councillor Hunter

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof

None.

4. Business Arising from Previous Committee Meeting Minutes (if any)

Members noted concern with the accuracy of the transcription of Committee member comments in the previous CDC - July 5, 2021 meeting minutes. The noted discretion was in regard to the insinuation that Council speculated the type of tree on the property in question to be butternut where in fact it was black walnut.

5. Delegations and Presentations

Nabi-Alexandre Dabé Champagne, Terpene Farms

Mr. Champagne was joined by the CEO of Terpene Farms, Hussein Baydoun, to outline their proposal for a future cannabis micro-cultivation facility. A 5000 ft² building was purchased in 2020 at 3209 County Rd 2, with the intention of dedicating 2000 ft² for cultivation. The other 3000 ft² will be devoted to office space and remaining processing procedures such as drying and trimming.

Mr. Champagne noted that the proposed facility would not emit any odours due to their multi-process filtration system. It was noted that Terpene Farms intends to use a multi-layer system of charcoal, UV, and a HEPA filters to ensure there are no odours released from the facility. It was noted that the intention was to arrange the landscape of the facility to ensure environmentally friendly practices. An extensive storm water management plan will be implemented to ensure water is contained to the property, and avoid negatively affecting current Township or County infrastructure.

Mr. Champagne outlined their expectations of producing approximately 18 harvests per year, totaling roughly \$1-2 million dollars in revenue in the first year. There would be 1 full-time and up to 5 part-time positions created with the startup with the intent of hiring locally.

Mr. Champagne noted that they intend to apply for a processing licence which would allow the processing of edibles, extracts, and packaged products and potentially expand and hire more employees. The future processing licence may lead to the launching of a retail operation, requiring additional hires. It was noted that the owners plan to expand within the community and then nationally, subsequently lending the Township exposure on a national stage. If future processing expansion is needed, they intend to expand to a second location within the Township.

Mr. Champagne noted that their goal is to open by the end of 2021 with their Health Canada application in an advanced stage. It was noted the process of applying for a Zoning bylaw amendment and Site Plan Control has been started, with the planning rationale and the surveying report planned to be submitted by next week.

Members inquired about the employment opportunities specifically about what educational background and experience would be required for these positions and if the same number of positions would be available without a storefront location. Due to the modernity of the industry, there is no specific educational background required and much of the training will be on the job, although an agricultural background is an asset. The estimated number for hires only took into consideration the initial startup of the facility and did not include employment for a future storefront.

Members noted the existence of a Terpene Farms cannabis cultivation facility in California, Los Angeles inquiring if there was any affiliation between the two and if the business was considered an incorporated entity or limited partnership. It was noted that there was no affiliation with the California based business. Members confirmed that Terpene Farms is registered as a corporation.

Members inquired about the intended start date for planned renovations to the facility. Mr. Champagne noted that the engineering plans are complete, funding in place and contractors on stand-by. When given the green light by the Township, work will begin right away. The intent is to have the outside of the facility, including a security fence, completed within the first month. The remainder of the facility is anticipated to be completed in the following 3-4 months.

Members inquired if Mr. Champagne was aware of the length of time the application process could take, noting his proposed timeline of opening by the end of this year. Mr. Champagne noted that due to many delays the application process was postponed, however, he has been corresponding with the CBO, who has tentatively agreed to cohesively work with them by possibly providing future partial permits to get things underway. It was noted that once the application is complete, SNC, the United Counties and Novatech will need to review the application. Staff will work with Novatech to submit a report to the Community Development Committee meeting for members to review. It was noted that both the SPCA and the proposed Zoning bylaw amendment could be reviewed collectively. Meanwhile, a public meeting will have to be held in accordance with the Planning Act, for the Zoning bylaw amendment.

Members inquired about the placement of the septic system as there was some concern with the proximity to County Rd 2. It was noted that the septic installation plans were reviewed by the Health Unit.

Committee inquired if there had been an assessment done by Hydro One technicians to ensure there is appropriate power supply available to sustain an operation of this size as the current transformers had very low capacity remaining. Mr. Champagne noted that this building previously housed an industrial printing operation, which required high amounts of power. The owners electrical engineers anticipate a small electrical upgrade required for the facility, but Hydro One technicians see no issue with connecting to required utilities.

Committee thanked Mr. Champagne and Mr. Hussein for their presentation.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

 Information Item: Considerations for Additional Residential Units (UCLG Staff Report)

Members reviewed the UCLG Housing Affordability Task Force report, which reviewed and shared best language for official plan policies and zoning bylaw provisions to allow additional residential units (secondary dwelling units). The additional residential unit (ARU) changes in the Planning Act require municipalities to authorize ARUs through the official plan, and to give effect to these policies through the specific regulations of a zoning bylaw. UCLG reported that all Official Plans be reviewed and, if needed, the policies be updated to implement the changes in the Planning Act, to permit one ARU in the main dwelling and one additional dwelling unit in an accessory structure for a total of three potential units on a property. The UCLG report noted four suggested zoning bylaw amendment provisions for municipalities to consider.

Members had a general discussion to determine which of the UCLG report considerations were already included in the Township's new draft zoning bylaw. It was noted that in the current official plan, the Township permits detached garden suites as an ARU in rural areas only. These garden suites require a temporary use bylaw that implements a time limit on the use of the ARU of approximately 10 years with the possibility of an extension.

Members discussed the implementation of such ARUs in the hamlets of the Township, noting concerns of the suggested amendments, and commenting that these seem like "big city solutions".

There was a general discussion on the details of the ARUs, including placement on the property, dimensions, and utility uses. It was noted that the secondary dwellings would be tied into the same water and septic system as the primary dwelling. Members inquired how ownership in such a situation would work and if such guidelines would fall under the Landlord/Tennant Act. There was a general discussion of the restrictive nature of the Landlord - Tenant Board, with members noting that affordable housing is not likely attainable until that particular piece of legislature is reviewed and amended appropriately. Members noted that it may result in certain landlords creating undesirable dwelling units, which are not any more affordable than what is currently on the market.

Members had a general discussion on the effect of implementing the suggested ARUs including a possible influx in traffic, the risk of over-burdening the urban sectors and inadvertently promoting a blighted area in the community. Committee discussed parking requirements for the main residential building and the ARU's. Members noted current parking concerns where there are too many

vehicles per dwelling, which has resulted in residents illegally parking on municipal streets. Members suggested that two parking spaces should be required for the main dwelling unit, with 1-2 additional parking spaces per ARU. It was noted that the parking requirements would not be a concern in a large city, where accessible public transit is available.

Members discussed options of promoting uncomplicated development opportunities in the area with the condition that contractors include affordable housing units to the proposed developments. It was noted that members were partial to the concept of allowing secondary dwellings to be added as income units to new builds rather than the option of adding an accessory secondary dwelling to the property.

Members inquired about the possibility of residents requesting future land severances. It was noted that the reason the ARU is required to be tied into the same utilities as the primary residence is to deter such severances. It was further noted the requirements for lot size, frontage and set-backs would still apply when considering an application for severance. Staff noted they would request further clarification from MMAH on the amended section 16.3 of the Planning Act that allows 2 additional residential unites per existing dwelling.

Members noted there were many variables to be considered before making a decision on this subject. It was suggested that due to the complexity of the topic, discussions be continued at the next Committee meeting scheduled for September 7. There was consensus from the Committee to defer further discussion until September.

2. Discussion Item: Short Term Accommodations

Due to the expectation of a thorough discussion, there was consensus from Committee to defer the item until the September meeting.

3. Information Item: Aggregate Resources Master Plan (UCLG Study)

Committee reviewed the report outlining an ongoing study led by the United Counties of Leeds and Grenville (UCLG) to prepare an Aggregate Resources Master Plan (ARMP). The results of the plan will likely lead to a Counties Official Plan Amendment. It was noted that Committee should anticipate an amendment to the Township's Official Plan following the completion of the ARMP.

Members discussed their concerns with Provincial over burden standards being set at 10 meters. It was noted that the current metrics are viewed as unrealistic, as it is a very difficult task to remove 10 meters of over burden. Members discussed their concern with respect to the restrictions and its effects on local businesses viability. Members suggested that a motion be prepared outlining the concerns of the 10 meters over burden, and that the requirement be reassessed and potentially reduced to 5 meters. Members noted that these were only preliminary numbers, however, circulating a motion for re-assessment of the suggested standard to surrounding municipalities might aid in a quicker response to the issue at hand.

Members discussed the possibility of a misprint on the unit of measurement, noting perhaps it was meant to be in feet rather than meters. Members requested staff seek clarification from The Ontario Aggregate Resources Corporation (TOARC). Committee further requested staff to draft a motion requesting the reassessment of the Provincial Standards for overburden and circulate to surrounding municipalities requesting support.

b. Work: Economic Development

1. Information Item: South Grenville Digital Service Squad

Members reviewed the report on the Digital Main Street program and discussed previous successes within the program.

Committee discussed how businesses could apply, what prerequisites are required for the application, and if businesses were welcome to re-apply if they have received aid previously. It was noted that the previous guidelines for the Digital Transformation Grant have been broadened, for example, it was previously stated that businesses required a storefront location. Under the new guidelines, a seasonal stand could be considered a storefront, expanding the grant to a variety of other businesses that otherwise previously would not have access.

Businesses that do not qualify for the Digital Transformation Grant can still access support from the Digital Service Squad and Digital Main street programs. It was noted that the program launch date is planned for August and a job posting has been advertised for a squad member. It was noted that Edwardsburgh Cardinal has received \$29,000 from the overall \$100,000 in funding for the South Grenville Digital Service Squad.

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

Mr. Cleary brought to the attention of the Committee a letter he had received from a local resident, and inquired if other members had received one as well.

	Committee requested staff add a copy of the letting to the upcoming Council Correspondence package.	
8.	Question Period	
	None.	
9.	Closed Session	
	None.	
10.	Adjournment	
	Moved by: C.Ward Seconded by: G. Modler	
	That Committee does now adjourn at 9:07 p.m.	
	Carried	
Chair	Clerk	



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Application for Severance, 3057-3065 Walker Street (North on behalf of

McNeilly)

Purpose: To review severance application B-113-21 for the creation of a new lot on Walker Street, in the Village of Cardinal.

Background: The Township has received an application for severance for a property on Walker Street, which contains dwelling units with the civic addresses; 3057, 3059, 3063 and 3065 Walker Street. The property is approximately 0.54 acres and located on the east side of Walker Street, between Gill Street and First Street. The rear of the property abuts the Ingredion Centre. The property is home to two semi-detached dwellings, for a total of four units. Each unit has its own entranceway and parking off of Walker Street. Municipal water and sewer services are provided separately for each building.

The application proposes the creation of a new 0.23 acre (931m) parcel for one of the semi-detached dwellings (3063 and 3065 Walker Street), which would leave the other semi-detached dwelling (3057 and 3059 Walker Street) on the 0.31 acre (1255m) retained parcel.

Policy Implications: The subject land is within the Settlement Policy Area of the Township Official Plan and zoned Residential Second Density (R2) as per Zoning Bylaw 2012-35.

The Township's Official Plan provides that the Settlement Policy Area designations are 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 Township's Zoning Bylaw 2012-35 provides permitted uses and provisions for the Residential Second Density zone. A semi-detached dwelling is permitted in this zone, although currently the maximum number of dwellings per lot is 1. Although the existing semi-detached dwellings are considered legal non-conforming, the proposed severance

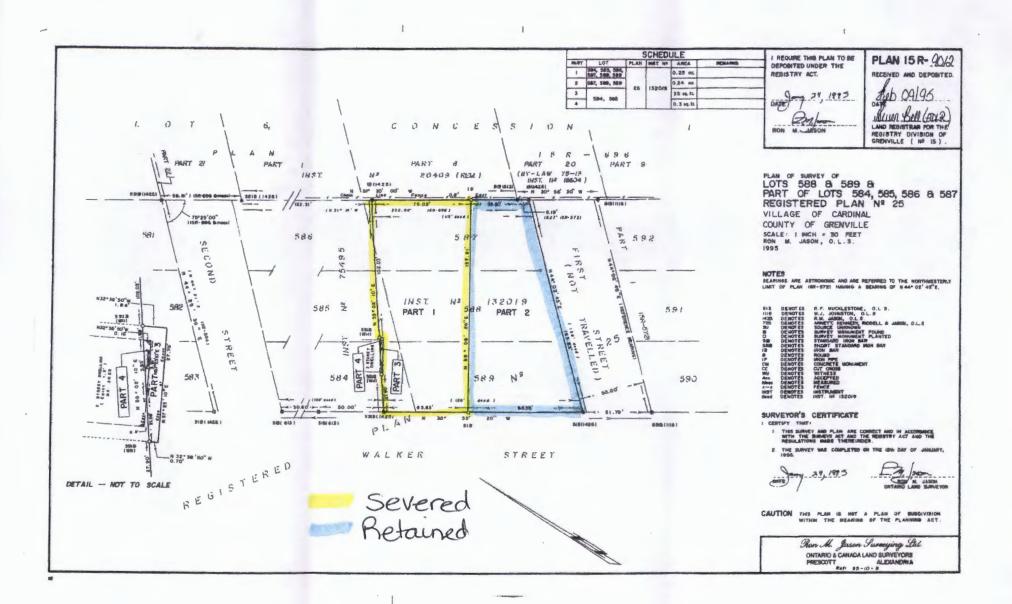
would bring the buildings into compliance with the current zoning bylaw. Both the severed and retained parcels meet the minimum lot size and frontage for the R2 zone.

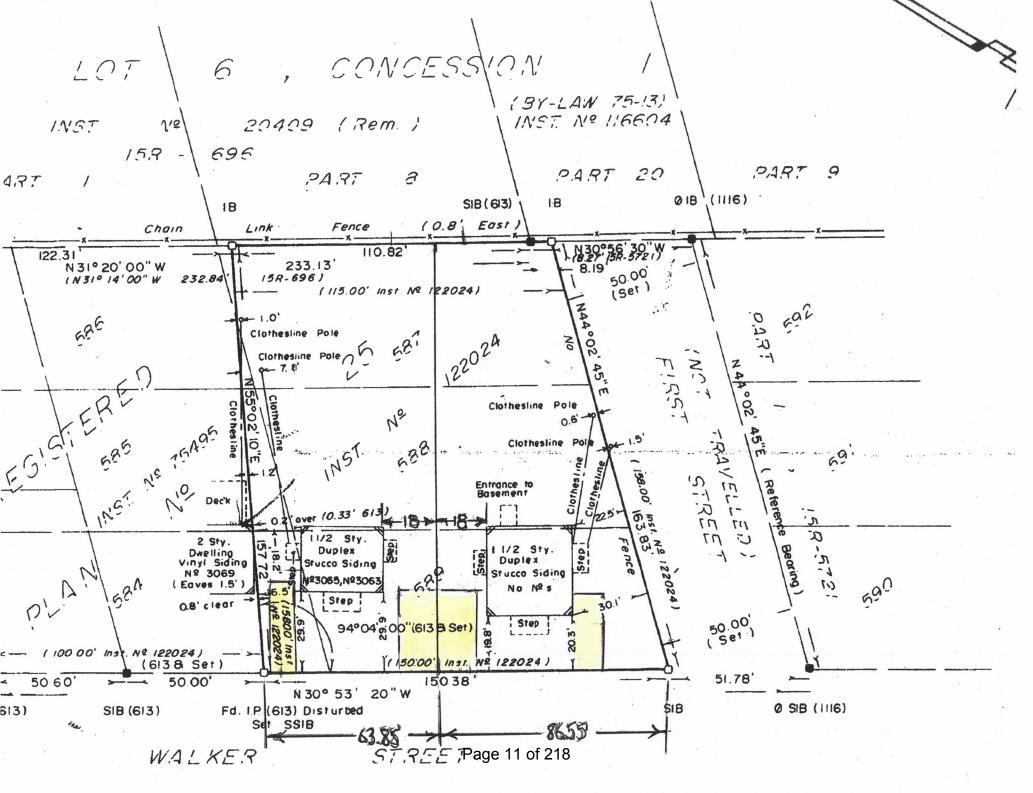
The proposed severance conforms to the policies of the Official Plan and Zoning Bylaw.

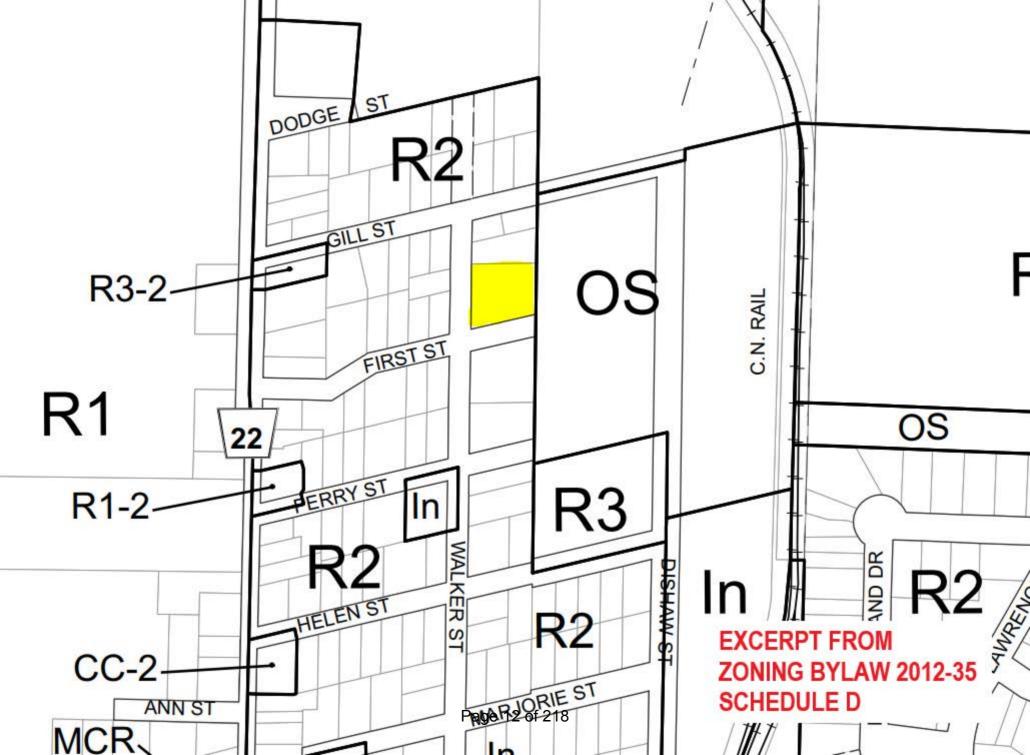
Financial Considerations: The applicant has submitted the required fee for a severance to the Township.

Recommendation: That Committee recommend that Council recommend in favour of severance B-113-21.

Community Development Coordinator









TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Development Agreement, South St (1504107 Ontario Inc.)

Purpose: To review a development agreement, as required to fulfill a recommended condition of severance B-80-21 for a proposed semi-detached dwelling on South Street, in the Village of Spencerville.

Background: The Committee of the Whole – Community Development reviewed application B-80-21 for severance on July 5, 2021. The application proposed a semi-detached dwelling on South Street, in the Village of Spencerville. The application is supported by Planning Rationale to show compliance with the appropriate planning policies, and a Hydrogeological Study, to assess groundwater quality and quality on the site.

The Hydrogeological Study concludes that there is sufficient groundwater supply to meet the needs of the two dwelling units. The water quality demonstrates some exceedances in the Ontario Drinking Water standards for organic nitrogen. The report indicates that the exceedance is treatable and provides specific recommendations to do so. Further, the report provides that based on the bacteriological testing of the well water samples, the need for continuous/permanent disinfectant treatment systems using chlorine for the well water at the proposed semi-detached dwelling is not likely.

Additionally, the study found that the levels of sodium for the well water samples, while below the ODWSOG aesthetic objective, may be of interest to persons on a sodium restricted diet.

The study provides a list of recommendations regarding the existing groundwater supply well at the site. The Township can ensure that future owners of the semi-detached dwelling are made aware of the study findings and recommendations by entering into a development agreement that is registered to the title of the property.

At the regular meeting of Council on July 26, Council made a formal recommendation to the Consent Granting Authority in favour of the proposed severance, with the condition that a Minor Variance be obtained to address the deficient rear yard setback and that the applicant enter into a Development Agreement, to the satisfaction of the Township, to implement the recommendations of the Hydrogeological Study prepared by Morey Associates Ltd.

As the Consent Granting Authority, the United Counties of Leeds and Grenville held a Public Hearing for application B-80-21 on September 29th and the proposed severance has been conditionally granted.

The Township has received an application for a Minor Variance to address the deficient rear yard setback and a Committee of Adjustment meeting is scheduled for October 6, 2021 for the Committee's decision on the application, A-06-21.

Policy Implications: The *Planning Act* section 51(26) and section 53(12) allows the municipality to enter into an agreement imposed as a condition of the approval of a severance. The agreement may be registered against the land to which it applies and the municipality is entitled to enforce the provisions of it against the owner and, subject to the *Registry Act* and *Land Titles Act*, any and all subsequent owners of the land.

Financial Considerations: The applicant has submitted the required fee for a severance to the municipality. The Planning Fee Schedule Bylaw 2019-75 does not include a fee for a development agreement. However, the draft agreement requires the applicant to be responsible for the costs associated with registering the agreement on the title of the property.

Recommendation: That Committee recommend that Council adopt a bylaw to enter into a development agreement, as attached, with the owner of the subject lands of severance B-80-21.

Community Development Coordinator

THE TOWNSHIP OF EDWARDSBUGH/CARDINAL DEVELOPMENT AGREEMENT

-and-	
(the "Owner")	
1504107 ONTARIO INC.	
BETWEEN:	
· · · · · · · · · · · · · · · · · · ·	
THIS AGREEMENT, made in triplicate, the day of2	2021.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBUGH/CARDINAL

(the "Township")

FOR LANDS DESCRIBED AS

PT LT 3 W/S SPENCER STREET 4 W/S SPENCER STREET PL 40, PT 1, 15R6898 Township of Edwardsburgh Cardinal PIN 68141-0362

RECITALS:

- 1. The Owner is the owner of the lands described in Schedule "A" to this Agreement and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots.
- 2. The said lands are the subject matter of consent application B-80-21 which has received conditional approval from the United Counties of Leeds and Grenville Consent Granting Authority, a copy of which is annexed hereto as Schedule "B";
- 3. The Township, pursuant to Section 53 of the Planning Act, R.S.O. 1990, as amended, has the authority to enter into an agreement imposed as a condition of the approval of consent.
- 4. This agreement shall be registered at the cost of the Owner against the land to which it applies subject to the Registry Act and the Land Titles Act;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the other good and valuable consideration and the sum of One (\$1.00) Dollar of lawful money of Canada, now paid by each of the other parties hereto (the receipt whereof is

hereby acknowledged) the Parties hereby covenant, promise and agree with each other as follows:

- 1. This Agreement affects the Lands described in Schedule "A" to this Agreement and shall ensure to the benefit of and be binding upon parties hereto, and their respective successors and assigns, The Owner hereby agrees to the registration of this Agreement against the title to the severed lands and retained lands, at the sole cost of the Owner.
- 2. The Owner hereby agrees to obtain all required municipal approvals and comply with all applicable Zoning By-Laws of the Township, the Building Code Act, 1992, S.O. 1992, c.23 requirements and approvals required by applicable government authorities which may be required prior to the development of the lands.
- 3. The Owner hereby acknowledges that the lands described in Schedule "A" to this Agreement are the subject of the Hydrogeological Study as shown in Schedule "C" to this Agreement, which was completed in order to assess the groundwater quality and quantity for a proposed semi-detached dwelling, serviced by existing on-site private wells and municipal sanitary and storm sewers.
- 4. The owner hereby acknowledges and agrees that the conditions, facilities and matters as shown on Schedule "D" and described in Schedule "C" shall be provided and maintained by the Owner at the Owner's sole risk and expense.
- 5. Any notice to be given hereunto shall be in writing to all other parties and either delivered personally or sent by prepaid registered mail, and in the latter case shall be deemed to have been given three (3) business days following the date upon which it was mailed. The address of the parties for the purpose hereof shall be:

to the Owner at: to the Township at:

1504107 Ontario Inc. Township of Edwardsburgh/Cardinal

2010 Totem Ranch Rd PO Box 129

Oxford Station ON K0G 1T0 Spencerville ON K0E 1XO

6. The following schedules will form part of this agreement:

SCHEDULE "A" – Description of the Property

SCHEDULE "B" - Decision of the United Counties of Leeds and Grenville

Consent Granting Authority

SCHEDULE "C" - Hydrogeological Study

Prepared by Morey Associates Ltd., April 2021

SCHEDULE "D" - Development Requirements

IN WITNESS WHEREOF the parties hereto have executed this agreement.

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Mayor
Clerk
I/We have authority to bind the Corporation.
Owner
I/We have authority to bind the Corporation.
, 2021

SCHEDULE "A" DESCRIPTION OF THE PROPERTY

PT LT 3 W/S SPENCER STREET 4 W/S SPENCER STREET PL 40, PT 1, 15R6898 Township of Edwardsburgh Cardinal PIN 68141-0362



SCHEDULE "B"

DECISION OF THE UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY



Phone 613-342-3840 - Ext. 2414

Fax 613-342-2101

E-Mail: krista.weidenaar@uclg.on.ca



25 Central Avenue West Suite 100, Brockville, ON, K6V 4N6

UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-80-21

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by us at a hearing held at the Counties Offices, 25 Central Avenue, Brockville, Ontario on **September 29, 2021.** The said decision was reached on the application of **1504107 Ontario Inc.** to sever a parcel of land being; part of Lots 3 & 4, Registered Plan 40; **Township of Edwardsburgh Cardinal** having dimensions of approximately 25.4 metres by 19.25 metres with an area of 0.0468 hectares; retaining the existing easement in favour of the Township.

DECISION: GRANTED providing the conditions as stated below are met.

REASONS:

Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

CONDITIONS:

- (1) That all conditions imposed in the granting of this decision be met and **one (1)** original paper copy and **one (1)** digital copy of the registered reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **October 1, 2022.**
- (2) That a copy of the deposited reference plan for the newly severed lot be submitted to the Township.
- (3) That a Minor Variance be obtained to address the deficient rear yard setback.
- (4) That the applicant enter into a Development Agreement, to the satisfaction of the Township, to implement the recommendations of the Hydrogeological Study prepared by Morey Associates.
- (5) That written release of conditions 2, 3 and 4 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

NOTES:

- (1) The Township had no objection providing conditions 2, 3 and 4 are complied with.
 - That the Township is in favour of the severance in order to accommodate a semi-detached dwelling. Note that the Township's Zoning By-law 2012-35 includes the following provisions for semi-detached dwellings:
 - 6.2 Residential Second Density (R2)
 - o (c) [iv] Provisions for Semi-detached Dwelling
 - Despite the above requirements for lot area, lot frontage and dwelling units per lot, a semi-detached dwelling may be severed and sold as an individual unit.
 - The minimum interior side yard shall not apply to the party wall of a semi-detached dwelling or shared garage appurtenant thereto.
- (2) South Nation Conservation had no objection.
 - SNC's review did not identify any natural heritage or natural hazards features on the proposed severed or retained lots.

I hereby certify this to be a true and exact copy

Chair

Cherie Miles

Secretary-Treasurer

This Decision was mailed on October 1, 2021

The last date for appealing this decision is October 21, 2021

SCHEDULE "C"

HYDROGEOLOGICAL STUDY PREPARED BY MOREY ASSOCIATES LTD. APRIL 2021





REPORT ON

HYDROGEOLOGICAL STUDY PROPOSED SEMI-DETACHED DWELLING SOUTH STREET, SPENCERVILLE TOWNSHIP OF EDWARDSBURGH/CARDINAL ONTARIO

Submitted to:

Lockwood Brothers Construction 2010 Totem Ranch Road Oxford Station, Ontario K0G 1T0

DISTRIBUTION

1 PDF copy – Lockwood Brothers Construction 1 PDF copy – Morey Associates Ltd.

April 2021 File No. 021256

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FIGURE 2: AERIAL PHOTOGRAPH

APPENDICES

APPENDIX A: SITE INFORMATION PROVIDED BY LOCKWOOD BROTHERS CONSTRUCTION

APPENDIX B: MOE WELL RECORDS FOR ON SITE WELLS AND AREA WELLS

APPENDIX C: PUMPING TEST DATA FOR ON SITE WELL

APPENDIX D: RESULTS OF LABORATORY TESTING OF ON SITE WELLS WATER SAMPLES

File No. 020256 February 27, 2020

1.0 INTRODUCTION

Morey Associates Ltd. was retained by Lockwood Brothers Construction to undertake a hydrogeological study for the proposed semi-detached dwelling located on the east side of South Street in Spencerville, within Lot 4, Concession 7, Edwardsburgh/Cardinal Township, Ontario (see Key Plan, Figure 1 and Aerial Photograph, Figure 2).

For the purpose of this report South Street is considered to exist at the west side of the subject site.

It is understood a that a semi-detached dwelling is proposed at the above noted site on two residential lots about 0.05 and 0.03 hectares in plan area with some 25 and 17 metres of frontage on South Street, respectively (see Appendix A). The proposed semi-detached dwelling is to be serviced by existing on-site private wells and municipal sanitary and storm sewers. It is further understood based on a discussion with Lockwood Brothers Construction that each dwelling unit in the proposed semi-detached dwelling will have two bedrooms.

This hydrogeological study was carried out in general accordance with our interpretation of the applicable sections of the Ministry of the Environment, Conservation and Parks (MOE) Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment (August 1996).

2.0 SITE BACKGROUND

The site is bordered on the west by the South Street right-of-way with residential development beyond, on the north by an existing dwelling with residential and commercial development beyond, on the east by an existing commercial building and dwelling with residential and commercial development beyond, and on the south by an existing dwelling with residential development and the South Nation River beyond. The ground cover at the site consists, in general, of grass. No drainage ditches exist at or adjacent to the site. A municipal storm sewer exists within the South Street right-of-way adjacent to the site.

The South Nation River exists some 90 metres south/southeast of the site. A Drummond Gas service station exists southeast of the site. The fuel pumps, an above ground diesel fuel storage tank and below ground fuel storage tank(s) at the service station exist some 60, 65 and 75 metres

from the southeast corner of the site. Based on available topographic mapping the existing service station is some 2 metres downgradient of the site.

Based on a review of surficial geology information for the site area, obtained from the Ontario Geological Survey (2010), the site is indicated to be underlain by a till deposit consisting of stone-poor, sandy silt to silty sand-textured till. Based on a review of the bedrock geology map for the site area and on a previous study carried out in the site area by others (Thompson 1985) the bedrock underlying the site area is indicated to consist of dolostone of the Oxford Formation underlain by limestone and sandstone of the March Formation and sandstone of the Nepean Formation. Based on a previous study carried out in the site area by others (MOE 2020) the Oxford, March and Nepean Formations are indicated to support viable aquifers for domestic use.

Based on the above mentioned previous studies carried out in the site area by others (Thompson 1985 and MOE 2020) the shallow groundwater flow in the site area is expected to be towards the South Nation River and in general follow the local topography.

Two wells exist at the site, one within the north portion (well tag # A298757) and one within the south portion (well tag # A298756) of the site and for the purpose of this report will be referred to as the "north well" and "south well", respectively. It is understood, based on discussion with Lockwood Brothers Construction, that the north well and south well will each service one of the dwelling units of the proposed semi-detached dwelling at the site. The MOE Water Well Records associated with the north and south wells are attached in Appendix B and a summary of the well construction details are provided in Table 2.1 below.

Table 2.1: Summary of On-Site Well Construction Details

Well	Well Thickness of Overburden Encountered (m)		Total Depth of Well (m BGS)	Inside Diameter of Well Casing (m)	Depth of Well Casing (m BGS)	Depth Water Found (m BGS)
North Well	1.4	17.5	18.9	0.16	6.2	12.2, 15.8
South Well	1.4	17.5	18.9	0.16	6.2	12.2, 14.6

Note: m BGS = Metres Below Ground Surface

The water well records for the north and south wells supplied by the well driller indicate that at each well a nominal 16 centimetre inside diameter steel casing was installed through about a 1.4 metre thickness of overburden material consisting of clay and stones and was set some 4.8 metres into



bedrock and grouted in place using cement and bentonite slurry. The wells are indicated to be some 18.9 metres in depth from the ground surface, and advanced into a limestone and dolomite aquifer. Based on the above and on the available general site area bedrock geology it is considered that the north and south wells at the site have been completed in the Oxford Formation.

Eight MOE water well records indicated to be for site area/neighbouring wells (obtained from the MOE online database) indicate that the overburden depth in the area of the site ranges from about 0.6 to 3.1 metres. The well records indicate that the wells are between some 24.7 to 58.5 metres in depth and that the bedrock encountered during drilling consisted of limestone, dolomite and sandstone. The well records indicate that water was found at depths of between some 9 to 55 metres. The well records further indicate recommended pumping rates of between some 5 to 22 gallons per minute (23 to 100 litres per minute). The above mentioned eight MOE water well records are provided in Appendix B.

Table 2.2: Summary of Neighbouring Well Construction Details

Well ID or Well Tag No.	Well Location	Approximate Distance to Site (m)	Year of Well Construction	Total Depth of Well (m BGS)	Depth to Surface of Bedrock (m BGS)	Static Water Level (assumed m BGS)	Available Drawdown (m)
A193373	9 Centre Street	60	2016	30.8	0.6	4	26.8
2406530	¹ 12 Centre Street	100	1991	58.5	2.4	6.1	52.4
A006191	¹ 13 Centre Street	85	2004	55.2	1.5	3.7	51.5
A275102	15 Centre Street	125	2019	36.9	1.1	5.8	31.1
A059303	16 Centre Street	120	2007	24.7	1.4	5.0	19.7
A074127	9 South Street	30	2008	24.7	1.4	4.0	20.7
A019576	11 Water Street	150	2005	36.6	3.1	0.7	35.9
2400650	¹ 16 Spencer Street	70	1962	25.0	1.2	3.7	21.3

Note: m BGS = Metres Below Ground Surface

Based on the above MOE well water records information and on the available general site area bedrock geology it is considered that the above mentioned eight site area/neighbouring wells are completed in the Oxford Formation, except for the wells at 12, 13 and 15 Centre Street which are suspected to have been completed in the March Formation.

¹Likely well location associated with well record based on limited information provided on well record

3.0 WELL WATER QUANTITY

A pumping test was conducted on the north well at the site on April 20, 2021 by a member of our engineering staff and consisted of a six hour duration constant discharge rate pumping test. During the pumping test, water level measurements were made on a regular basis to monitor the drawdown of the water level in the well in response to pumping. After the pumping period, the pump was shut off and the recovery of the water level in the well was monitored for a period of time. During the pump test, the pump discharge outlet was located an adequate distance and downgradient from the well to ensure the discharge did not interfere with the natural recharge to the well.

The drawdown and recovery data and plots for the well pumping test is shown in Appendix C. The drawdown and recovery data provided were measured with reference to the top of the well casing.

The pumping test data for the well was analyzed using the method of Cooper and Jacob (1946). Although the assumptions on which these equations are based are not strictly met, this method provides a reasonable estimate of the aquifer transmissivity. The analysis of the data obtained during the pumping tests is summarized in the attached Table II.

The six hour duration pumping test was carried out at a discharge rate of about 25 litres per minute (5.5 lgpm). The static water level prior to testing was about 2.63 metres below the top of the well casing and the water level after six hours of pumping was about 2.83 metres below the top of the well casing for a total drawdown at the end of pumping of 0.20 metres. The available drawdown in the well is about 15.2 metres. The specific capacity of the well at this pumping rate is approximately 180 cubic metres per day per metre of drawdown.

Based on the pumping test drawdown data the transmissivity of the aquifer is estimated to be 82.4 m²/day. Based on the pumping test recovery data the aquifer transmissivity is estimated to be 65.9 m²/day. The average transmissivity of the aquifer in the area of the well is estimated to be 74.2 m²/day. At the end of pumping, 40 minutes was required for 100 percent recovery of the total drawdown in the static water level created during pumping.

Based on the data obtained during the pumping test, it can be concluded that the well is capable of sustaining a short term yield of at least 25 litres per minute (5.5 lgpm) and that during the course of the six hour pumping period about 1 percent of the available drawdown in the well was utilized.

3.1 SUMMARY OF ON SITE WELL YIELD

The MOE Guideline D-5-5 Section 4.3.2 for water quantity requirement indicates that the per-person requirement shall be 450 litres per day and relates that quantity to an equivalent peak per person demand rate of 3.75 litres per minute. The MOE guideline indicates that for a dwelling the likely number of persons per well (per dwelling) is considered to be the number of bedrooms in the dwelling plus one. The MOE guidelines further requires that regardless of the demand rate determined using the above mentioned calculation, the demand rate (minimum pumping rate of a well servicing a dwelling) shall not be less than 13.7 litres per minute.

As previously mentioned each dwelling unit in the proposed semi-detached dwelling is to be a two bedroom dwelling. As such, the MOE peak demand rate for each dwelling unit is 13.7 litres per minute.

The results of the well pumping test carried out at the site for this present hydrogeological study indicate that the pumped well at the site is capable of more than meeting the MOE minimum demand rate of 13.7 litres per minute and that the pumped well at the site is capable of more than meeting the MOE peak demand rate for up to a five bedroom dwelling.

3.2 SUMMARY OF TRANSMISSIVITY ANALYSIS

The above mentioned transmissivity values based on the pumping test drawdown and recovery data are summarized in Table 3.1 and classified regarding magnitude, designation and groundwater supply potential based on Krasny (1993).

Table 3.1: 0	Classifica	ation of	Transı	missivity	Values

¹ Magnitude (m²/day)	¹Class	¹ Designation	¹ Groundwater Supply Potential	Transmissivity Values Based on North Well Pumping Tests			
				Pump.	Rec.	Avg.	
>1000	- 1	Very High	Regional Importance				
100 - 1000	П	High	Lesser Regional Importance				
10 - 100	III	Intermediate	Local Water Supply	82.4	65.9	74.2	
1 - 10	IV	Low	Private Consumption				
0.1 - 1	V	Very Low	Limited Consumption				
<0.1	VI	Imperceptible	Very difficult to Utilize for Water Supply				

¹Kransy (1993) 'Classification of Transmissivity Magnitude and Variation", Vol.31, No.2 - Ground Water

Based on the above, the existing pumped well at the site is indicated to be capable of providing an adequate quantity related to a supply potential of local water supply. It is pointed out that a groundwater supply potential of "Private Consumption" is associated with a water supply well adequate for dwellings.

3.3 WELL INTERFERENCE EFFECTS

During the pumping of the north well periodic water level measurements were made at the south well located some 17 metres south of the north well. The graph of the observation of the south well drawdown versus time during the pumping test at the north well is shown in the attached Appendix C.

In order to estimate the maximum interference of the north and south wells at the site, calculations were carried out to predict the cumulative thirty-year drawdown due to the proposed semi-detached dwelling domestic use of the wells at the site (for the purposes of this calculation the north well is considered to be the centrally located well at the site/site area). The existing site area/neighbouring wells indicated in the above Table 2.2 were also included in the cumulative thirty-year drawdown calculation. Further, wells servicing the properties adjacent to and opposite the subject site (if not already included in Table 2.2) were also included in the cumulative thirty-year drawdown calculation. The cumulative drawdown at the wells was calculated for a thirty-year pumping rate of

3150 litres per day, which allows for six bedroom households in accordance with Section 4.3.2 of MOE Procedure D-5-5.

The calculation was carried out using the following Cooper-Jacob formula:

$$s = \frac{2.3Q}{4\pi T} \log \left(\frac{2.25Tt}{r^2 S} \right)$$

Where, Q = 30 year pumping rate, 3150L/day

T = lowest transmissivity from north well pumping test, 65.9 m²/day

t = duration, 30 years

S = storativity estimate from north well pumping test, 2.3×10^{-2}

s = expected drawdown from use of site wells and site area/neighbouring wells

The results of the calculations indicate that the cumulative thirty-year drawdown at the north well, including the interference from the south well and the other 18 site area/neighbouring wells included in the calculations is about 0.8 metres (see attached Table V). It is pointed out that it is considered, in Morey Associates Ltd. professional opinion, that the actual cumulative thirty-year drawdown at the centrally located well could be more accurately estimated by the use of the average transmissivity value determined from the pumping test and the use of a more likely daily pumping rate given today's more efficient plumbing. However, for the purpose of this present report and for a conservative approach the cumulative thirty-year drawdown at the north well was estimated using the lowest transmissivity value determined during the pumping test and a daily pumping rate of 3150 litres.

Based on the above mentioned conservative thirty-year drawdown calculation, the expected drawdown was found to be about 0.8 metres at the north well which results in the reduction of available drawdown at the north well of about 5 percent. Applying this drawdown value to the south well and the existing site area/neighbouring wells indicated on Table 2.2 for which available drawdown information is known would result in the reduction of available drawdown at those existing wells of between about 2 percent to 4 percent.

The above estimated drawdown values provide a fair assurance of adequate long term water supply for the proposed semi-detached dwelling based on current site conditions. Further, as

indicated above it is considered that the above estimated drawdown values are conservative and the actual cumulative drawdown values should be less and interference with existing neighbouring wells should not result in significant reduction of available well drawdown for the proposed semi-detached dwelling as well as the above mentioned existing nearby site area/neighbouring wells.

4.0 WELL WATER QUALITY

4.1 ON-SITE WELLS WATER SAMPLES

In order to characterize the groundwater quality of the groundwater supply, a groundwater sample was collected from both the north well and south well by a member of our engineering staff on April 20, 2021. The north well was sampled at about hour 6 of the above mentioned pumping test. The south well was sampled after pumping the south well for about one hour at a rate of some 68 litres per minute (15 lgpm). The groundwater samples were collected and prepared/preserved in the field using appropriate techniques and submitted to Eurofins Environment Testing laboratory in Ottawa, Ontario for the chemical, physical and bacteriological analyses listed in the MOE guideline entitled Procedure D-5-5, Technical Guideline for Private Wells: Water Supply Assessment, August 1996 ("MOE Subdivision Package" list of parameters). The temperature, conductivity, pH, TDS, turbidity and residual chlorine levels of the groundwater were measured just prior to sampling at both wells and at other periodic intervals during the pumping test at the north well.

The results of the above mentioned laboratory testing and field testing are provided in Table 4.1 below and in the attached Table I, respectively.

Table 4.1:	On-Site Well	Water Sampl	les I aboratory	Testing Results
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. , , ,			Test	Well	
Parameter	MRL	Units	¹Guideline	North Well Sample	South Well Sample
Hardness as CaCO3	1	mg/L	OG-100, ³ 500	373	375
Ion Balance	0.01	3, _		1.05	1.03
TDS (COND - CALC)	1	mg/L	AO-500	580	600
Alkalinity as CaCO3	5	mg/L	OG-30 - 500	259	269
CI	1	mg/L	AO-250	136	132
Colour	2	TCU	AO-5	<2	2
Conductivity	5	uS/cm		1000	1010
DOC	0.5	mg/L	AO-5	0.7	0.8
F	0.10	mg/L	MAC-1.5	0.40	0.36
N-NO2	0.10	mg/L	MAC-1.0	<0.10	<0.10
N-NO3	0.10	mg/L	MAC-10.0	<0.10	<0.10
рН	1.00		OG-6.5 - 8.5	8.14	8.12
SO4	1	mg/L	AO-500	43	45
Ca	1	mg/L		90	91
Fe	0.03	mg/L	AO-0.3	0.29	0.30
К	1	mg/L		4	4
Mg	1	mg/L		36	36
Mn	0.01	mg/L	AO-0.05	0.03	0.03
Na	2	mg/L	AO-200, ² A-20	65	64
TKN	0.1	mg/L		0.287	0.490
Phenols	0.001	mg/L		<0.001	<0.001
N-NH3	0.01	mg/L		0.045	0.033
S2-	0.02	mg/L	AO-0.05	<0.01	<0.01
Tannin & Lignin	0.1	mg/L		<0.1	<0.1
Turbidity	0.1	NTU	AO-5.0	1.2	1.5
Heterotrophic Plate Count	0	ct/1mL		5	7
E.Coli	0	ct/100mL	MAC-0	0	0
Faecal Coliforms	0	ct/100mL		0	0
Total Coliforms	0	ct/100mL	MAC-0	0	0
⁴ Organic Nitrogen ¹ Guideline = Ontario Drinking Water Standa		mg/L	OG-0.15	0.242	0.457

Guideline = Ontario Drinking Water Standards Objectives and Guidelines

 $Standards,\,Objectives\,\,and\,\,Guidelines,\,Revised\,\,June\,\,2006,\,Province\,\,of\,\,Ontario.$

MRL = Method Reporting Limit AO = MOE Aesthetic Objective

OG = MOE Operational Guideline
MAC = MOE Max. Acceptable

A = MOE Advisory Limit (See Note 2)

The well water samples meet all the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) health and aesthetic parameters tested for except for hardness, total dissolved solids (TDS) and for organic nitrogen.

² Table 2, Appendix, MOECC Guideline `D-5-5 Private Wells: Water Supply Assessment` document

³ "Hardness in excess of 500mg/L in drinking water is unacceptable for most domestic purposes" - Technical Support Document for Ontario Drinking Water

⁴ Organic Nitrogen = Total Kjeldahl Nitrogen - N-NH3

The water samples obtained from the existing on-site wells are considered to be hard by water treatment standards with a hardness level above the ODWSOG operational guideline of 80 to 100 mg/L. The hardness at the north well and south well was measured at 373 and 375 mg/L, respectively. However, based on the Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines, Revised June 2006, the hardness levels of the water samples are less than what is considered unacceptable (greater than 500 mg/L) for most domestic purposes and is considered treatable. Water with hardness above 80 to 100 mg/L as CaCO₃ is often softened for domestic use. Water softening by conventional sodium ion exchange may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes.

The levels of TDS measured for the samples obtained from the north well and south well were 580 and 600 mg/L respectively, which are above the ODWS aesthetic objective of 500 mg/L. The results of Langelier Saturation Index (LSI) calculations (see attached Table III) for the water samples gave LSI values of about 0.94 and can be interpreted (based on Carrier 1965) to indicate potential for the groundwater to be scale-forming but non-corrosive (LSI 0.5 to 2.0). The results of Ryznar Stability Index (RSI) calculations for the water samples gave RSI values of about 5.8 and indicate potential for the groundwater to form light scale.

Organic nitrogen concentration is calculated as the difference between Total Kjeldahl Nitrogen (TKN) and ammonia. The concentration of organic nitrogen for the north well and south well water samples is calculated as about 0.24 and 0.46 mg/L, respectively. The ODWSOG operational guideline for organic nitrogen is 0.15 mg/L and relates to the potential severe reduction for chlorine as a disinfectant. Organic nitrogen may also result in taste and odour problems with levels greater than 0.15 mg/L. Based on the results of bacteriological testing of the above mentioned well water samples it is considered that continuous/permanent disinfectant treatment systems using chlorine for the well water at the proposed semi-detached dwelling is not likely. As such, it is considered that the presence of organic nitrogen slightly above the ODWSOG operational guideline in the well water sample is not a concern from an operational point of view.

It is pointed out that the levels of sodium for the north well and south well water samples were measured at 65 and 64 mg/L, respectively, which is below the ODWSOG aesthetic objective of 200 mg/L. However, according to the MOE the local Medical Office of Health should be notified where sodium levels are above 20 milligrams per litre in order that this information may be relayed to local physicians. Accordingly, the levels of sodium for the well water samples obtained from the existing on-site wells may be of interest to persons on a sodium restricted diet.

4.2 IMPACTS TO WELL WATER QUALITY

The above mentioned previous studies carried out by Thompson (1985) and the MOE (2020) indicate that the water quality of a relatively large number of drinking water wells in the general site area (Spencerville) have been impacted by existing private sewage systems in Spencerville. The MOE 2020 study report indicates elevated levels of total coliform, E.Coli and nitrate measured for samples obtained from drinking water wells.

A combination of elevated levels of E.Coli, total coliform, faecal coliform, nitrate, nitrite and organic nitrogen are commonly associated with septic system effluent impacting drinking water wells. The results of the above mentioned laboratory testing indicate 0 ct/100mL for E.Coli, total coliform and faecal coliform and less than the method reporting limit for nitrate and nitrate for both the north and south wells. As mentioned above the organic nitrogen levels for the north and south wells are calculated as about 0.24 and 0.46 mg/L, respectively.

Based on the above and considering that organic nitrogen is the only above mentioned parameter somewhat elevated, the laboratory testing results of the well water samples obtained from the north and south wells at the site indicate that the north and south wells at the site have not been impacted by existing septic system effluent.

The above mentioned previous studies carried out by Thompson (1985) and the MOE (2020) also indicate that due to the geological setting (shallow discontinuous overburden and weathered/fractured upper bedrock unit) in the general site area, wells are vulnerable to surface impacts.

The overburden encountered by the well driller at the subject site wells is indicated to be 1.4 metres thick and consists of clay and stones, as per the MOE well records. No exposed bedrock was observed at the site and the cement and bentonite slurry grout indicated on the MOE well records for the north and south wells was observed at the ground surface around the well casings by members of our engineering staff at the time of the field work. Notwithstanding the above, and due to the above mentioned well vulnerability and groundwater impacts indicated by Thompson (1985) and the MOE (2020), recommendations to encourage safe domestic well usage for the future residents of the proposed semi-detached dwelling is provided in Section 5 of this report.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 SUMMARY AND CONCLUSIONS

Based on the groundwater supply investigation carried out for the subject site, the following summary and conclusions are provided by Morey Associates Ltd. and are based on our professional opinion and our interpretation of the relevant sections of the MOE Procedure D-5-5 guideline document:

- 1) There is a sufficient groundwater supply of acceptable drinking water quality in the bedrock aquifer system to satisfy the water requirements of the proposed semi-detached dwelling at the site.
- The groundwater quality in the aquifer system at the existing wells at the site meets all the ODWSOG concentrations for all health related chemical, physical and bacteriological parameters tested, except for hardness, TDS and organic nitrogen. The level of hardness measured at the wells is well within the acceptable range that is considered reasonably treatable. Water softeners and manganese greensand filters are indicated to be adequate to lower hardness to acceptable levels, respectively. In relation to the measured TDS levels, the results of LSI and RSI calculations for the water samples from the existing wells at the site indicate there is a potential for scale to form on plumbing fixtures. The levels of organic nitrogen measured at the existing wells at the site were above the ODWSOG operational guideline concentration. However, based on the results of bacteriological testing of the well water samples it is considered that need for continuous/permanent disinfectant treatment

systems using chlorine for the well water at the proposed semi-detached dwelling is not likely. As such, it is considered that the presence of organic nitrogen above the ODWSOG operational guideline in the well water samples is not a concern from an operational point of view.

3) The levels of sodium for the water samples obtained from the existing on site wells may be of interest to persons on a sodium restricted diet (see report Section 4.1).

5.2 RECOMMENDATIONS

Morey Associates Ltd. provides the following recommendations regarding the existing groundwater supply well at the site:

- 1) The final landscaping at the site should be graded such that surface water (including any eavestrough downspout discharge and sumpline discharge) is not directed to or ponds around the existing well heads and such that the well casing heights extend not less than 0.4 metres above the ground surface.
- 2) In order to encourage domestic supply well education and best management practices future residents at the site should be made aware of and refer to the province of Ontario web-doc publication: ontario.ca/document/water-supply-wells-requirements-and-bestpractices
- 3) Future residents at the site should be made aware that it is considered prudent to adhere to the regulatory well maintenance requirements, general maintenance for well owners (Table 11-1: Well Maintenance Checklist Items), and well water quality laboratory testing outlined in the above mentioned province of Ontario web-doc publication.
- 4) Future residents at the site should be made aware that the use of a water softener for treatment of hardness may be desired based on the results of the water quality testing carried out for this present hydrogeological study.
- 5) Future residents at the site should be made aware that the use of conventional sodium ion exchange water softeners may introduce relatively high concentrations of sodium into the

drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes.

- 6) Future residents at the site should be made aware that water wells should be adequately disinfected by chlorination prior to use for the proposed semi-detached dwelling at the site.
- 7) Future residents at the site should be made aware that Langelier Saturation Index (LSI) and Ryznar Stability Index (RSI) calculations for water samples obtained from the existing wells at the site can be interpreted to indicate potential for the groundwater to cause scale to form on plumbing fixtures.

6.0 LIMITATIONS AND USE OF REPORT

This report was prepared for the exclusive use of Lockwood Brothers Construction. This report may not be relied upon by any other person or entity without the express written consent of Lockwood Brothers Construction and Morey Associates Ltd.

This report documents work that was carried out with generally accepted professional standards at the time and location in which the services were provided and in a manner consistent with a level of care and skill normally exercised by other professional engineering and geoscientist firms practicing under similar conditions and subject to the time limits and financial and physical constraints applicable to the services.

Any third party use of this report, including reliance of this report and/or decisions made based on this report, is the sole responsibility of the third party. Morey Associates Ltd. accepts no responsibility for damages, whether direct or indirect, suffered by any third party as a result of any third party use of this report.

The conclusions provided herein represent an opinion of Morey Associates Ltd. as of the time of preparation of this report. It is recognized that the passage of time affects the information provided in this report. This report should not be construed as legal advice, nothing in this report is intended to provide a legal opinion. If new information is discovered during future work, including

excavations, borings or other studies, Morey Associates Ltd. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

7.0 SIGNATURES

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,

Morey Associates Ltd.

D. G. Morey, P.Eng. Director/Civil Engineer

C. R. Morey, M.Sc. (Eng.), P. Eng. Senior Consulting Engineer

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TABLE I
RESULTS OF THE FIELD WATER QUALITY MEASUREMENTS
FOR ON SITE WELLS

Well	Hours Since Pumping Started	Temp. (°C)	Conductivity (mS/cm)	pH (pH units)	TDS (ppm)	Turbidity (NTU)	Free Chlorine (mg/L)	Sample
	1	12.0	1.21	8.3	610	0.2	0.00	-
	2	11.4	1.22	8.3	610	0.1	0.00	-
North Well	3	11.1	1.20	8.1	600	0.1	0.00	-
North Well	4	13.0	1.19	8.0	600	0.4	0.00	-
	5	13.5	1.19	8.0	600	0.2	0.00	-
	6	11.9	1.22	8.1	610	0.1	0.00	6hr sample
South Well	n/a	11.1	1.21	8.0	610	0.1	0.00	sampled

TABLE II SUMMARY OF PUMPING TEST RESULTS AND WELL PARAMETERS

Well	Tp	Tr	Tav	Q	SC	ho	hf	Td	TD	CS	AD
	(m²/day)	(m²/day)	(m²/day)	(m³/day)	(m³/day/m)	m	m	m	m	m	m
North Well	82.4	65.9	74.2	36.0	180.0	2.63	2.83	0.20	18.90	0.45	15.2

Well % Available Drawdown Used

North 1%

Well

Overall Average Transmissivity

T $74.2 \text{ m}^2/\text{day}$

Note: Tp: Transmissivity as calculated from pumping data (m²/day)

Tr: Transmissivity as calculated from recovery data (m²/day)

Tav: Average transmissivity (average of pumping and recovery) (m²/day)

Q: Test pumping rate (m³/day)

SC: Specific Capacity (m³/day/m)

ho: Static water level (below top of casing) at beginning of pumping test (metres)

hf: Water level (below top of casing) at end of 6 hour pumping test (metres)

Td: Total drawdown (metres)

TD: Total depth of well (below ground surface) (metres)

CS: Casing stickup above ground surface, as measured at time of pumping test (metres)

AD: Approximate available drawdown (metres)

TABLE III LANGELIER SATURATION INDEX CALCULATIONS

*Comment	Scale-forming, non-corrosive	Scale-forming, non-corrosive
Langelier Saturation Index (pH - pHs)	259 0.176 2.088 1.952 2.413 7.199 0.94	269 0.178 2.088 1.957 2.430 7.179 0.94
pHs	7.199	7.179
Ω	2.413	2.430
C D pHs	1.952	1.957
В	2.088	2.088
∢	0.176	0.178
Alkalinity as CaCO3 (mg/L)	259	269
Ca as CaCO3 (mg/L)	225	228
TDS Temp. Ca CaCO3 (mg/L) ("C) (mg/L) (mg/L)	06	91 228
Temp.	25	25
TDS (mg/L)	280	009
Hd	8.14	8.12
Well Sample	North Well 8.14 580	South Well 8.12 600 25

*Based on (Carrier 1965) -2 to -0.5 indicates serious corrosion

*Based on (Carrier 1965) -0.5 to <0 indicates slight corrosion, non scale-forming

*Based on (Carrier 1965) 0 indicates balanced but pitting corrosion possible

*Based on (Carrier 1965) >0 to 0.5 indicates slight scale-forming, and slight corrosion possible

*Based on (Carrier 1965) 0.5 to 2.0 indicates scale-forming, non corrosive

Notes: Ca as CaCO3 = Ca / 0.4

A = (Log₁₀[TDS] -1)/10

 $B = -13.12[(Log_{10}(Temp. + 273)]+34.55$

C = Log₁₀[Ca as CaCO3]-0.4 D = Log₁₀[alkalinity as CaCO3]

pHs = (9.3+A+B)-(C+D)

Langelier Saturation Index = pH-pHs

TABLE IV ESTIMATE OF STORATIVITY BY COOPER-JACOB METHOD

$$S = \frac{2.25 Tt_0}{r^2}$$

(A curve of drawdown versus time was generated for an observation well as an adjacent well was pumped)

Pumping	Observation	r	Q	t _o	T	Storativity
Well	Well	(m)	(m³/day)	(s)	(m²/s)	
North Well	South Well	16.7	36.0	1939	1.5E-03	2.3E-02

TABLE V MUTUTAL WELL INTERFERENCE 30 YEAR ASSESSMENT

Central Well: North Well

Duration =

S = 2.3E-02

T = 65.9 m²/dayT = 7.8E-04 m²/s

Q = 3150 L/day Q = 3.6E-05 m³/s

Q = 3.6E-05 m³/sDuration = 30 years

9.5E+08

Calculated by Cooper-Jacob Method using:

Lowest Transmissivity value determined from pumping test (conservsative).

Storativity value calculated from pumping test.

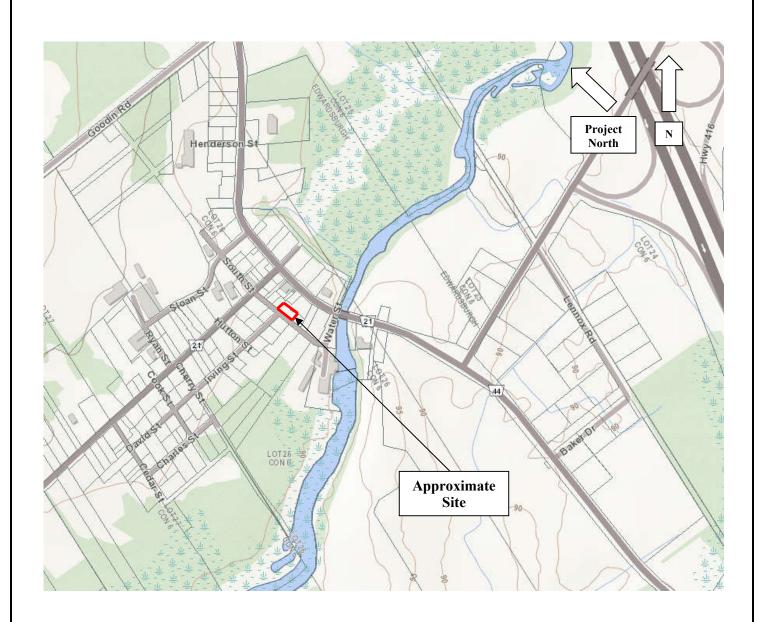
Flow/pump rate (Q) using section 4.3.2 of MOECC Procedure D-5-5 for six bedroom dwellings, [6 + 1] * 450 L/day = 3150 L/d, being serviced by

each well.

Well	Approx. Distance (m)	30 year Drawdown (m)
North Well	0.08	0.09
South Well	17	0.05
Directly South of Site	40	0.04
9 Centre St.	100	0.03
12 Centre St.	85	0.03
13 Centre St.	125	0.03
15 Centre St.	120	0.03
16 Centre St.	30	0.04
8 South St.	50	0.04
9 South St.	35	0.04
10 South St.	40	0.04
11 South St.	150	0.03
11 Water St.	70	0.04
2 Irving St.	35	0.04
4 Spencer St.	50	0.04
6 Spencer St.	40	0.04
8 Spencer St.	30	0.04
10 Spencer St.	30	0.04
12 Spencer St.	60	0.04
16 Spencer St.	70	0.04
Cumulative aquife North \		0.80

seconds

KEY PLAN FIGURE 1



NOT TO SCALE



Project No. <u>021256</u>

Date <u>April 2021</u>

AERIAL PHOTOGRAPH



NOT TO SCALE



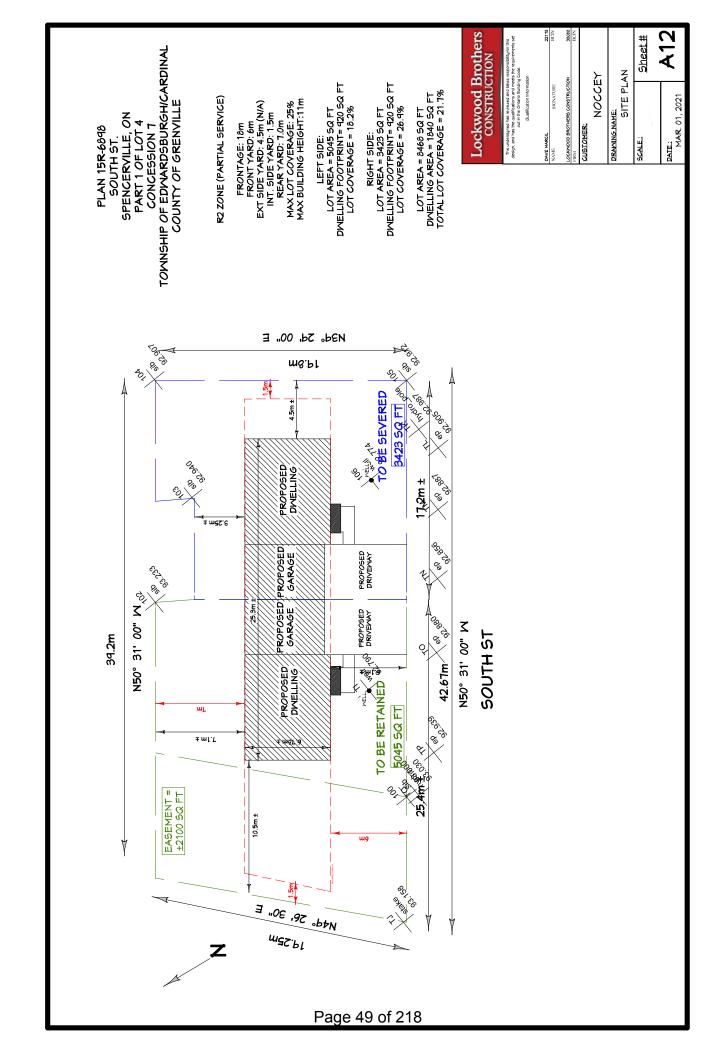
Project No. 021256

Date April 2021

File No. 021256

APPENDIX A

SITE INFORMATION PROVIDED BY LOCKWOOD BROTHERS CONSTRUCTION



File No. 021256

APPENDIX B

MOE WELL RECORDS FOR ON SITE WELLS AND AREA WELLS

APPENDIX C

PUMPING TEST DATA FOR ON SITE WELL

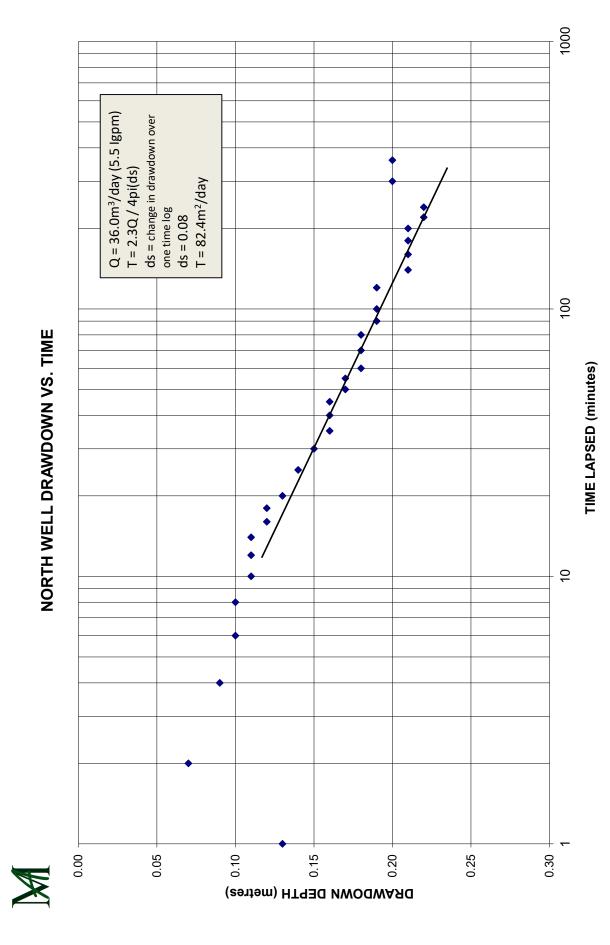


DRAWDOWN DATA NORTH WELL

File: 021256

Pump Test Date: Apr.20/21 Pump Rate: 5.5 <u>Igpm</u>

Time of Day	Time Lapsed	Depth	h-ho
-	(minutes)	(metres)	(metres)
8:28	0	2.63	0.00
8:29	1	2.76	0.13
8:30	2	2.70	0.07
8:32	4	2.72	0.09
8:34	6	2.73	0.10
8:36	8	2.73	0.10
8:38	10	2.74	0.11
8:40	12	2.74	0.11
8:42	14	2.74	0.11
8:44	16	2.75	0.12
8:46	18	2.75	0.12
8:48	20	2.76	0.13
8:53	25	2.77	0.14
8:58	30	2.78	0.15
9:03	35	2.79	0.16
9:08	40	2.79	0.16
9:13	45	2.79	0.16
9:18	50	2.80	0.17
9:23	55	2.80	0.17
9:28	60	2.81	0.18
9:38	70	2.81	0.18
9:48	80	2.81	0.18
9:58	90	2.82	0.19
10:08	100	2.82	0.19
10:28	120	2.82	0.19
10:48	140	2.84	0.21
11:08	160	2.84	0.21
11:28	180	2.84	0.21
11:48	200	2.84	0.21
12:08	220	2.85	0.22
12:28	240	2.85	0.22
13:28	300	2.83	0.20
14:28	360	2.83	0.20



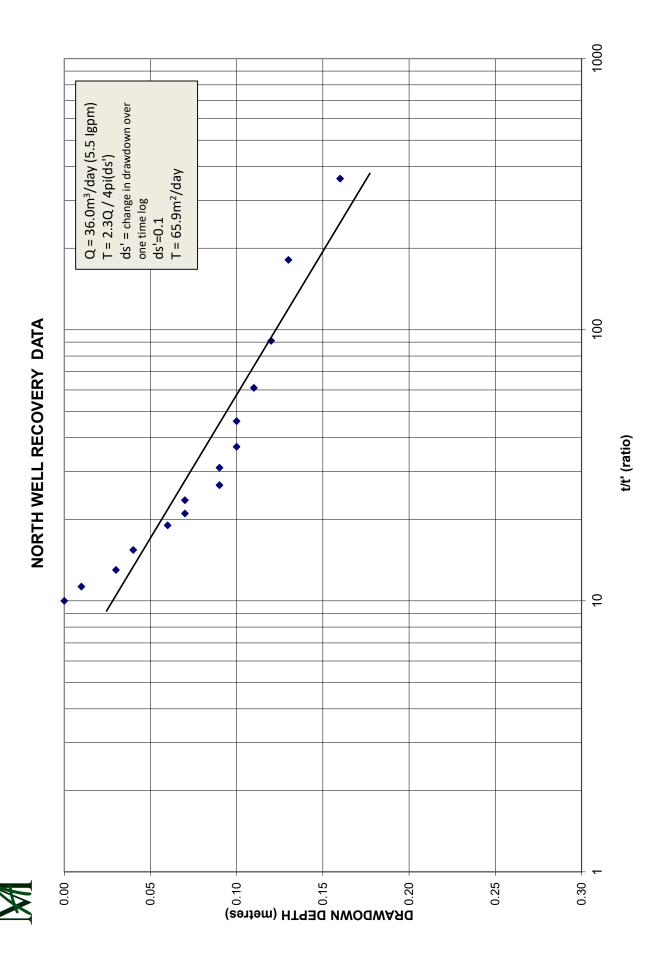


File: 021256 Pump Test Date: Apr.20/21



Recovery Time t' (minutes)	t / t' (ratio)	Depth (metres)	h-ho (metres)
	(ratio)	2.83	0.20
0			
1	361	2.79	0.16
2	181	2.76	0.13
4	91	2.75	0.12
6	61	2.74	0.11
8	46	2.73	0.10
10	37	2.73	0.10
12	31	2.72	0.09
14	27	2.72	0.09
16	24	2.70	0.07
18	21	2.70	0.07
20	19	2.69	0.06
25	15	2.67	0.04
30	13	2.66	0.03
35	11	2.64	0.01
40	10	2.63	0.00

100% RECOVERY AFTER 40 MINUTES

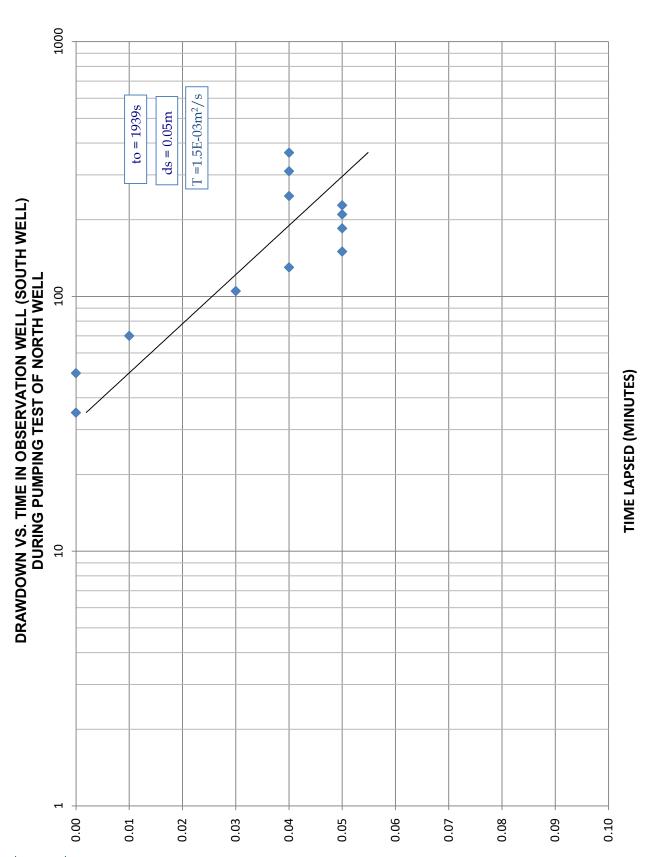






OBSERVATION WELL (SOUTH WELL) DRAWDOWN DURING NORTH WELL PUMPING TEST

Approximate	Time Lapsed	South	Well
Time of Day	(minutes)	Depth (m)	h-ho (m)
8:20	0	2.64	
8:55	35	2.64	0.00
9:10	50	2.64	0.00
9:30	70	2.65	0.01
10:05	105	2.67	0.03
10:30	130	2.68	0.04
10:50	150	2.69	0.05
11:25	185	2.69	0.05
11:50	210	2.69	0.05
12:08	228	2.69	0.05
12:28	248	2.68	0.04
13:30	310	2.68	0.04
14:27	367	2.68	0.04





(меткез) ревтн

APPENDIX D

RESULTS OF LABORATORY TESTING OF ON SITE WELLS WATER SAMPLES



Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON K0G 1J0

Client:

Mr. Dan Morey Attention:

PO#:

Morey Associates Invoice to:

2021-04-29 2021-04-21 021256 211236 Date Submitted: Date Reported: Project: COC #:

1951746

Report Number:

Page 1 of 7

Dear Dan Morey:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Report Comments:

APPROVAL:

15:33:40 -04'00' 2021.04.29 Thomas

Addrine

Addrine Thomas, Inorganics Supervisor

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise indicated.

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at: http://www.cala.ca/scopes/2602.pdf

Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) is licensed by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) for specific tests in drinking water (license #2318). A copy of the license is available upon request.

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Environment Testing

Morey Associates 2672 Highway 43 Client:

Kemptville, ON K0G 1J0

Mr. Dan Morey

Attention: PO#:

Morey Associates Invoice to:

1951746 Report Number: Date Submitted: Date Reported:

2021-04-21 2021-04-29 021256 211236 Project: COC #:

1552993 Water	South St - Northern Well		136	0.40	<0.10	<0.10	43	259	<2	1000	0.7	8.14	<0.01	\$80*	1.2	373*	1.05	06	0.29	4	36	0.03	65	0	0	5	0
Lab I.D. Sample Matrix Sample Type	Sample I.D.	Guideline	AO 250	MAC 1.5	MAC 1.0	MAC 10.0	AO 500	OG 200			AO 5	6.5-8.5	AO 0.05	AO 500	AO 5.0	OG 100			AO 0.3			AO 0.05	AO 200	MAC 0			MAC 0
		Units	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	TCU	uS/cm	mg/L		mg/L	mg/L	NTO	mg/L		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	ct/100mL	ct/100mL	ct/1mL	ct/100mL
		MRL	_	0.10	0.10	0.10	_	2	2	2	0.5	1.00	0.01	10	0.1	_	0.01	_	0.03	_	_	0.01	2	0	0	0	0
		Analyte	ō	Ш	N-NO2	N-NO3	SO4	Alkalinity as CaCO3	Colour	Conductivity	DOC	Hd	S2-	TDS	Turbidity	Hardness as CaCO3	lon Balance	Ca	Fe	ス	Mg	Mn	Na	Escherichia Coli	Faecal Coliforms	Heterotrophic Plate Count	Total Coliforms
		Group	Anions			Р	ag	® eneral Chemistry	60	0	f 2	18	}			Hardness	Indices/Calc	Metals						Microbiology			

Guideline = ODWSOG

* = Guideline Exceedence

Methods references and/or additional QA/QC information available on request. Results relate only to the parameters tested on the samples submitted.



Environment Testing

Morey Associates 2672 Highway 43 Client:

Kemptville, ON

K0G 1J0

Mr. Dan Morey

Attention: PO#:

Morey Associates Invoice to:

Report Number:

1951746

2021-04-21 2021-04-29 021256 211236 Date Submitted: Date Reported: Project: COC #:

1552993 Water 2021-04-20 South St - Northern Well		0.045	0.287	<0.001	<0.1
Lab I.D. Sample Matrix Sample Type Sampling Date Sample I.D.	Guideline				
	Units	mg/L	mg/L	mg/L	ma/L
	MRL	0.010	0.100	0.001	0.1
	Analyte	N-NH3	Total Kjeldahl Nitrogen	Phenois	Tannin & Lignin
	Group	Nutrients		Subcontract-Inorg	F

Page 61 of 218





Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON Client:

Mr. Dan Morey K0G 1J0

Attention:

PO#:

Morey Associates Invoice to:

Report Number:

2021-04-21 2021-04-29 021256 211236 Date Submitted: Date Reported: Project: COC #:

QC Summary

Aı	Analyte	Blank	QC % Rec	QC Limits
Run No 399222 Method C SM2130B	Analysis/Extraction Date 2021-04-21		Analyst K B	
Turbidity		<0.1 NTU	101	70-130
Run No 399253 Method AMBCOLM1	Analysis/Extraction Date 2021-04-23		Analyst L ∨	
Escherichia Coli				
Faecal Coliforms				
Heterotrophic Plate Count	ate Count			
Total Coliforms				
Run No 399306 Method EPA 350.1	Analysis/Extraction Date 2021-04-22		Analyst SKH	
N-NH3		<0.010 mg/L	109	80-120
Run No 399386 Method EPA 200.8	Analysis/Extraction Date 2021-04-23		Analyst EMM	
Iron		<0.03 mg/L	66	80-120
Manganese		<0.01 mg/L	96	80-120
Run No 399418 Method EPA 351.2	Analysis/Extraction Date 2021-04-24		Analyst SKH	
Total Kjeldahl Nitrogen	Irogen	<0.100 mg/L	26	70-130

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted. Methods references and/or additional QA/QC information available on request.



Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON Client:

Mr. Dan Morey K0G 1J0

Attention: PO#:

Morey Associates Invoice to:

Date Submitted: Date Reported: Report Number:

2021-04-21 2021-04-29

021256 211236 Project: COC #:

QC Summary

A	Analyte	Blank		QC % Rec	QC Limits
Run No 399434 Analysi Method SM2320,2510,4500H/F	Analysis/Extraction Date 2021-04-23 3,4500H/F	21-04-23	Analyst	AET	
Alkalinity (CaCO3)	3)	<5 mg/L		86	90-110
Conductivity		<5 uS/cm		66	90-110
ш		<0.10 mg/L		103	90-110
Hd				100	90-110
Run No 399435 Method SM 5310B	Analysis/Extraction Date 2021-04-24	21-04-24	Analyst	AET	
DOC		<0.5 mg/L		96	80-120
Run No 399455 Method SM 4110	Analysis/Extraction Date 2021-04-26	21-04-26	Analyst	м М	
N - NO2		<0.10 mg/L		101	90-110
N-NO3		<0.10 mg/L		101	90-110
S04		<1 mg/L		100	90-110
Run No 399457 Method C SM2540	Analysis/Extraction Date 2021-04-27	21-04-27	Analyst	A B	
TDS		<10 mg/L		66	90-110
Run No 399462 Anal Method M SM3120B-3500C	Analysis/Extraction Date 2021-04-26 3500C	21-04-26	Analyst	Z S	

Guideline = ODWSOG

* = Guideline Exceedence

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Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON Client:

Mr. Dan Morey K0G 1J0

Attention:

Morey Associates Invoice to: PO#:

1951746 Date Submitted: Date Reported: Report Number:

2021-04-21 2021-04-29 021256 211236 Project: COC #:

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Calcium	<1 mg/L	104	90-110
Potassium	<1 mg/L	105	87-113
Magnesium	<1 mg/L	103	76-124
Sodium	<2 mg/L	105	82-118
Run No 399513 Analysis/Extraction Date 2021-04-27 Method C SM2120C)21-04-27 Analyst	lyst KB	
Colour	<2 TCU	86	90-110
Run No 399576 Analysis/Extraction Date 2021-04-27 Method C SM4500-S2-D)21-04-27 Analyst	lyst AET	
S2 -	<0.01 mg/L	84	80-120
Run No 399597 Analysis/Extraction Date 2021-04-27 Method SM 4110)21-04-27 Analyst	lyst RR	
Chloride	<1 mg/L	100	90-110
Run No 399608 Analysis/Extraction Date 2021-04-28 Method C SM2340B		Analyst AET	
Hardness as CaCO3			
Ion Balance			
Run No 399705 Analysis/Extraction Date 2021-04-28 Method SUBCONTRACT P-INORG		Analyst AET	

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Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted. Methods references and/or additional QA/QC information available on request.



Environment Testing

Morey Associates 2672 Highway 43 Client:

Kemptville, ON K0G 1J0

Mr. Dan Morey Attention: PO#:

Morey Associates Invoice to:

1951746 Report Number:

2021-04-21 2021-04-29 Date Submitted: Date Reported:

021256 211236 Project: COC #:

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Phenols	<0.001 mg/L	84	69-132
Tannin & Lignin	<0.1 mg/L	06	

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

* = Guideline Exceedence

Guideline = ODWSOG

Page 7 of 7

Methods references and/or additional QA/QC information available on request. Results relate only to the parameters tested on the samples submitted.



Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON

Client:

Attention: Mr. Dan Morey

PO#:

Morey Associates

Invoice to:

Date Submitted: 2021-04-29
Date Reported: 2021-04-29
Project: 021256
COC #: 211237

1951747

Report Number:

Page 1 of 7

Dear Dan Morey:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Report Comments:

APPROVAL:

Addrine Thomas 2021.04.29 15:33:29 -04'00'

Addrine Thomas, Inorganics Supervisor

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Environment Testing

Morey Associates 2672 Highway 43 Client:

K0G 1J0

Kemptville, ON

Mr. Dan Morey Attention: PO#:

Morey Associates Invoice to:

1951747 Date Submitted: Date Reported: Report Number:

2021-04-21 2021-04-29 021256 211237 Project: COC #:

1552994 Water 2021-04-20	south St - southern Well		132	0.36	<0.10	<0.10	45	269	2	1010	9.0	8.12	<0.01	*009	1.5	375*	1.03	91	0:30	4	36	0.03	64	0	0	7	0
Lab I.D. Sample Matrix Sample Type Sampling Date	sample I.D.	Guideline	AO 250	MAC 1.5	MAC 1.0	MAC 10.0	AO 500	OG 200			AO 5	6.5-8.5	AO 0.05	AO 500	AO 5.0	OG 100			AO 0.3			AO 0.05	AO 200	MAC 0			MAC 0
		Units	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	TCU	mS/cm	mg/L		mg/L	mg/L	OTN	mg/L		mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	ct/100mL	ct/100mL	ct/1mL	ct/100mL
		MRL	_	0.10	0.10	0.10	-	2	2	2	0.5	1.00	0.01	10	0.1	-	0.01	_	0.03	_	_	0.01	2	0	0	0	0
		Analyte	ਹ	Ш	N-NO2	N-NO3	SO4	Alkalinity as CaCO3	Colour	Conductivity	DOC	Hd	S2-	TDS	Turbidity	Hardness as CaCO3	lon Balance	Ca	Fe	ス	Mg	Mn	Na	Escherichia Coli	Faecal Coliforms	Heterotrophic Plate Count	Total Coliforms
		Group	Anions			P	ag	@ eneral Chemistry	67	· 0	∫ f 2	18	}			Hardness	Indices/Calc	Metals						Microbiology			

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted. Methods references and/or additional QA/QC information available on request.



Environment Testing

Morey Associates 2672 Highway 43 Client:

Kemptville, ON K0G 1J0

Mr. Dan Morey Attention:

PO#:

Morey Associates Invoice to:

Project: 1552994 O | de |

2021-04-21 2021-04-29

Date Submitted: Date Reported: Report Number:

1951747

021256 211237

Page 68 of 218

* = Guideline Exceedence Guideline = ODWSOG

Methods references and/or additional QA/QC information available on request. Results relate only to the parameters tested on the samples submitted.





Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON Client:

Mr. Dan Morey K0G 1J0

Attention:

Morey Associates Invoice to: PO#:

Report Number:

2021-04-21 2021-04-29 021256 211237 Date Submitted: Date Reported: Project: COC #:

QC Summary

Ar	Analyte	Blank		QC % Rec	QC Limits
Run No 399222 Method C SM2130B	Analysis/Extraction Date 2021-04-21		Analyst	Ж В	
Turbidity		<0.1 NTU		101	70-130
Run No 399253 Method AMBCOLM1	Analysis/Extraction Date 2021-04-23		Analyst	L V	
Escherichia Coli					
Faecal Coliforms					
Heterotrophic Plate Count	ate Count				
Total Coliforms					
Run No 399306 Method EPA 350.1	Analysis/Extraction Date 2021-04-22		Analyst	SKH	
N-NH3		<0.010 mg/L		109	80-120
Run No 399386 Method EPA 200.8	Analysis/Extraction Date 2021-04-23		Analyst	EMM	
Iron		<0.03 mg/L		66	80-120
Manganese		<0.01 mg/L		95	80-120
Run No 399418 Method EPA 351.2	Analysis/Extraction Date 2021-04-24		Analyst	SKH	
Total Kjeldahl Nitrogen	Irogen	<0.100 mg/L		26	70-130

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted. Methods references and/or additional QA/QC information available on request.



Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON Client:

Mr. Dan Morey K0G 1J0

Attention:

Morey Associates Invoice to: PO#:

1951747 Date Submitted: Date Reported: Report Number:

2021-04-21 2021-04-29 021256 211237 Project: COC #:

QC Summary

Ana	Analyte	Blank		QC % Rec	QC Limits
Run No 399434 Analysi Method SM2320,2510,4500H/F	Analysis/Extraction Date 2021-04-23 500H/F	21-04-23	Analyst	AET	
Alkalinity (CaCO3)		<5 mg/L		86	90-110
Conductivity		<5 uS/cm		66	90-110
ш		<0.10 mg/L		103	90-110
Hd				100	90-110
Run No 399435 Method SM 5310B	Analysis/Extraction Date 2021-04-24	21-04-24	Analyst	AET	
DOC		<0.5 mg/L		96	80-120
Run No 399455 Method SM 4110	Analysis/Extraction Date 2021-04-26	21-04-26	Analyst	м М	
N-NO2		<0.10 mg/L		101	90-110
N-N03		<0.10 mg/L		101	90-110
SO4		<1 mg/L		100	90-110
Run No 399457 Method C SM2540	Analysis/Extraction Date 2021-04-27	21-04-27	Analyst	A B	
SQT		<10 mg/L		66	90-110
Run No 399462 Ana Method M SM3120B-3500C	Analysis/Extraction Date 2021-04-26 00C	21-04-26	Analyst	S Z	

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted. Methods references and/or additional QA/QC information available on request.

Certificate of Analysis



Environment Testing

Morey Associates 2672 Highway 43 Kemptville, ON Client:

Mr. Dan Morey K0G 1J0

Attention:

Morey Associates Invoice to: PO#:

1951747 Report Number: Date Submitted: Date Reported:

2021-04-21 2021-04-29 021256 211237 Project: COC #:

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Calcium	<1 mg/L	104	90-110
Potassium	<1 mg/L	105	87-113
Magnesium	<1 mg/L	103	76-124
Sodium	<2 mg/L	105	82-118
Run No 399513 Analysis/Extraction Date 2021-04-27 Method C SM2120C		Analyst K B	
Colour	<2 TCU	86	90-110
Run No 399576 Analysis/Extraction Date 2021-04-27 Method C SM4500-S2-D		Analyst AET	
-7S	<0.01 mg/L	84	80-120
Run No 399597 Analysis/Extraction Date 2021-04-27 Method SM 4110		Analyst R R	
Chloride	<1 mg/L	100	90-110
Run No 399608 Analysis/Extraction Date 2021-04-28 Method C SM2340B		Analyst AET	
Hardness as CaCO3			
Ion Balance			
Run No 399705 Analysis/Extraction Date 2021-04-28 Method SUBCONTRACT P-INORG		Analyst AET	

Guideline = ODWSOG

* = Guideline Exceedence

Results relate only to the parameters tested on the samples submitted. Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Certificate of Analysis



Environment Testing

Morey Associates 2672 Highway 43 Client:

Kemptville, ON K0G 1J0

Mr. Dan Morey Attention:

Morey Associates Invoice to: PO#:

1951747 Report Number:

2021-04-21 2021-04-29

021256 211237 Date Submitted: Date Reported: Project: COC #:

QC Summary

Analyte	Blank	QC % Rec	QC Limits
Phenols	<0.001 mg/L	84	69-132
Tannin & Lignin	<0.1 mg/L	06	

* = Guideline Exceedence Guideline = ODWSOG

Methods references and/or additional QA/QC information available on request. Results relate only to the parameters tested on the samples submitted.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Page 7 of 7

DEVELOPMENT AGREEMENT BETWEEN 1504107 ONTARIO INC. AND THE TOWNSHIP OF EDWARDSBUGH/CARDINAL

SCHEDULE "D"

DEVELOPMENT REQUIREMENTS

- 1) The final landscaping at the site should be graded such that surface water (including any eavestrough downspout discharge and sump line discharge) is not directed to or ponds around the existing well heads and such that the well casing heights extend not less than 0.4 metres above the ground surface.
- 2) In order to encourage domestic supply well education and best management practices future residents at the site should be made aware of and refer to the province of Ontario web-doc publication: ontario.ca/document/water-supply-wells-requirements-and-best-practices
- 3) Future residents at the site should be made aware that it is considered prudent to adhere to the regulatory well maintenance requirements, general maintenance for well owners (Table 11-1: Well Maintenance Checklist Items), and well water quality laboratory testing outlined in the above-mentioned province of Ontario web-doc publication.
- 4) Future residents at the site should be made aware that the use of a water softener for treatment of hardness may be desired based on the results of the water quality testing carried out for the current hydrogeological study located in Schedule C.
- 5) Future residents at the site should be made aware that the use of conventional sodium ion exchange water softeners may introduce relatively high concentrations of sodium into the drinking water, which may contribute a significant percentage to the daily sodium intake for a consumer on a sodium restricted diet. Where ion exchange water softeners are used, a separate unsoftened water supply could be used for drinking and culinary purposes.
- 6) Future residents at the site should be made aware that water wells should be adequately disinfected by chlorination prior to use for the proposed semi-detached dwelling at the site.
- 7) Future residents at the site should be made aware that Langelier Saturation Index (LSI) and Ryznar Stability Index (RSI) calculations for water samples obtained from the existing wells at the site can be interpreted to indicate potential for the groundwater to cause scale to form on plumbing fixtures.



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Proposed Revision to Draft Plan of Subdivision, Meadowlands North (Zanderplan on behalf of 2057876 Ontario Inc.)

Purpose: To review proposed revisions to the Meadowlands North draft plan of subdivision. The application was made to the United Counties of Leeds and Grenville, as they are the approval authority for plans of subdivision. The Counties requests that the Township provide any comments, condition requests or condition amendment requests regarding the proposed revisions to the draft plan of subdivision.

Background: A Final Report has been prepared by Novatech to provide background information and recommendations.

The following documents are attached for Committee's review:

- Final Report prepared by Novatech September 30, 2021
 - 1-Background Report prepared June 30, 2021
 - (includes current and proposed draft plans)
 - 2-Applicant Comment Response
 - o 3-2017 Draft Plan Conditions
- Agency Comments
 - o CN Rail
 - South Nation Conservation Authority
 - United Counties of Leeds and Grenville
 - o Bell
- Applicant Planning Brief prepared by Zanderplan Inc. May 16, 2021
- Design Renderings
- Minutes from Public Meeting, September 16, 2021

In the Final Report, Novatech recommends that the conditions of draft approval issued by the United Counties of Leeds and Grenville in 2017 should carry forward if the Township is in favour of the proposed subdivision application. Additional conditions may also be added at this time.

Policy Implications: Policy context is provided in the attached Final Report prepared by Novatech. The report notes that while the increased density and variety of housing

forms is generally found to be in conformity with the Township's Official Plan, servicing capacity allocation must first be confirmed before a decision is made on the application in order to be consistent with Provincial requirements for lot creation.

Discussion: The Counties have provided comments on the proposed revisions regarding affordable housing:

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.

The applicant has provided comments on how the development intends to meet affordable housing goals:

The units in the subdivision will be designed such that secondary dwelling units could be accommodated within them, in order to increase opportunities for affordable housing units.

Further, the semi and townhouse units are proposed to be around 1000-1400 square feet in size, therefore bringing a lower price point than larger single family dwellings. These factors, along with the overall increase in density, will contribute to meeting the affordable housing targets set out in the Official Plan.

Financial Considerations: As per the Planning Fees Bylaw 2019-75, the Owner has entered into a review and processing agreement with the Township that allows the Township to recover costs associated with processing the revised application.

Recommendation: That Committee recommends that Council recommend in favour of the proposed revisions and that the Township conditions of draft approval remain generally consistent with the conditions issued in 2017.

Community Development Coordinator



MEMORANDUM

DATE: SEPTEMBER 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 - MEADOWLANDS SUBDIVISION, CARDINAL, ON

Background

A revised draft plan of subdivision application was received by the Township from the Untied Counties of Leeds and Grenville on June 10, 2021 for approximately 9 ha of lands within the Village of Cardinal The subject lands are referred to as the Meadowlands Subdivision and are legally described as Part Lot 5, Concession 1 in the Township of Edwardsburgh, now the Township of Edwardsburgh Cardinal. A Zoning By-law amendment application was also received for lands within the proposed subdivision on June 15, 2021.

A background report (Attachment 1) on the proposed applications was provided to the Community Development Committee of the Whole on June 30, 2021. This report provided an explanation of the information provided with the applications, proposed revisions to the draft approved plan of subdivision and a description of next steps in the subdivision and zoning by-law amendment process. It should be noted the June 30, 2021 report incorrectly described that no single detached dwellings are proposed with the application revision, where in fact the subdivision has been laid out as Blocks to accommodate various housing forms according to market demands which includes single detached dwellings, semi-detached dwellings and townhouse dwellings.

Following the report prepared in June, the Township received peer review comments on the proposed subdivision application and also held a combined public meeting on September 16th for the revised draft plan of subdivision and zoning by-law amendment applications. The public meeting was held at the Cardinal Legion for members of the public to provide oral submissions on the two applications and for the applicant to present information as well as answer any questions on the submitted applications.

The purpose of this report is to provide a summary of written and oral submissions received on the proposed draft plan of subdivision and zoning by-law amendment applications. The report also provides a list of items that the applicant is to address prior to the Township making a decision on the revised subdivision application and also provides a list of items for Committee/Council to consider prior to issuing a decision on the subdivision.

A draft by-law for the zoning by-law amendment application is not included for Committee's consideration at this time. The draft conditions include a standard condition regarding zoning and a zoning amendment by-law can be considered by the Committee and Council following draft approval of the subdivision.



Policy Context

The application was first approved in 2010 and given its most recent draft plan approval extension in 2019. The subdivision would have been reviewed under the Township's previous Official Plan and the previous 2014 Provincial Policy Statement. A Planning Rationale letter was provided by the applicant to address recent planning policy documents. The application proposes to increase the residential density of subdivision by increasing from 106 dwelling units to 146 dwelling units. The previous application proposed a mix of single detached and semi-detached dwelling units whereas the revision application proposes a mix of blocks to accommodate both single detached, semi-detached and townhouse units for freehold ownership according to market demand. Townhouse dwellings are a new housing form proposed within the subdivision and the applicant indicates second units can also be accommodated in the proposed development. The revision represents an increase of 40 new dwelling units and a proposes new net density of approximately 25.6 units per ha (146 units/5.69 ha). The subject lands are designated in the Township's current Official Plan as Settlement Policy Area and 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.

It is a requirement that new development be consistent with policies of the Township's Official Plan. Within the Township's Settlement Policy Area residential development on municipal services is permitted. The Township has established a target that 60% of new development is to occur within settlement areas (Section 3.1.2). It is also a Council objective to provide a range and mix of housing types and densities and neighbourhood facilities within Settlement Areas (Section 3.1.3.1). With regards to housing, new housing is encouraged to be located towards settlement areas and provide housing to meet projected demographic and market requirements of current and future residents. This can be achieved by providing various housing forms and providing affordable housing. Section 6.14.3 states that Council shall endeavor to achieve an overall minimum of 25% of new housing to be 'affordable'. The Plan recognizes that the target may not be achieved on a yearly basis and therefore may use a five-year average in meeting this housing target.

It is also a policy to ensure any proposed residential development near railways mitigate any adverse effects and ensure development addresses potential land use conflicts (Section 5.3.22 & 5.3.23). Further, Section 5.4 of the Plan requires that development be generally directed to areas where municipal water and sewage systems can be reasonably extended and where sufficient reserve capacity can be confirmed for the development. Section 7.1.2 of the Plan also provides policies regarding plans of subdivisions.

Public and Agency Comments

1. Public Comments

A combined public meeting was held on September 16th at the Cardinal Legion for the proposed revisions for the draft plan of subdivision and accompanying zoning by-law amendment. A public meeting was required for the proposed subdivision revision application as the proposed amendments are considered major.

At the public meeting, the applicant (ZanderPlan Inc) and the owner provided an overview of the proposed subdivision development including addressing items such as affordability, phasing, proposed dwelling types and details of the zoning amendment. Seven members of the public spoke to the applications expressing concerns for the proposed development and requesting additional



information and one written submission was received requesting clarification on subdivision details. Common concerns included intensification, increased traffic and servicing requirements.

A summary of public comments are provided in **Table 1** below and a brief response to public comments is provided. Meeting minutes of the September 16th public meeting can also be reviewed to understand comments raised by the public. The applicant has also provided a response to comments received on the applications which is included in Attachment 2.

Table 1: Public Meeting Comment Summary	
Summary Public	Comment Response
Comment/Concern/Question	
How will servicing be provided for the additional housing?	A conceptual servicing design accompanied the application and the design has been peer-reviewed. Additional information has been requested.
Who is responsible for financing infrastructure improvements?	The subdivision agreement will include developer obligations including financial commitments.
Concerns regarding increased vehicle and pedestrian traffic.	A Traffic Impact Study was prepared for the proposed subdivision.
Lack of sidewalks and need for them in the area noted by public.	Sidewalks and connectively could be directly added a condition of draft approval and required as part of the detailed design.
Development proposes increased intensification which is out of character for Cardinal.	The Township's Official Plan encourages growth and development within Settlement Policy Areas. The proposed development is within the Village of Cardinal settlement area where municipal services are available to accommodate growth and development. The development also proposes a mix of dwelling types which is also encouraged by the Township's Official Plan.
Concerns expressed regarding developments in proximity to Saw Mill Creek.	The Conservation Authority would have been circulated on the proposed subdivision revision application by the United Counties of Leeds and Grenville and did provide comments directly to the Counties. Conditions of draft approval were provided by the Conservation Authority including conditions related to subdivision agreements.
	The Conservation Authorities comments indicate that the watercourse on the property did not provide direct habitat for fish and no setbacks were necessary for the development.



2. Township and Agency Comments

Township Engineering Peer Review

The Township retained Greer Galloway to peer review the Traffic Impact Study and Serviceability Report. Comments from Greer Galloway were provided to the Township and sent to the applicant on August 30, 2021. The peer review comments request that additional information be provided in the traffic report and that uncommitted reserve capacity calculations be provided in the Servicing Report. While the applicant provided a response to comments on the applications, a response regarding servicing capacity is still required.

Based on the comments provided with the peer review, it is important that servicing capacity information be provided prior to a decision on the proposed revision application by the Township. It is a policy of the 2020 Provincial Policy Statement that prior to issuing draft approval (or extensions of draft approval) that confirmation of sufficient reserve sewage system and reserve water system capacity within municipal services needs to be made available. The policy reads as follows:

"1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services."

The application proposes to increase the number of residential units from 106 residential dwellings to 146 residential dwellings and confirmation of municipal servicing capacity is required for additional residential units prior to a decision of Committee/ Council.

United Counties of Leeds and Grenville

As part of the Counties review, persons and technical agencies were circulated on the revised application. Comments received from CN Railway, Bell Canada, and the South Nation Conservation Authority to the Counties were provided to the Township for the consideration in the proposed revisions to the subdivision application. Any recommended conditions provided to the Counties for their consideration on the subdivision revision from these agencies may need to be implemented in a future subdivision agreement.

The United Counties of Leeds and Grenville's Planning Department provided comments to the applicant on the proposed subdivision. One of these comments included a suggestion that the developer commit to the Township a certain percentage of the homes having a maximum dwelling unit size, such that the dwelling construction and lot development costs would meet the definition of affordability. It is noted that the requirement to provide for affordable housing was not included in the current draft approval. At this time, the Committee could choose to impose a condition regarding housing affordability. Should the Committee desire that the draft approval incorporate affordability, it is recommended that Township staff discuss the details of providing affordable housing with the applicant prior to proceeding with draft approval of the proposed changes.

The application received is for a major amendment to the proposed subdivision to accommodate an additional 40 residential dwelling units and to accommodate range of dwelling types for freehold ownership. While the subdivision received draft approval for a total of 106 residential dwelling units in 2017 and an extension in 2019, the applications would have been reviewed under the Township's



former Official Plan and the 2014 Provincial Policy Statement. Since the extension approval in 2019, the Township updated their Official Plan and the 2020 Provincial Policy Statement came into effect in May 2020. Each of these policy documents encourages development within Settlement Areas where municipal services are available. Further, each of the documents encourages development to provide a range of housing options and affordable housing. The Township's Official Plan has a policy that Council shall endeavor to achieve an overall minimum of 25% of new housing to be 'affordable'. The applicant also intends to include second units as part of the proposed development to accommodate additional housing as mentioned at the public meeting and in the Planning Rationale submitted with the application. Should the Committee recommend that the subdivision provide a certain percentage of the lots for 'affordable' housing, it is recommended that Township staff discuss the details of providing affordable housing with applicant prior to proceeding with a decision on the proposed subdivision changes and preparing the final conditions of draft approval.

Discussion and Next Steps

The proposed revisions to the draft approved plan of subdivision to increase the number of dwelling units by 40 units (106 to 146 residential dwelling units) and provide a variety of housing forms including single detached, semi-detached and townhouse dwellings is generally found to be in conformity with the Township's Official Plan as demonstrated in the Planning Rationale submitted by the applicant from ZanderPlan Inc. The development proposes an increase in density within a Settlement Policy Area where full municipal services are available to accommodate the development. However, the applicant must address the Township's peer review comments regarding municipal servicing capacity allocation prior to a decision of the Committee/Council in order to be consistent with Provincial requirements for lot creation. Further, a decision of the Committee is required to address the Counties suggestions regarding providing affordable housing as defined.

In 2017, conditions of draft approval were issued by the United Counties of Leeds and Grenville for the 106 residential unit subdivision (Attachment 3). Many of the Township related conditions for the proposed subdivision should carry forward if the Township is in favour of the proposed subdivision revision application. The Committee and Township staff could also recommend additional conditions including affordable housing.

Sincerely,

NOVATECH

Jordan Jackson, MCIP, RPP

Janden Jawan

Planner

Attachments:

1 – June 30, 2021 Background Report

2 – Applicant Comment Response

3 – 2017 Draft Plan Conditions



Attachment 1 June 30, 2021 Background Report



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,

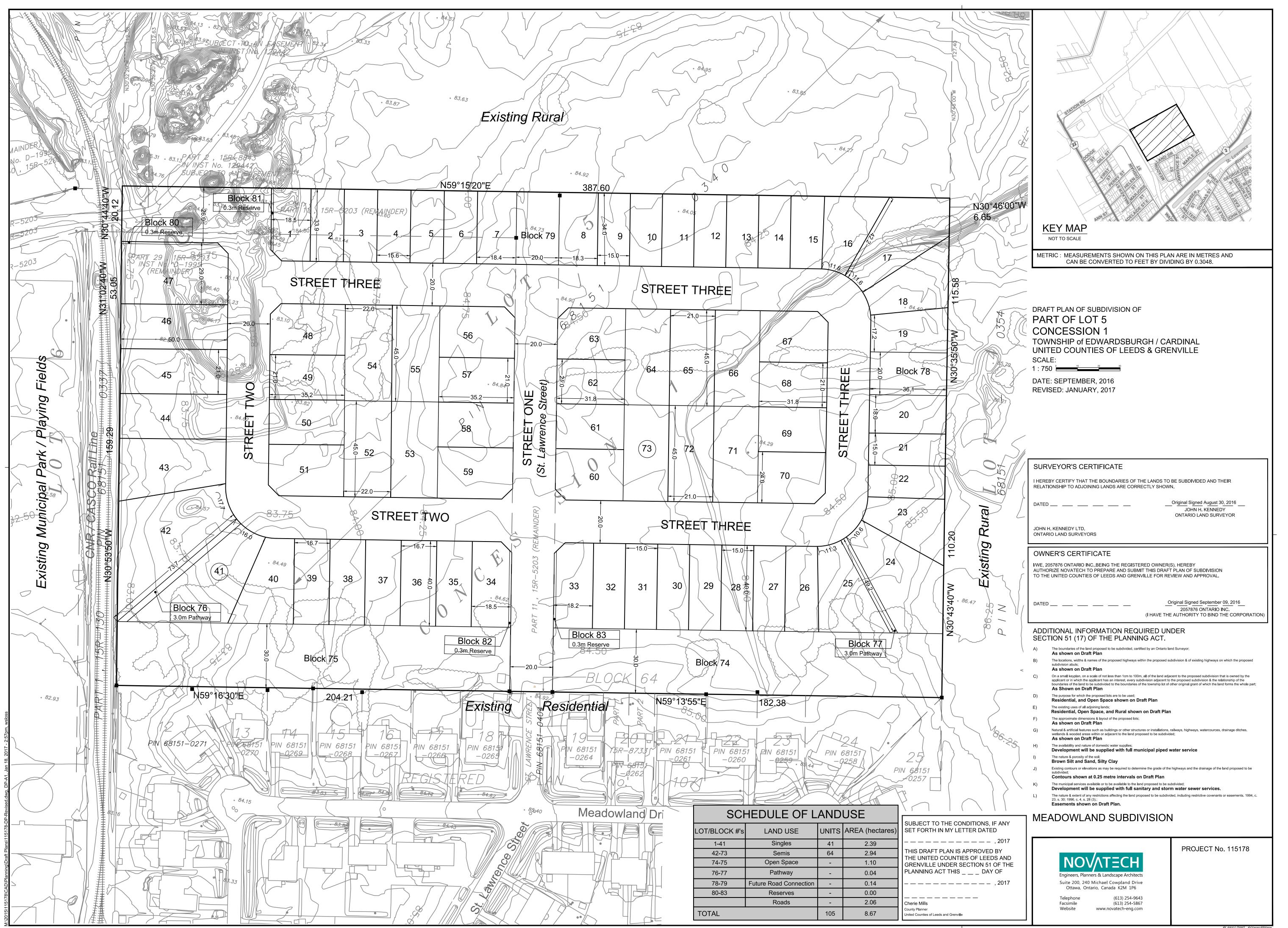
Ardun Junean

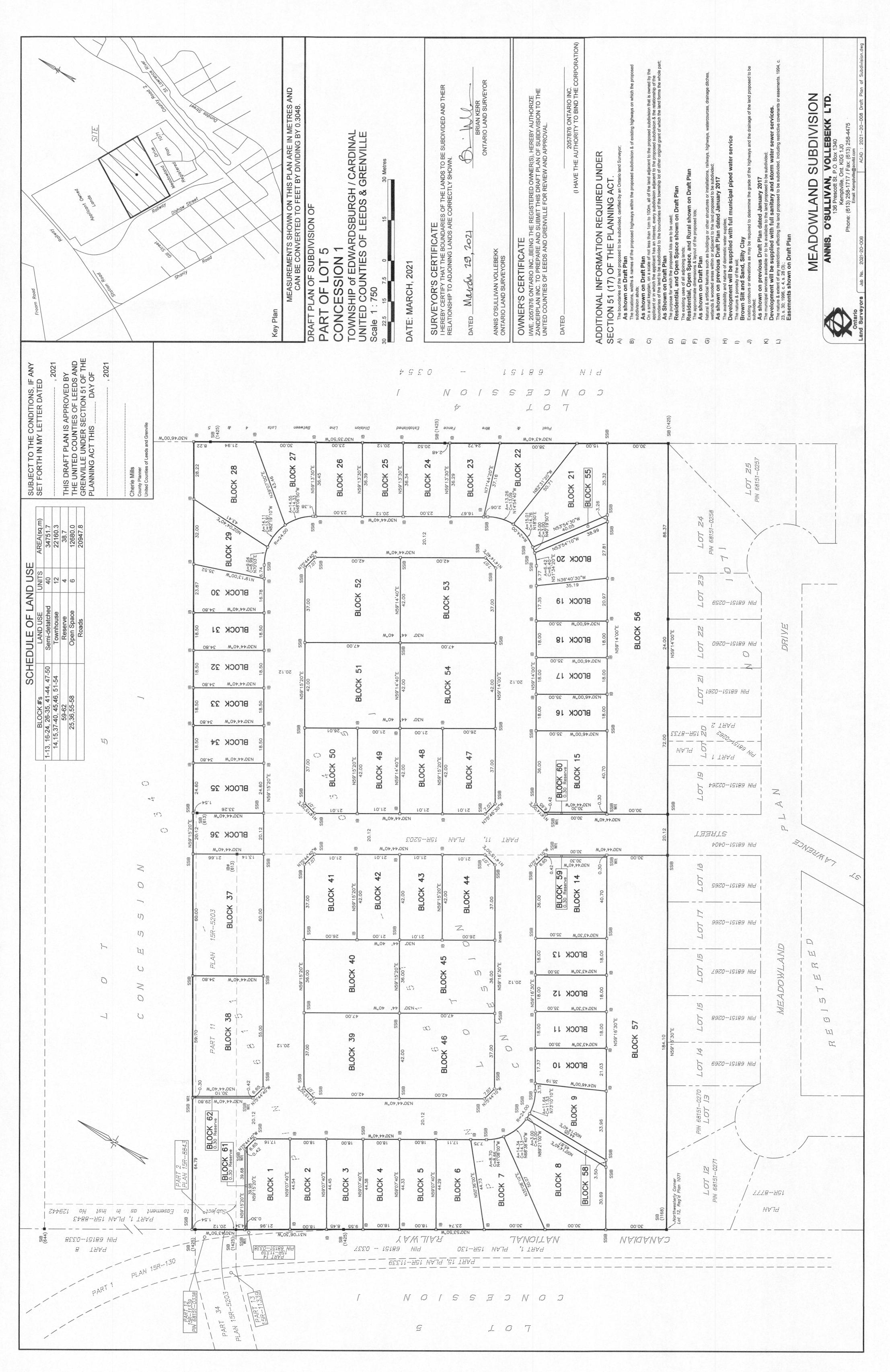
Jordan Jackson, RPP, MCIP Planner

Attachments:

1 – Current Draft Approved Plan of Subdivision

2 - Revised Draft Plan of Subdivision March 2021







Attachment 2 Applicant Comment Response



September 29, 2021

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

Township of Edwardsburgh/Cardinal Box 129 18 Centre Street Spencerville, ON KOE 1XO

RE: Meadowlands Subdivision and Zoning By-law Amendment

07-T-09001

Part of Lot 5, Concession 1, Village of Cardinal

Township of Edwardsbugh/Cardinal

In follow up to the public meeting held on September 16, 2021 for the above-noted applications on behalf of Lockwood Brothers Construction, and to Township and agency review comments, I am pleased to provide the following additional information.

In response to the Township's comments in an email dated July 8, 2021:

The subdivision is proposed to develop in three phases, as shown on the enclosed sketch.

It is the intent of the developer to transfer Blocks 55-58 to the municipality as open space blocks, consistent with the previous Draft Approved Plan, with Blocks 25 and 36 to be transferred for future roadway connections.

The stormwater pond is proposed to be located on abutting lands owned by the same property owner. An agreement will need to be executed on that property to allow for the stormwater facility to be located there, consistent with the previously Draft Approved plan.

Elevation drawings for the proposed dwellings have not been finalized; however, some conceptual drawings of the type of home that would be built are included for the Township and County's review.

The units in the subdivision will be designed such that secondary dwelling units could be accommodated within them, in order to increase opportunities for affordable housing units.



Further, the semi and townhouse units are proposed to be around 1000-1400 square feet in size, therefore bringing a lower price point than larger single family dwellings. These factors, along with the overall increase in density, will contribute to meeting the affordable housing targets set out in the Official Plan.

The Zoning By-law Amendment is intended to change the entire site to the R3-exception zone, to allow maximum flexibility for single detached, semi detached or townhouse units. The exception provision is still required to accommodate the enhanced setback to the railway spur line, and to allow for secondary dwelling units in all types of housing within the subdivision. An exception to permit a townhouse block with up to seven (7) units should also be included. In addition, an exception is required to the R3 zone provisions to allow for a 0 metre interior side yard setback for semi and townhouse units. I would be pleased to work with the Township to draft the appropriate Exception wording as needed.

The Zoning By-law appears to require one parking space per dwelling unit. This will either be accommodated within a garage or on an appropriately sized driveway for each dwelling. It is understood that parking for secondary dwellings will need to be considered as well.

In response to comments on the Traffic Impact Study in an email dated August 30, 2021:

A detailed response from Castleglenn is attached.

In response to comments on the Serviceability Report in an email dated August 30, 2021:

A detailed response from Novatech will be forthcoming.

In response to comments raised at the public meeting on September 16, 2021:

The subdivision will include two access points, one at the extension to St. Lawrence Street and one at the extension to Gill Street.

Construction traffic will access the site from the two access points on St. Lawrence Street and a temporary road from Gill Street, consistent with the previous Draft Approved Plan.

The serviceability report concluded that a sanitary pump station is not required for the build-out of this subdivision; it may be required for the development of the adjacent lands to the north. The serviceability report also concluded that there is sufficient capacity in the Village's water and sanitary systems to accommodate the proposed housing. The developer will be required to pay for the installation of all necessary servicing for the site.

A Traffic Impact Study was completed by Castleglenn to assess the anticipated impacts of traffic on the surrounding streets and intersections. The Study concludes that the proposed



subdivision traffic can be safely accommodated within the context of the abutting streets, based on Provincial traffic standards. Several recommendations have been included in the Study which can be implemented through the subdivision agreement.

Blocks 14 and 15 at the south end of the subdivision have been designed to include townhouse units. These will be buffered from the abutting subdivision by the park blocks. It is notable that there are existing semi-detached units backing onto the park blocks on Meadowland Drive.

The creek is located on the abutting lands to the north and is not within the subdivision lands.

A fence will be installed to deter illegal access to the site in the short term, and all waste on the site will be removed this fall/winter.

The stormwater plans do indicate that swales would be used to manage stormwater within the site. Swales are shallow grassed areas that will generally be dry but will capture and conduct water during storm events, allowing for infiltration as well as gravitational flow. The majority of the time the swales would not contain water and they would not be considered wetlands.

The parkland is proposed in exactly the same shape and location as the existing, Draft Approved subdivision on this site.

The proposed road cross section would continue as designed in the abutting subdivision, which includes grassed swales for stormwater. It would be difficult to include sidewalks in this cross section without going to a fully urbanized street with fully piped stormwater, which would significantly increase the cost of road/service construction. Traffic calming measures could be discussed with the Township.

Should the subdivision received revised Draft Plan Approval and the required zoning approval, the owner will proceed to address the subdivision conditions and move towards Final Plan Registration, ideally in 2022. Following the design and approvals for the road and servicing, construction will likely begin the spring of 2023. A 5- 10 year build out is likely, depending on market demand.

Blocks 25 and 36 as shown on the Draft Plan will be conveyed to the Township for use as future road connections, should the abutting lands to the north and/or east develop in the future. This is a standard design measure to ensure the connectivity of municipal streets, rather than creating neighbourhoods in isolation.

Blocks 55-58 are considered Open Space blocks as they will be conveyed to the Township for pedestrian linkages and park blocks. The location of these remains unchanged for the previously approved Draft Plan.



The local school boards are typically circulated on a Plan of Subdivision application, and can comment on the need for additional school buses to service the future subdivision.

As noted at the public meeting, the requested zoning would allow for the flexibility of building single detached, semi detached and townhouse units within the Blocks, based on market demand. All of the planning policy documents, including the Provincial Policy Statement and the County and Township Official Plan encourage a range and mix of housing types.

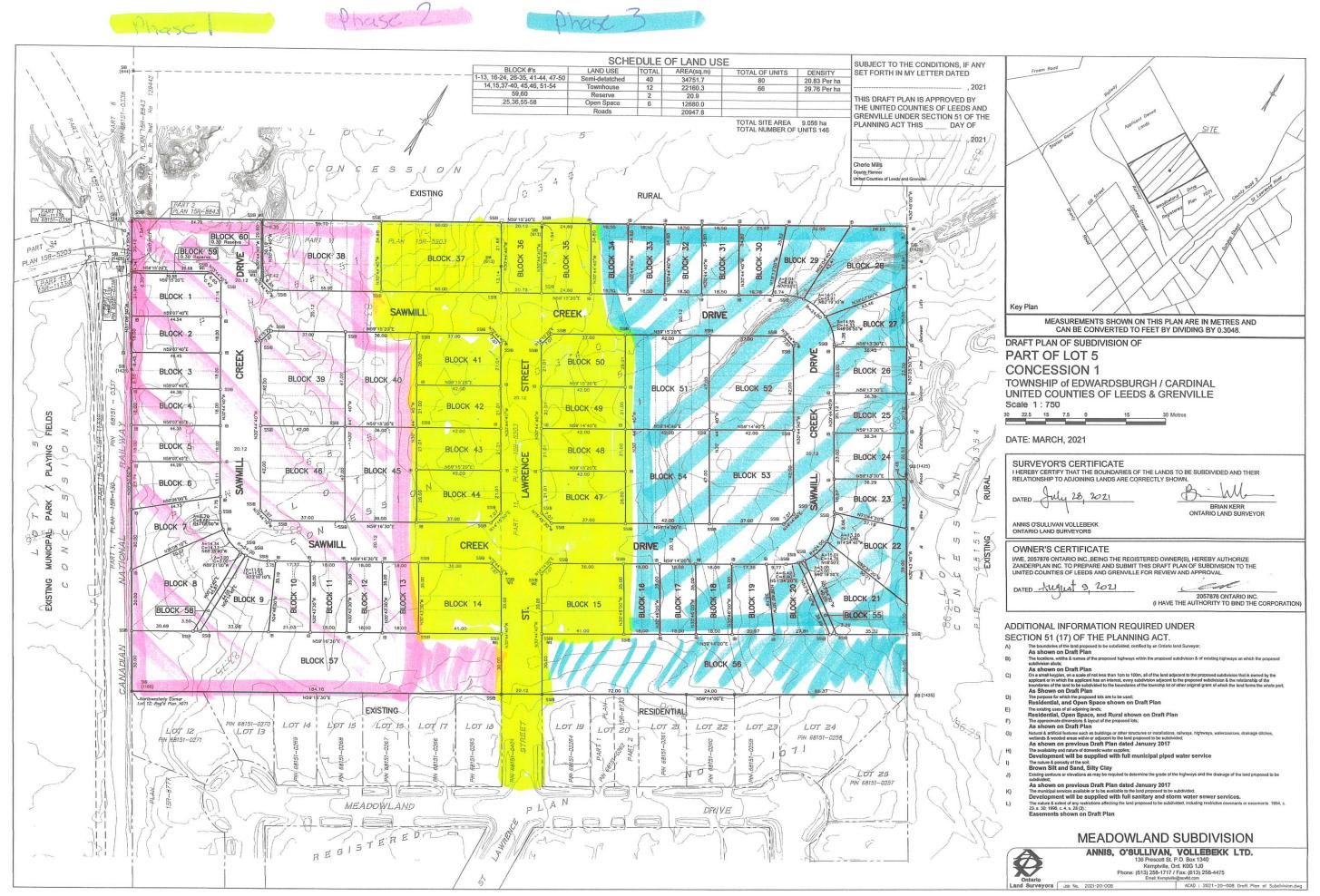
Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully,

Tracy Zander, M.Pl, MCIP, RPP

fracy Zander

Cc/ Lockwood Brothers Construction



MEADOWLANDS SUBDIVISION, CARDINAL, ON UNITED COUNTY OF LEEDS AND GRENVILLE LOCKWOOD BROTHERS CONSTRUCTION

TRAFFIC IMPACT STUDY

RESPONSE TO TOWNSHIP QUESTIONS AND COMMENTS

Presented to:

Ms. Wendy Van Keulen

Community Development Coordinator

Township of Edwardsburg Cardinal

PO Box 129, 18 Centre Street

Spencerville, Ontario

KOE 1X0

September 9th, 2021

Project No. 7271



The following questions and comments were received from the Township of Edwardsburg Cardinal on Monday August 30th, 2021 subsequent to a review of the Traffic Impact Study (TIS) dated April 23rd, 2021 in support of the proposed draft plan amendment to the Meadowlands North subdivision.

As requested, please find below each question/comment raised, a response from the author of the TIS.

2.1 Study Area Roadways

Has the owner of the railway spur line been consulted on the proposal to cross the line with the expansion of Gill Street to access the site? Note that the Township intends for Condition #7 of the 2017 Draft Approval to remain.

Response: Castleglenn has not approached the owner of the rail spur line. However, we believe that the Owner/ others may have already done so. Castleglenn has no objection to including such communication within the TIS report as soon as it has been confirmed.

2.4 Existing Traffic Volumes

Traffic counts were taken in March 2021. We ask that the engineer acknowledge what, if any, impacts covid restrictions may have on the traffic counts recorded. We recognize that the traffic volumes at the Shanly Road / Gill Street intersection were estimated from other traffic counts and trip generation estimates. The volumes appear to be low enough that the methods used to estimate traffic are acceptable.

Response: As noted in the TIS document, Castleglenn had conducted turning movement counts at the intersections of St. Lawrence Street / County Road 2 and Shanly Road-Dundas Street / County Road 2 in March 2021. In general, the traffic counts undertaken along County Road 2 were in the order of 150 vph-per-direction (or one vehicle every 24 seconds) and along Shanly Road 100 vph-per-direction (or one vehicle every 36 seconds) during the peak hour of traffic demand. These traffic volumes can be considered "low" and even if increased by 1/3 to account for the effect of Covid, would not have had a significant impact upon level-of-service, or delay characteristics.

3.2 Background Traffic Growth

The possible impact of the Edwardsburgh Development 93-unit subdivision was not considered in this report. Could Castleglenn comment on whether the additional 93 units on the Northwest side of Cardinal would have an impact on the findings and recommendations?

Response: Page 8 of the document denotes: "The following development applications were reviewed on the United Counties of Leeds and Grenville Subdivision Tracker: x Edwardsburgh Developments: This application would involve the development of 93 residential lots along the west side of Shanly Road. Overall, the development is anticipated to generate up to 75-to-100 vehicles-per-hour during the peak period, assuming that all 93 lots would be single detached dwellings. However, as no additional information on this potential development was available, including a TIA or other land use information, and the original approval for this development lapsed in 2016, this development was not accounted for in this TIA."

The effect of the potential development of 93 lots would effectively increase N-S traffic along Shanly Road by perhaps 60-to-80 vph in the peak direction of travel. Forecast 2032 (2027 Buildout + 5 years) indicates approximately 110 vph in each direction along Shanly Road. The effect of the Edwardsburg Development could see this increase to just under 200 vph. From a capacity perspective, the existing two-lane roadway would offer sufficient capacity to accommodate both developments. As we have no

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idea what the access arrangement to the to the possible Edwardsburg Development could be. (i.e It's unknown if the Gill Street/Shanly Road "T" intersection is going to revert to a 4-leg intersection to provide access.) It would only be conjecture of what the intersection lane arrangement requirements would be to accommodate both developments.

6.3 Gill Street Rail Crossing Sight Distance

The report indicates that the access is intended to be secondary and only for passenger cars. Please provide a recommendation on signage that will be necessary to convey this restriction to motorists.



Response: The statement that is referred to, Is on Page 28. "The Gill Street subdivision access is anticipated to be a secondary access to the development and intended for passenger vehicle cars (length: 5.2m) and low-volume pedestrian/cyclist movements. Larger delivery vehicles, moving trucks, school busses and waste collection vehicles are highly encouraged to utilize the primary subdivision access from County Road 2."

The form of this encouragement could well be a municipal prohibition of commercial vehicles along the access. The image opposite is signage posted on the Colonel-By Driveway fully indicating the prohibition, should the municipality intend to implement a similar measure.

7.2 Summary of Recommendations

Signage reference should be specific to signage in the Ontario Traffic Manual, where possible. Is the intent to post 'NO HEAVY TRUCKS' rb-62 signage?

Response: Ideally, RB-62 signage would be used to encourage compliance. Note: Section 7.23rd bullet: "Provisions for a "No Truck" signs along Gill Street on either side of the future Gill Street crossing." was noted in the TIS report.



The last sentence "From a transportation perspective, it is recommended that the required conditions that would permit the proposed Meadowlands subdivision to proceed." Seems unfinished. Are there any required conditions that were meant to be included here?

Response: It is truly up to the municipality to denote the conditions that it deems most appropriate to apply to the proposed draft plan amendment to the Meadowlands North subdivision. From a traffic and transportation perspective, the only recommendations are indicated in Section 7.2 within the TIS document. It is really up to the municipality, should they deem it appropriate to have the development contribute to signage, tree trimming/maintenance and speed sign relocation.

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Attachment 3 2017 Draft Approved Conditions



United Counties of Leeds and Grenville

Public Works DivisionConsent 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

File: 07-T-09001

Municipality: Edwardsburgh/Cardinal

Location: Part of Lot 5, Concession 1

Date of Changed Conditions: February 8, 2017

Date of Notice:

February 8, 2017 February 27, 2017

Last Date of Appeal: 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.

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

Sent: June 10, 2021 8:09 PM

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

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

Edwardsburgh/Cardinal

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



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



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. <u>Planning Report 07-T-09001 Meadowlands Subdivision</u>. Prepared by Zanderplan. Dated February 23, 2021.
- ii. <u>Revised Plan of Subdivision</u>. Prepared by Annis, O'Sullivan, Vollebekk Ltd. Undated.
- iii. <u>Serviceability Report Cardinal Subdivision Meadowlands Phase 2</u>. 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 Edwardsburg 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 <u>not</u> 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 <u>Storm Water Management Plan</u> 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. <u>Sediment and Erosion Control Plan</u>

The Owner agrees to prepare and submit a <u>Sediment and Erosion Control Plan</u>, 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 <u>Lot Grading and Drainage Plan</u> 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

Jan. Hellad

South Nation Conservation

SNC-1971-2021

From: Mallory, Elaine

To: <u>Tracy Zander; Wendy Van Keulen</u>
Cc: <u>Cherie.Mills; Dave Grant</u>

Subject: Amendment to Meadowlands Draft Plan of Subdivision, File 07-T-09001

Date: June 16, 2021 2:16:02 PM

Attachments: <u>image001.png</u>

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



This e-mail originated from the United Counties of Leeds and Grenville e-mail system. Any distribution, use or copying of this e-mail or the information it contains, by other than the intended recipient(s) is unauthorized. Thank you.

From: Mallory, Elaine

To: <u>Tracy Zander</u>; <u>Wendy Van Keulen</u>; <u>Cherie.Mills</u>

Cc: <u>Dave Grant</u>

Subject: FW: Draft Plan of Subdivision (07-T-09001), Meadowlands, Edwardsburgh/Cardinal.

Date: June 15, 2021 11:49:10 AM

Attachments: <u>image001.png</u>

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



where lifestyle grows good business

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.

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

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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-LAEmHhHzdJzBITWfa4Hgs7pbKl

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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 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



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:

fracy Zander

Tracy Zander, M.P, MCIP, RPP







MINUTES

PUBLIC MEETING

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

PRESENT:

Mayor Pat Sayeau

Deputy Mayor Tory Deschamps

Councillor Hugh Cameron
Councillor Stephen Dillabough

Councillor John Hunter

STAFF:

Dave Grant, CAO

Rebecca Williams, Clerk

Wendy Van Keulen, Community Development Coordinator

Candise Newcombe, Deputy Clerk

PUBLIC:

Corey Lockwood Chelsea Baker Tracy Zander Cheryl Churchill

Dan Adams
Debbie Adams
Tim Kavanaugh
Gloria Kavanaugh
Daniel Tucker
Robin Crawford

Anne Menard Crites

Tami Britskey Christine Windsor Michelle Riddell Makayla Markell Brian Brown

Margaret Anne Gaylord Yvonne Thompson

Ron Korejwo Dave Simpson Brenda Simpson

1. Call Meeting to Order

Public Meeting- Meadowlands Revised Plan of Subdivision & Zoning Bylaw Amendment- September 16, 2021

The Community Development Coordinator called the meeting to order at 6:13 p.m.

2. Welcome and Introductions

The Community Development Coordinator welcomed those present and introduced the subject of the meeting. It was noted that this is a combined Public Meeting regarding a proposed revision to a plan of subdivision and an application for a Zoning Bylaw Amendment.

The Community Development Coordinator noted that the Township welcomes comments on the two related applications and that it's important to note that, although related, the 2 applications have different approval processes.

First, the proposed revised plan of subdivision under section 51 of the Planning act for approximately 9 hectares of land in the Village of Cardinal:

- The purpose of this application is to revise the current draft plan approval related to the Meadowlands residential plan of subdivision.
- The revised draft plan proposes a total of 146 residential units comprised of semi-detached and townhouse dwellings.
- This application was made under the United Counties of Leeds and Grenville (UCLG), who is the approval authority. The UCLG has requested that the Township host this public meeting, in accordance with section 51 of the Planning Act and the minutes of this meeting will be shared with the UCLG.
- Any written feedback on this application should be sent to Cherie Mills, Manager of Planning Services with the UCLG at the address provided on the Notice of Public Meeting.
- Municipal Council will provide a formal recommendation to the UCLG in advance of their decision, but the UCLG is the approval authority. If the public wishes to be notified of the UCLG decision, you must make a written request to the UCLG.

Second, this meeting is held under the authority of section 34 of the Planning Act for a proposed site-specific amendment to the Township's Zoning Bylaw for the same 9 hectares of land in 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" and "Residential Second Density Special Exception 2" to "Residential Third Density Special Exception".
- The amendment would permit the lands to be developed with a combination of semi-detached and townhouse dwellings.
- The effect of this amendment would be to accommodate the revised plan of subdivision consisting of 80 semi-detached and 66 townhouse dwelling units.

- The Township of Edwardsburgh Cardinal is the approval authority for this application.
- Written feedback on this application is welcome and should be sent to the Community Development Coordinator as per the meeting notice.
- If the public wishes to be notified of Council's decision, you must make a
 written request to the Township as indicated in the notice of public meeting,
 also available in your agenda package.

This application was made to the United Counties of Leeds and Grenville, who is the approval authority. The Counties has requested that the Township host this public meeting, in accordance with section 51 of the Planning Act and the minutes of tonight's meeting will be shared with the Counties. Any written feedback on this application should be sent to Cherie Mills, Manager of Planning Services with the United Counties of Leeds and Grenville at the address provided on the Notice of Public Meeting. Our Council will provide a formal recommendation to the Counties in advance of their decision, but the Counties is the approval authority. If you wish to be notified of the Counties decision, you must make a written request to the Counties.

This meeting was advertised in accordance with the requirements of the Planning Act. It has been advertised in the Recorder and Times and mailed to the prescribed agencies as well as property owners within 120m of the subject lands.

Anyone who wishes to speak in favour of, or in opposition to the proposed amendment will be given the opportunity to do so. It was noted that Municipal Council is present to take into consideration all comments for when they are making a recommendation to the UCLG on the revised plan of subdivision and when making a decision on the proposed zoning amendment.

The applicant will be provided time to provide everyone present an overview of the proposal. Following the overview, those present can speak in favour, in opposition, or provide general comments. It was noted that the applicant would be provided an opportunity to address any concerns that were raised. The Community Development Coordinator highlighted that all comments must be related to the applications. Because the 2 applications are related, it will be assumed that you are commenting on both the proposed revision to the subdivision and the proposed zoning amendment unless you tell us otherwise.

It was noted that staff will not be engaging in a question and answer period. The Community Development Coordinator informed the public that concerns may be raised tonight that can't be answered right away. A final report will be prepared for Council to address all written and oral comments that are received, in relation to the applications.

The Community Development Coordinator informed attendees that anyone who wishes to speak about this issue will be given the opportunity. It was noted that the applicant's planner will give an overview, individuals will be given a chance to

speak first in favour, then in opposition and then an opportunity for general comments.

While there is no public appeal opportunity under the Planning Act respecting the plan of subdivision, all oral and written submissions received prior to the decision will be considered by the granting authority.

3. Proposal Details

Ms. Zander owner of Zanderplan, noted that her company was retained by Lockwood Brothers Construction to assist in the Meadowlands Subdivision Development. She highlighted the importance of the public process for the development of the Meadowlands subdivision.

Ms. Zander outlined a brief history of the draft plan of the subdivision. The original draft plan included 49 single-family dwellings and was amended in 2016/17 to include 106 units of mixed semi and single-family dwellings. The new proposed plan now uses the same network as the 2017 draft plan; however, the density has been increased to meet current market and housing demands. The new plan includes; 40 blocks for 80 semi-detached units, 12 blocks for 66 townhouse units; and two blocks for future road connections, totaling 146 units. It was noted that the increase of density created greater flexibility for the developer to offer a variety of dwelling types to meet market demands, and housing affordability demands.

Ms. Zander identified the main entrance of the proposed 9 hectares parcel as being located on St. Lawrence St. located on the south side of the subdivision with Gill St. identified as the second entranceway. The development process will be completed in 3 phases. Phase 1 includes the construction of the St. Lawrence St. entrance; Phase 2 consists of the construction of the west side (Gill St. entrance) and Phase 3 will include the remainder of the east side of the subdivision.

Ms. Zander highlighted alignments with Provincial Policy Statements which includes: Its location in a settlement area, logical extension of streets, residential zoning, no natural heritage features and no triggers for archaeological significance. It was noted that the proposed application was in accordance with all Provincial Policy Statements, and subsequently in accordance with the United Counties of Leeds and Grenville as well as the Townships Official Plan, all of which encourage growing development within the settlement area.

Ms. Zander noted that the developer's intent with the addition of townhouses and semi-detached dwellings is to give an option for a more affordable unit noting that another option is to incorporate a secondary dwelling unit into the primary dwelling. These dwellings offer income subsidies through the rental of the secondary unit. Ms. Zander noted that the target market for these economical units is seniors and first time home buyers.

Ms. Zander noted the completion and public accessibility of the following reports: the servicing and stormwater report, the noise and vibration report, the traffic study, and the planning report.

Ms. Zander thanked the public for listening and encouraged written questions to be sent to ZanderPlan Inc.

4. Public Comment

The Community Development Coordinator opened the floor for questions or comments:

In Favour: No comments.

In Opposition:

Mr. Daniel Adams referred to the initial zoning bylaw amendment meeting he attended in 2017. He noted that there was some discussion regarding the increase of vehicle traffic on roads, highlighting the increased risk to pedestrians with no sidewalks present. Mr. Adams inquired about the increased water demand and if a pumping station would be required. He inquired if the services had not changed, how do you expect to add more houses than the initial 2017 application.

Ms. Tammy Britskey noted that she is not necessarily in opposition to the development, she simply had some questions. Ms. Britskey noted that the traffic report indicated an approximation of 89 vehicles/hour in the morning, and 116/hour during peak times. She commented that Cardinal never experiences that much traffic and would notice a large influx. She noted her biggest concern is the children's safety near the public park on St. Lawrence St. Ms. Britskey inquired why the proposed single-family dwellings on lots 59 & 60 were changed to townhouses. She noted her concerns that the townhouses positioned on the exterior of the subdivision may cause traffic congestion. Ms. Britskey inquired if an open space and walkway were considered the same. She noted her concern with the possible influx of pedestrian traffic due to the proposed walkways into the parkland.

Mr. Daniel Tucker inquired if a pump house would be required as initially anticipated and if the taxpayer would be responsible for financing the improvements. Mr. Tucker inquired about the proximity of the proposed development to Saw Mill creek, noting that some fish species spawn in the creek. He inquired if the South Nation Conservation had been consulted. He inquired about who will be cleaning up Gill St. which has been improperly used over the years as a dumping location and is a part of the proposed development.

Ms. Ann Menard-Crites noted that she was not sure that she was opposed. She inquired about the proposed route for water drainage to the wastewater treatment facility, the proposed storm drain and dry pond locations and noted the existing Mill Creek mentioned by Mr. Tucker.

Ms. Margaret-Ann Gaylord noted that when she initially moved to her current residence there were few children in the area, however over the past 7 years, the number of kids playing in the area has grown substantially. She noted her concerns to pedestrians with an increased flow in traffic and no existing or planned sidewalks in the area.

General Comments:

Mr. Daniel Adams inquired of the CAO if the current water and sewer systems will accommodate the influx of 146 houses.

The CAO noted that the serviceability report indicated that it could accommodate the increased number of proposed units.

Mr. Robin Crawford noted the need for sidewalks in the existing area. He noted that the area needs more housing, however current issues like the need for safety barriers and the absence of sidewalks or the excessive speed of traffic in the area should be addressed first.

Ms. Yvonne Thompson noted that she was in attendance to better inform herself of the proposed development. She noted her concern with a single entranceway into the subdivision, highlighting the fact that this would contribute to congestion. She commented that her concern is for the safety of the children in the area.

Ms. Tammy Britskey noted that she is not opposed to developmental growth however, the proposed revision is substantial from the original application. She pointed out that the proximity of the open space to lots 59 and 60. Ms. Britskey noted originally 49 houses were proposed as zoned R1, while the current revision proposed special zoning of R3-x for all 146 dwellings. She suggested a mix of R1, R2 and R3 zoning across the subdivision. Ms. Britskey noted that Cardinal has a mandate for 20% growth intensification, indicating that she is concerned that this proposal is a 100% intensification of growth.

Mr. Daniel Tucker commented that a zone change to an R3 would result in development similar to an urban centre such as Barrhaven or Stittsville. He felt that this type of development takes away from the beauty of Cardinal, noting that increasing the housing only increases problems. Mr. Tucker noted that he believed the bottom line to this project is money in someone else's pocket and increased taxes for the Township.

Applicant/Planners Comments:

Mr. Corey Lockwood introduced himself and addressed first the question of why he wants to intensify the plan for development. He noted that over the last 2 years there has been a substantial increase in development costs. Mr. Lockwood pointed out that the cost to deliver services to the site remains the same whether there are 100 or 140 homes built. He noted that the increase in the number of dwellings allows the cost of \$8000.00-\$10,000.00 per unit to be reduced for potential buyers. Mr. Lockwood highlighted his 20 years of experience as a contractor, noting that affordable housing issues have been an ongoing problem

he has had to address. He noted that the townhouses and semi-detached dwellings offer a more affordable option for seniors or first time home buyers.

Mr. Lockwood addressed the concerns raised with the stormwater drainage and clarified how the grass swales would aid with drainage. He noted that the swales aid in directing water in a controlled manner to the storm pond where it will slowly drain to the creek, which he noted already drains naturally in this manner. He noted that due to the elevation of the proposed development an additional pumping station would not be required as it will be gravity fed. He noted that any further expansion to the proposed development would require the installation of a pump station. Mr. Lockwood noted that any expense incurred due to the construction of the subdivision would not fall to taxpayers but instead would be the responsibility of Lockwood Bros Construction development.

Mr. Daniel Adams noted that the proposed open space used to be 150 feet, noting the outlined 100 feet in the proposed plan for open space and highlighting that the area is being reduced.

Mr. Lockwood noted that the original draft plan approval had 30m, noting that the proposed size of the open space has not changed. He noted the 100 feet by 600 feet proposed park space, highlighting the ample available area for children to play.

Mr. Lockwood addressed concerns about the use of the grass swales in stormwater drainage. He noted that the swales are consistent with the current storm drain system in the area. He pointed out the use of grass swales as opposed to a storm sewer system decreases the costs significantly, which directly affects the future sale price of each dwelling.

Mr. Lockwood commented on the current state of the Gill St. site, noting that they would have that area cleaned up in anticipation of development.

Ms. Tracey Zander noted that she did not feel comfortable commenting on the engineer's traffic report, but noted that the engineer that prepared the report has determined that the proposal is in accordance with provincial guidelines and deemed to be able to accommodate the proposed influx in traffic. She noted that the intention is to have 2 access points to the completed subdivision, one on St. Lawrence St. and one on Gill St.

There was some confusion that there was a claim of no watercourses on the proposed site. Ms. Zander clarified that she had noted no natural heritage features and noted a natural watercourse on the site, highlighting that it is outside of the area to be developed.

5. Adjournment

The Community Development Coordinator thanked everyone in attendance. It was noted that In regards to the proposed revision to the plan of subdivision, Council will consider the application at an upcoming open meeting of Council. Council will make a formal recommendation to the United Counties of Leeds and

Public Meeting- Meadowlands Revised Plan of Subdivision & Zoning Bylaw Amendment- September 16, 2021

Grenville, who is the approval authority for this application. If you wish to be notified of the decision of the United Counties of Leeds and Grenville in respect to the proposed revisions, you must make a written request to Cherie Mills, Manager of Planning Services. The mailing address is provided in the Notice of Public Meeting, available in the agenda package.

In regards to the proposed amendment to the Township Zoning Bylaw, Council will consider the proposed amendment at an open meeting of Council following the Counties decision on the revised subdivision. Once the decision is made by Council and notification provided, there will be a 20 day appeal period. If you wish to be notified of Council's decision, you must make a written request to the Township of Edwardsburgh Cardinal. The address is provided in the notice of public meeting, available in the agenda package.

The Community Development Coordinator adjourned the meeting at 6:58 p.m.

Deputy Clerk



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Proposed Revision to Draft Plan of Subdivision, Lockmaster's Meadows

(Edwardsburgh Developments)

Purpose: To review proposed revisions to an approved draft plan of subdivision in the Northwest end of the Village of Cardinal. The request was submitted to the United Counties of Leeds and Grenville, as they are the approval authority for plans of subdivision. The proposal includes an <u>additional 2 dwelling units</u> as part of phase 1 of development, as well as <u>reduced noise attenuation conditions</u> from the previously approved 2013 draft plan. The Counties requests comments from the Township on the proposal.

Background: A Planning Report has been prepared by Novatech to provide background information and recommendations.

The following documents are attached for Committee's review:

- Planning Report prepared by Novatech September 30, 2021
 - 1 Current Draft Approved Plan of Subdivision 2013
 - 2 Revised Draft Plan of Subdivision March 2021
 - 3 Greer Galloway Peer Review Comments
 - O 3 Greet Galloway I del Neview Collinient
 - 4 2013 Draft Approved Conditions
- Proposed Changes to Conditions of Draft Approval
- Rail Noise Assessment prepared by Gradient Wind July 21, 2021
 - o (appendices excluded due to file size, but available upon request)
- Agency Comments
 - Ministry of Environment, Conservation and Parks
 - Hvdro One
 - o Bell Canada
 - CN Rail
 - United Counties of Leeds and Grenville
 - Engineering Comments
 - Planning Comments (with attachments)

The applicant has provided a noise study in support of the reduced noise attenuation conditions. A brief summary of the existing noise attenuation measures is below. Full

details are available in the attached documents. The Township has obtained the services of the engineers at Greer Galloway to conduct a peer review of the Noise Study prepared by Gradient Wind Engineers and Scientists. Some additional follow up is required before staff can make an informed recommendation on the reduction in noise attenuation conditions. Novatech's report recommends that the requirement for a berm remain in place.

Existing Conditions for Phase 1	Proposed Conditions for Phase 1
 Forced air heating and provision for central air conditioning The inclusion of Warning Clause Type C in all offers of purchase and sale 	• None.
Existing Conditions for Phase 2	Proposed Conditions for Phase 2
 A 5m noise attenuation berm constructed prior to any building permit being issued The inclusion of Warning Clause Type D in all offers of purchase and sale Additional requirements on building materials and a Building Components Study An additional warning clause (Type A) in offers of purchase and sale for homes closest to the railway Engineer confirmation that noise control measures have been implemented. 	 All units equipped with forced air heating and central air conditioning. The inclusion of Warning Clause Type D in all offers of purchase and sale Additional building requirements for walls and windows facing north. An additional warning clause Type A in offers of purchase and sale for homes closest to the railway Engineer confirmation that noise control measures have been implemented.

The Planning Report prepared by Novatech recommends that a future right-of-way is provided between the subject lands and adjacent lands to the west. A future right-of-way is important when considering future development opportunities and good land use planning from a transportation circulation and emergency services perspective. It is recommended that the applicant explore the feasibility of a future right-of-way block (minimum 20 m wide) to be transferred to the Township at the end of either Street B between Lots 37 & 38 or Street D between Lots 46 & 47. The requirement for a future access block could be included as a new condition of draft approval.

Policy Implications: Policy context is provided in the attached Planning Report prepared by Novatech. The additional 2 lots propose a minor increase in density, which is consistent with the Township's goals for development in the Settlement Area. The Official Plan requires that proposed residential development within 300m of a railway undertake a noise study, mitigate any adverse effects and address potential land use conflicts.

Discussion: The Counties have provided comments on the proposed revisions regarding affordable housing:

The municipality and applicant are encouraged to take this opportunity to bring the development to more current day standards by introducing a greater mix of housing types and densities including affordable housing and alternative housing forms. Policy 2.3.2 (c) of the Counties Official Plan states "Urban Settlement Areas (which Cardinal is classified as) will provide for ... a range of land uses and densities, a mix of housing types including affordable housing options and alternative housing forms ...". The Counties encourages, and the local Official Plan targets, an overall minimum affordable housing target of 25% for all new residential development. Provincial affordable housing tables for 2020 are attached for reference and appear to suggest affordable home ownership in Leeds and Grenville has a purchase price of \$295,000 and affordable rent is \$1,140/month based on income and \$945/month based on average rent for total bedrooms. Mixed housing types could include townhouses, semi-detached dwelling units or multiresidential in addition to single unit development.

The Planning Report prepared by Novatech provides some further information on affordable housing, including the following:

Should the Committee recommend that the application provide a range of different housing types, this may trigger the need for a major amendment and a public meeting. Any changes to the development concept may require further updates to the draft plan and supporting documents including servicing and stormwater management. If affordable housing is requested for this proposed subdivision, it is recommended that Township staff discuss the details of providing affordable housing with the applicant prior to proceeding with draft approval of the proposed changes.

Is there a desire from Committee to ask the developer for a greater mix of housing to address affordability?

The Counties provide additional comments for consideration regarding sidewalks:

Should sidewalks be proposed any where on the road allowance, design of sidewalks adjacent to curbs is not acceptable. An appropriate median, with at least 1 m for snow storage, must be provided. From a good planning perspective the Counties Official Plan encourages active transportation. Consider if sidewalks on both sides of the roads could more conducive to safe active transportation. These comments are submitted for consideration between the developer and the Township.

A requirement for sidewalks could be added later as part of a subdivision agreement, although conversations should be underway with the developer if the Committee has a desire for sidewalks as part of the development plan.

Is there a desire from the Committee to require sidewalks as part of this development?

Financial Considerations: As per the Planning Fees Bylaw 2019-75, the Owner has entered into a review and processing agreement with the Township that allows the Township to recover costs associated with processing the revised application.

Recommendation: That Committee recommends that Council recommend in favour of amending the draft plan conditions to increase the number of lots from 93 to 95; and that an access block to the abutting lands to the west allowing future expansion of "Steet B" or "Street D" be added to a revised draft plan and a condition of draft approval be added that this block will be conveyed to the Township; and that the standard conditions imposed in the 2013 draft approval are carried forward.

Title/Position



MEMORANDUM

DATE: SEPTEMBER 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-10005) -

LOCKMASTER'S MEADOWS SUBDIVISION, CARDINAL, ON

This report has been prepared to provide the Committee with background information and planning context in relation to the proposed revised Lockmaster's Meadows Subdivision in the Village of Cardinal by Edwardsburgh Developments Ltd.

Background

The subject lands, referred to as the Lockmaster's Meadows Subdivision, are approximately 11.1 ha in land area and are legally are described as Part Lot 7, Concession 1 in the Township of Edwardsburgh, now the Township of Edwardsburgh Cardinal. The subject lands are located on the west side of Shanly Road (County Road No. 22) and south of the C.N Railway within the Village of Cardinal. The subject lands are currently undeveloped and are surrounded by rural properties towards the north and west and residential properties to the east and south.

The subject lands have been draft-approved for a 93 lot residential subdivision since 2013. Both in 2016 and 2019, three-year extensions of draft approval to the 2013 draft-approved subdivision were granted by the United Counties of Leeds and Grenville. The subdivision approval from 2013 included a total of 93 lots which were to be developed as single detached dwellings, one block for stormwater management facilities and one lot for parkland purposes (Attachment 1).

In July 2021, a request was submitted to the United Counties of Leeds and Grenville from the applicant to revise the draft plan of subdivision. The submission to the County also included a request to clear certain conditions of draft approval. The application package was received by the Township on August 10, 2021 and included the following documents:

- Cover Letter by David Simpson (Edwardsburgh Development Ltd), dated July 21, 2021
- Revised Draft Plan of Subdivision by AE Advance Engineering, dated July 2021 (Attachment 2) (it is noted that the AE Advance Engineering plan is not a draft plan and should be prepared as a Draft Plan that meets the requirements of the Planning Act, prior to County approval of the proposed revisions)
- Traffic Impact Study by Castleglenn Consultants, dated June 14, 2021
- Rail Noise Assessment by Gradient Wind, dated July 21, 2021

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



Project Description of Revised Subdivision Filed in 2021

The proposed draft plan revisions include 2 additional lots to accommodate single detached dwellings. As proposed, the draft plan now includes 95 lots for single detached dwellings, one stormwater/open space block, one block for parkland purposes, one block for a future road, one block for a pumping station, two reserve blocks and four new public streets (Attachment 2). The subdivision is proposed to be accessed by two new street entrances from Shanly Road and is to be developed on the basis of full municipal services.

In comparison to the draft-approved subdivision in 2013, the revised 2021 application maintains the same street configuration and blocks for open space/parkland/reserve purposes. The revised application proposes to increase the residential density through 2 new additional lots for single detached dwellings (Figure 1 and Figure 2). The revised subdivision is proposed to be built in two phases as shown on the draft plan with the first phase including lands south of Street B for a total of 59 residential lots.

In addition to the minor increase in residential lots, the proposed application includes a request to reduce the noise attenuation conditions imposed on the subdivision due to the proximity to the railway. This request includes removing a proposed berm which has been supported by the applicant through a Rail Noise Study prepared by Gradient Wind. The Township has requested that the noise study be peer-reviewed to ensure an appropriate review of the request is undertaken. Further, a Traffic Impact Study was submitted to clear condition #45 associated with the draft approved plan from 2013.

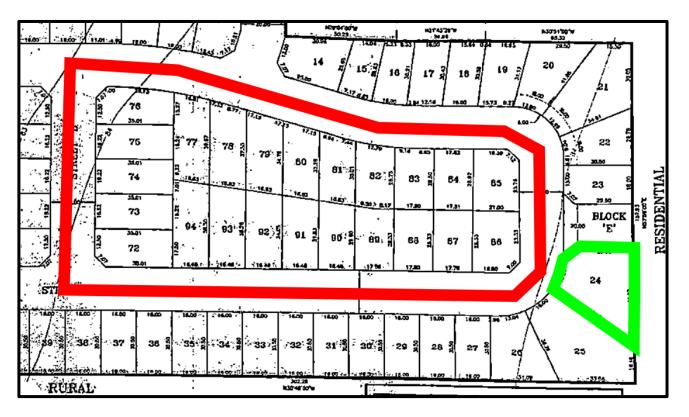


Figure 1: Draft Approved Plan of Subdivision 2013



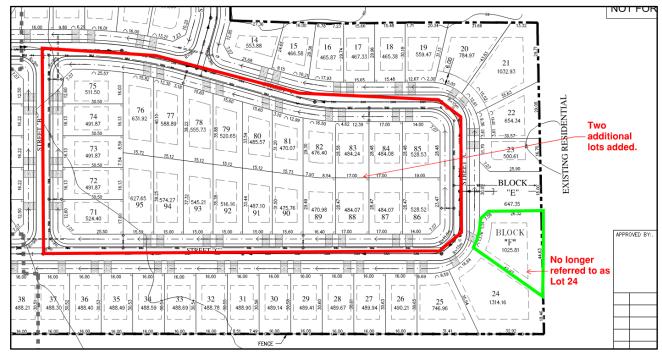


Figure 2: Proposed Draft Plan of Subdivision Revision 2021

In the letter dated August 10, 2021 from the United Counties, a request was made for the Township to review the proposed revisions to the draft subdivision and to provide Township comments to the Counties for their consideration on the application. As the application revisions are considered minor the Counties did not provide a request for the Township to hold a public meeting under the *Planning Act* to consider the proposed changes. The United Counties would have circulated required persons and technical agencies to advise them of the proposed application.

As the Township is a key stakeholder and commenting agency on the proposed draft plan revisions, the Township can recommend support or denial for the proposed changes, or may recommend support with additional or revised conditions. Any changes to the draft approval (i.e. new or revised conditions) is open to appeal by the applicant.

Policy Context

The application was first draft-approved in 2013 and received its most recent extension in 2019. At the time the subdivision would have been reviewed under the Township's previous Official Plan and 2014 Provincial Policy Statement. The application proposes to increase the number of residential lots for single detached dwellings from 93 to 95, representing an increase of two new lots and a proposed net density of 17.8 units per ha (95 units/5.33 ha). The subject lands are designated in the Township's current Official Plan as Settlement Policy Area and are zoned Residential First Density (R1) by the Township's Zoning By-law.

It is a requirement that new development be consistent with policies of the Township's Official Plan. Within the Township's Settlement Policy Area residential development on municipal services is permitted. The Township has established a target that 60% of new development is to occur within settlement areas (Section 3.1.2). It is also a Council objective to provide a range and mix of housing types and densities and neighbourhood facilities within Settlement Areas (Section 3.1.3.1). With



regards to housing, new housing is encouraged to locate in settlement areas and to provide housing to meet projected demographic and market requirements of current and future residents. This can be achieved by providing various housing forms, including providing affordable housing. Section 6.14.3 states that Council shall endeavor to achieve an overall minimum of 25% of new housing to be 'affordable'. The Plan recognizes that the target may not be achieved on a yearly basis and therefore may use a five-year average in meeting this housing target.

It is also a policy to ensure any proposed residential development within 300m of a railway line undertake a noise study to mitigate any adverse effects and ensure development addresses potential land use conflicts (Section 5.3.22 & 5.3.23). Further, Section 5.4 of the Plan requires that development be generally directed to area where municipal water and sewage systems can be reasonably extended and where sufficient reserve capacity can be confirmed for the development.

Section 7.1 provides policy on land division within the Township including plans of subdivision. Within the Township's Settlement Areas, plans of subdivision are encouraged, provided lot configuration is appropriate, lots front onto public internal roads and sufficient servicing capacity is available. Further, among other matters set out in Section 7.1, subdivision design and approvals should account for matters such as future roadway connections and meeting the requirements for the dedication of parkland or cash-in-lieu. It is also a requirement that plans of subdivision meet the requirements of the Township's zoning by-law in effect at the time of registration.

Application Review Comments

Township Planning & Engineering Peer Review

The Township retained Greer Galloway to peer review the Traffic Impact Study and Rail Noise Attenuation Study. Comments from Greer Galloway were provided on September 20, 2021 and request that some revisions be made to the reports (Attachment 3). While there are comments still outstanding with respect to the peer reviews provided by Greer Galloway, the draft-approved subdivision includes conditions related to noise attenuation and traffic which should remain in effect to ensure these comments are adequately addressed. Accordingly, it is recommended that these conditions be carried forward with the proposed draft plan of subdivision revisions. It is understood that from a servicing capacity perspective, there are no concerns with two additional units. With regards to the applicants request to remove of the proposed berm, it is recommended that current draft approved conditions requiring the berm (Condition #30) remain this place. This would provide the Township flexibility in future land uses for Block A as the intent is to transfer this block to the Township as per Condition #4.

It is recommended that a future right-of-way between the subject lands and adjacent lands to the west be provided. A future right-of-way is important when considering future development opportunities and good land use planning from a transportation circulation and emergency services perspective. It is recommended that the applicant explore the feasibility of a future right-of-way block (minimum 20 m wide) to be transferred to the Township at the end of either Street B between Lots 37 & 38 or Street D between Lots 46 & 47. The requirement for a future access block could be included as a new condition of draft approval.

From an Official Plan perspective, the proposed subdivision revision generally conforms to policies of the Official Plan. The revision includes a minor increase in density to increase the housing supply and the lands will be serviced by municipal services. As this is an existing draft-approved plan which is requesting a revision for two additional lots, it is recommended that the standard conditions applied



to the subdivision related to Township interests be carried forward with the subdivision revision approval (Attachment 4).

The subject lands are zoned R1 which permits single dwellings. The applicant will be required to demonstrate prior to final approval of the subdivision that the proposed lot conform for the Township's Zoning By-law that is in effect. This is included as a condition in the current draft approval and is recommended to carry forward with any recommended draft approval.

United Counties of Leeds and Grenville Comments

As part of the Counties review, persons and technical agencies were circulated on the revised application. It is noted that Bell Canada, Hydro One, CN Railway and the Ministry of Environment, Conservation and Parks provided the Counties with comments on the proposed subdivision revisions. Any recommended conditions provided to the Counties for their consideration on the subdivision from these agencies may need to be implemented in a future subdivision agreement.

It is noted that the United Counties has indicated that the Township should consider taking this opportunity to have the developer introduce a greater mix of housing types and densities including affordable housing and alternative housing forms. Given that the requirements for affordable housing and varying housing types was not included as a previous condition of draft approval, the Township now has an opportunity to request that the applicant incorporate affordable housing within the proposed development. It is noted that the introduction of new housing forms to address affordable housing may require further draft plan revisions prior to approval.

Should the Committee recommend that the application provide a range of different housing types, this may trigger the need for a major amendment and a public meeting. Any changes to the development concept may require further updates to the draft plan and supporting documents including servicing and stormwater management. If affordable housing is requested for this proposed subdivision, it is recommended that Township staff discuss the details of providing affordable housing with the applicant prior to proceeding with draft approval of the proposed changes.

Recommendation

The proposed revisions to the draft approved plan of subdivision to increase the number of lots for residential purposes from 93 to 95 lots is generally found to be in conformity with the Township's Official Plan. The proposed development is located within a Settlement Policy Area where full municipal services are available to accommodate the development. The proposed development includes lands for residential and public uses through parklands and open spaces. The additional two lots propose a minor increase in density which is consistent with the goals of the Township for development in Settlement Areas.

Given that there are no servicing capacity concerns with the proposed additional two dwelling units, it is recommended that the Committee recommend approval of the proposed subdivision revision application for 95 dwelling units as presented in the submission dated July 2021. It is noted that the County will likely require that the applicant provide a proper draft plan to meet the requirements of the Planning Act prior to issuing the approval.

Should the Committee recommend approval of the proposed subdivision revision application, standard conditions imposed in the 2013 draft approval are recommended to carry forward as



provided in Attachment 4. A condition requiring an access block to the abutting lands to the west could be added as a condition or added to the revised draft plan.

Sincerely,

NOVATECH

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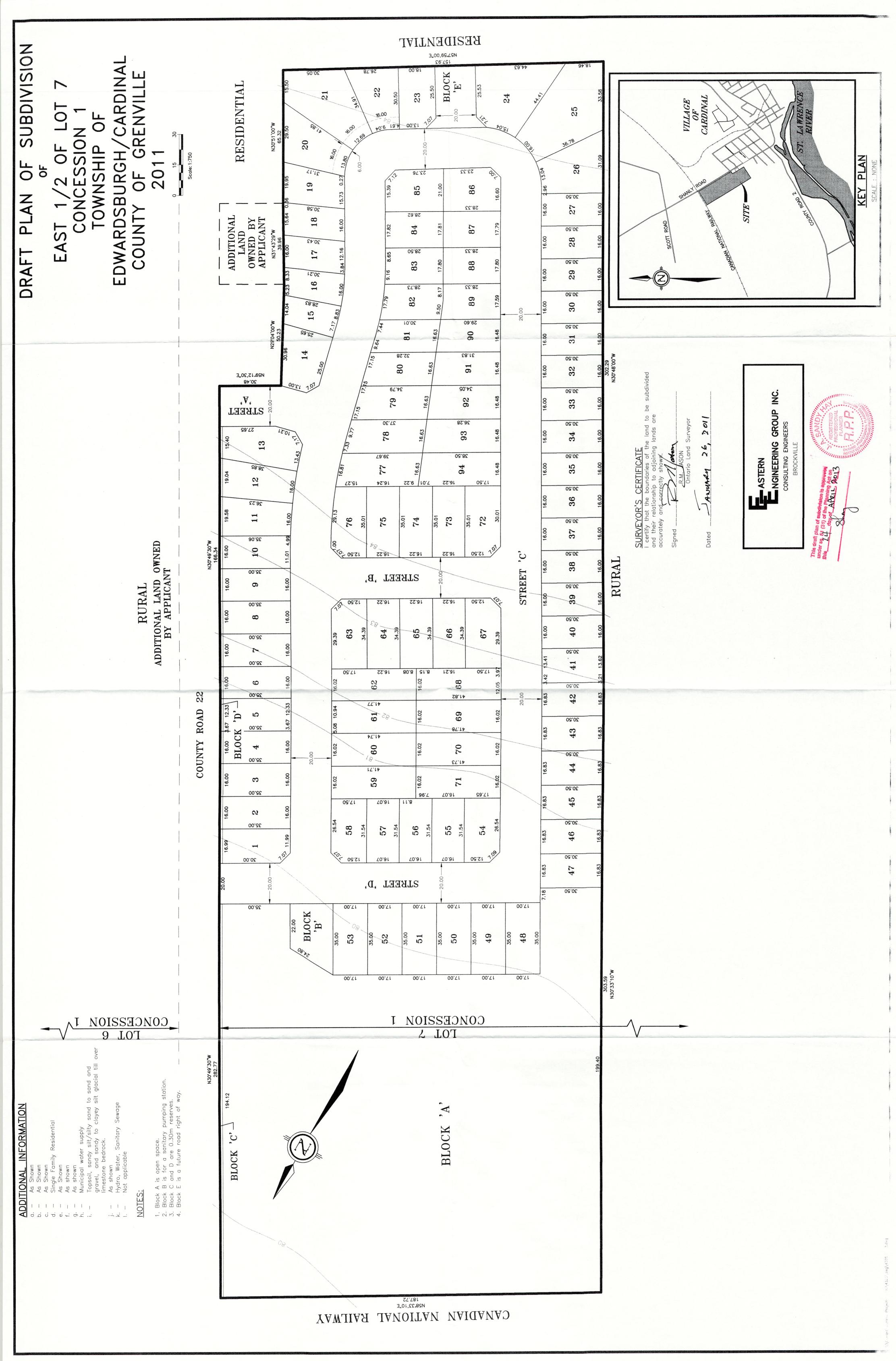
Jordan Jackson, RPP, MCIP Planner

Attachments:

- 1 Current Draft Approved Plan of Subdivision 2013
- 2 Revised Draft Plan of Subdivision March 2021
- 3 Greer Galloway Peer Review Comments
- 4 2013 Draft Approved Conditions

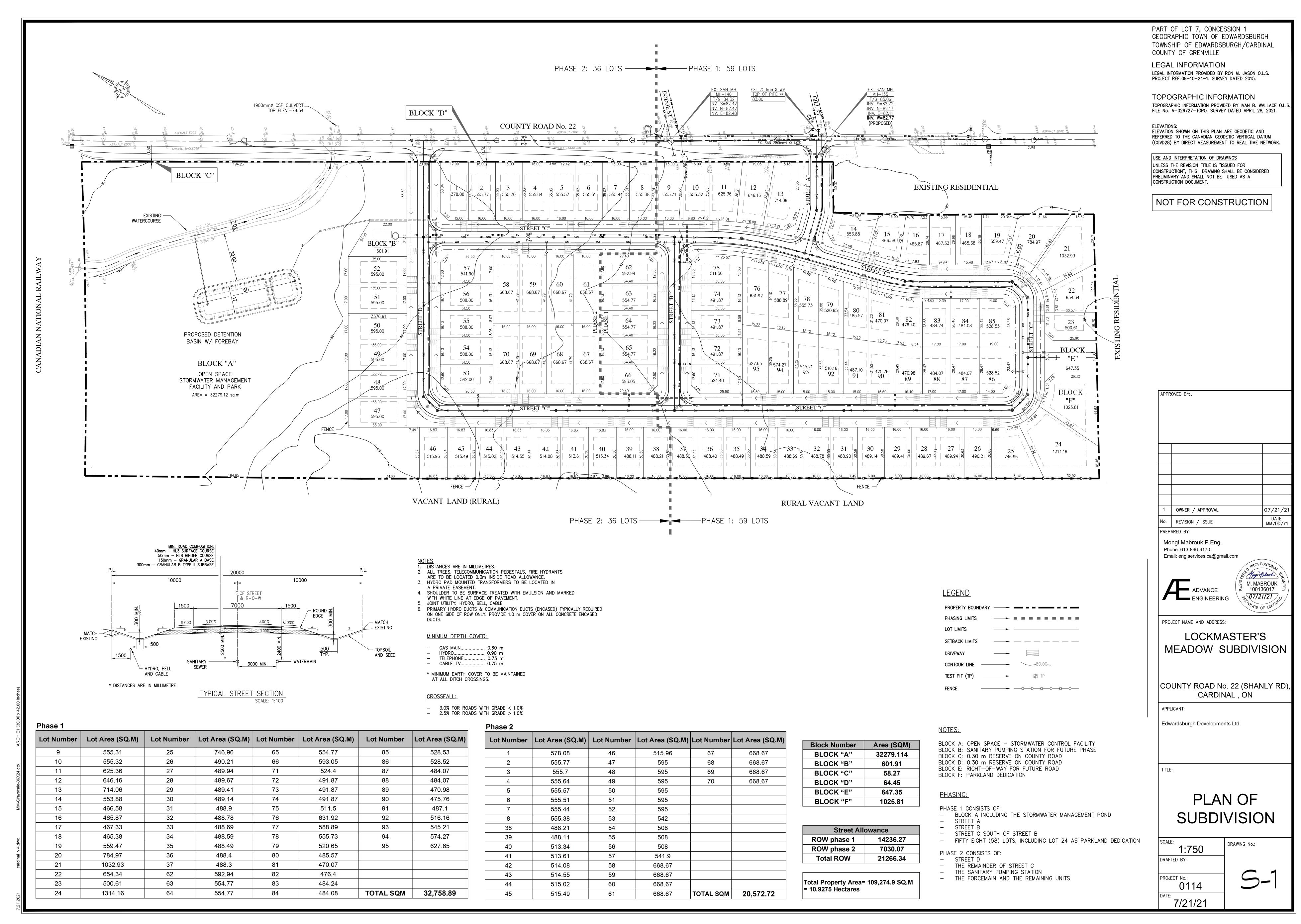


Attachment 1 Current Draft Approved Plan of Subdivision 2013





Attachment 2 Revised Draft Plan of Subdivision 2021





Attachment 3 Greer Galloway Peer Review Comments



1620 Wallbridge Loyalist Road

R.R. #5

Belleville, Ontario

K8N 4Z5

Telephone

(613) 966-3068

Facsimile (613) 966-3087

E-mail Belleville@greergalloway.com September 17, 2021

Township of Edwardsburgh/Cardinal 18 Centre St. PO Box 129 Spencerville, ON K0E 1X0

Attention: Wendy Van Keulen

Community Development Coordinator

Re: Peer Review: Rail Noise Assessment

LOCKMASTER SUBDIVISION

Gradient Wind Engineers & Scientists, dated July 21, 2021

Greer Galloway File No: 21-3-5536

Ms. Van Keulen,

As requested, we have received and reviewed the document titled "Rail Noise Assessment, Lockmasters Meadow, Cardinal, Ontario" prepared by Gradient Wind Engineers & Scientists and dated July 21, 2021.

The comments provided herein are intended to be of a technical nature specific to what we believe are good practices when completing a noise impact assessment for a development of this nature. Comments are specific to the document noted with consideration only of those documents referenced within the primary work. This review has not included a recalculation of modeled sources and receptors.

It is assumed this document will also be reviewed by personnel from The United Counties of Leeds and Grenville, The Township of Edwardsburgh/Cardinal, and the Conservation Authority to address their particular areas of interest.

The study is in support of the development of a new residential subdivision located at Part Lot 7, Concession 1, Municipality of Cardinal within the Township of Edwardsburgh/Cardinal and the United Counties of Leeds and Grenville.

For the following discussion, numbering follows the headings of the primary report. **Comments:**

1. Introduction

a. The authors and client are identified as well as the governing ministry guidelines and the site plan date.

2. Terms of Reference

- a. The development is residential homes off Shanly Road in Cardinal, Ontario. The location is south of an existing CN railway. Traffic volumes on Shanly Road do not constitute a significant noise source.
- 3. Objectives
 - a. The objectives are to:







1620 Wallbridge Loyalist Road

R.R. #5

Belleville, Ontario

K8N 4Z5

Telephone

(613) 966-3068

Facsimile (613) 966-3087

E-mail Belleville@greergalloway.com





- i. Calculate the future noise levels on the study building produced by rail traffic, and
- ii. Determine whether exterior noise levels exceed the allowable limits specified by the MECP Noise Control Guidelines NPC-300.

4. Methodology

- a. The discussion contained in <u>4.2.1 Criteria for Rail Traffic Noise</u> uses data from Table C-2 of NPC-300 for the indoor sound level limits for rail and provides an additional reduction target to account for building deficiencies. This is prudent and appropriate. The discussion goes on to summarize the control measures of NPC-300 section C7.1.1 as applicable to outdoor living areas for road and rail noise control. In this part of the discussion, further reductions are not included.
- b. In the consideration of parameters to develop the noise prediction models, the authors have included their list of assumptions. One element that is not considered, is the fence shown on the site plans. This has the potential to reduce the noise impact at the outdoor living areas. If the fence was omitted for a technical reason (e.g. height and materials render it a negligible attenuator) this should be noted.

5. Transportation Noise Results

- a. Section <u>5.2 Noise Control Measures</u> refers to discussion in Section 4.3. There is no section corresponding to 4.3 in the document. **This may be** a **typographic error referring to Section 4.2.**
- b. The discussion of Sound Transmission Class (STC) includes an explanatory overall noise reduction calculation. When applying the calculation to the exterior walls in the following paragraphs, the recommended wall STC is 45 which would place the indoor noise level at 13 dBA. Additional explanation is required here with respect to applicable Ontario Building Code requirements. The discussion also references an example window configuration but none is listed within the document.
- c. The recommended Noise Control Measures focus on the mitigation of noise for the planned buildings. While Section 4.2.1 provides a summary of when mitigation must be provided for Outdoor Living Areas, there is no further discussion of how noise may be mitigated in the Outdoor Living Areas. The noise levels provided by modelling are approaching the 60dBA threshold when mitigation becomes a requirement. The site plan allows for an empty field and detention basin at the northern extent between the final row of houses and the rail noise source. The addition of low-impact, passive sound barriers in this space (plantings, berms, fencing) may warrant consideration as additional mitigation.

6. Conclusions and Recommendations

a. The conclusions and recommendations reflect the body of the report and provide example warning clauses to be included on legal



1620 Wallbridge Loyalist Road

R.R. #5

Belleville, Ontario

K8N 4Z5

Telephone

(613) 966-3068

Facsimile (613) 966-3087

E-mail Belleville@greergalloway.com agreements relating to the properties. Review of the comments above may affect the conclusions if any additional recommendations regarding mitigation measures are put forward.

This document review is provided for the consideration of the Township of Edwardsburgh/Cardinal. We note that these comments are provided based on the review of only the document provided and recognize the possibility that discussions relating to these items have already occurred as part of pre-consultation activities leading up to the submissions. We trust the Township will review the comments provided and confirm their relevance prior to requiring responses from the proponent.

If there are any questions or comments regarding the content of this report, please contact the undersigned.

Sincerely,

GREER GALLOWAY
CONSULTING ENGINEERS

Peter Zandbergen, P.Eng.

Senior Mechanical Engineer, Building Services





Attachment 4 2013 Draft Approved Conditions

Applicant:	Edwardsburgh Developments Inc. (Charlebois)	Date of Decision:	April 24, 2013
File No:	07-T-10005	Date of Notice:	April 24, 2013
Municipality:	Township of Edwardsburgh/Cardinal	Last Date of Appeal:	May 7 2013
Location:	Lot 7, Con 1, County Road 22	Lapsing Date:	April 24, 2016

The Counties' conditions to final plan approval for registration of this subdivision file No. 07-T-10005 are as follows:

No	Conditions		
NO.	Conditions		

DRAFT DATED MARCH 2013

General

- 1. That this approval applies to the Draft Plan of Subdivision of East ½ of Lot 7, Concession 1, Township of Edwardsburgh/Cardinal, County of Grenville, prepared by Eastern Engineering Group Inc., signed by R.M. Jason Ontario Land Surveyor dated January 26, 2011, which shows a total of 93 residential lots (Lots 1-94, not including Lot 24), Block A for the stormwater retention pond and noise attenuation barrier, Block B for a sanitary pumping station, Blocks C and D for 0.3 m reserves, Block E for a future road right-of-way and Lot 24 for parkland dedication.
- 2. That a minimum of 10 metres from both sides of the centre line of the Streets shown on the draft plan shall be shown and dedicated as public highways on the final plan.
- 3. That Block E, as shown on the draft plan, shall be conveyed to and held in trust, by the Township of Edwardsburgh/Cardinal until the extension of the road allowance.
- 4. That Block A, as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh/Cardinal.
- 5. That the streets shall be named to the satisfaction of the municipality.
- 6. The subdivision shall be built in two phases. Phase 1 consists of Block A including the stormwater management pond, Street A, Street B and Street C south of Street B for a total of fifty eight (58) residential lots, including Lot 24 as parkland dedication, as shown on the draft plan. Phase 2 consists of Street D, the remainder of Street C, the noise attenuation barrier on Block A, the sanitary pumping station, the forcemain and the remaining units.

Parkland

- 7. That Lot 24, as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh/Cardinal as part of Parkland Dedication.
- 8. That the developer as part of Parkland Dedication, convey a cash-in-lieu payment to the Township.
- 9. All Owner obligations associated with Lot 24 must be completed in Phase 1 to the satisfaction of the Township of Edwardsburgh/Cardinal.
- 10. It is the responsibility of the Owner to fill with clean earth fill, compact and level Lot 24 accordingly, providing for positive surface drainage to the satisfaction of the Township of Edwardsburgh/Cardinal.
- 11. The Owner shall grade areas of parkland where necessary to the satisfaction of the Township of Edwardsburgh/Cardinal, so as to provide a uniform surface, free of debris, necessary to establish a safe clean and maintainable surface. Lot 24 shall be graded in accordance with the approved Grading Plan for the Plan of Subdivision. No storage of building materials, including granular topsoil will be permitted on Lot 24.

Zoning

12. That prior to final approval by the County, the County is to be advised by the Township of Edwardsburgh/Cardinal that this proposed subdivision conforms to the zoning by-law in effect and that any zoning issues identified are appropriately satisfied through an amendment to the Township Zoning By-Law.

Servicing - General

- 13. That the Owner 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).
- 14. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 15. The Owner acknowledges their responsibility to obtain all of the required approvals for the pumping station to be constructed on Block B.
- 16. That the plans show and subdivision agreement contain a clause whereby the Owner agrees to provide two lifts of asphalt, concrete curbs and gutters, in accordance with OPSS, on Streets A, B, C and D to the satisfaction of the Township of Edwardsburgh/Cardinal.
- 17. That the plans show and subdivision agreement contain a clause whereby the Owner agrees to provide underground electrical servicing to the satisfaction of the Township of Edwardsburgh/Cardinal.

Water and Sewer Works

- 18. The Owner shall submit detailed municipal servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario, to the Township of Edwardsburgh/Cardinal and the United Counties of Leeds and Grenville (Counties'). All water and sewer works to be located on the County Road right-of-way shall be subject to approval from the Counties' Roads Department at the time of detailed design.
- 19. The Owner acknowledges and agrees that building permits will not be issued for the development of individual Lots in Phase 2 until the pumping station has been installed and placed in service to the satisfaction of the Township of Edwardsburgh/Cardinal.
- 20. The Owner shall design and construct all necessary watermains and the details of services and meters to the satisfaction of the Township of Edwardsburgh/Cardinal. The Owner acknowledges that the servicing plan shall include a watermain stub to Block E. The Owner shall pay all related costs, including the cost of connection, inspection and sterilization by Township personnel, as well as the supply and installation of water meters by the Township.
- 21. Upon completion of the installation of all watermains, hydrants and water services, the Owner 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. The United Counties require digital files in .dwg format.

Stormwater Management

- 22. That prior to final plan approval, the Owner shall prepare a final stormwater site management plan and lot grade and drainage plan which shall be consistent with the report entitled "Preliminary Stormwater Management Report" prepared by Eastern Engineering Group Inc. signed July 13, 2010. The final stormwater site management plan shall address the South Nation Conservation review comments dated October 12, 2010. The Plan shall describe how stormwater management is to be implemented in accordance with the current Stormwater Management Best Management Practises and should address both water quality and quantity concerns. 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.
- 23. Post-development stormwater flows at the County Road culvert shall equal pre-development flows.
- 24. That prior to final plan approval, the Owner 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 Practises for Erosion and Sediment Control to the satisfaction of the Township of Edwardsburgh/Cardinal and South Nation Conservation.
- 25. That the Subdivision Agreement contain a clause whereby the Owner 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.
- 26. 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 Owner 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;
 - d) provide certification to the Township of Edwardsburgh/Cardinal and South Nation Conservation through a professional engineer that the plan has been implemented.

Fisheries

- 27. The Owner acknowledges that the Unnamed watercourse is considered either direct or indirect Fish Habitat as per Section 35 of the *Fisheries Act*.
- 28. The Owner shall establish a 30 metre "no touch/no development" setback of the Unnamed watercourse, on both sides, measured from the top of the average annual highwater mark. The final approved plan of subdivision shall clearly show this setback. Any deviation from this setback shall be to the satisfaction of the Township of Edwardsburgh/Cardinal and South Nation Conservation.

Applicant:	Edwardsburgh Developments Inc. (Charlebois)	Date of Decision:	April 24, 2013
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Municipality:	Township of Edwardsburgh/Cardinal	Last Date of Appeal:	May 7 2013
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29. The Owner acknowledges that South Nation Conservation is under agreement with the Department of Fisheries and Oceans Canada to screen all works that are in or adjacent to water. In accordance with Section 35 of the *Fisheries Act*, the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat is prohibited. The impacts that any such works may have on a fish habitat, whether directly adjacent to the site or downstream, will necessitate a review by South Nation Conservation and may require approval of the Department of Fisheries and Oceans Canada.

Noise Attenuation

- 30. For Phase 1, the noise attenuation requirements include the following:
 - a) forced air heating with provision for central air conditioning.
 - b) The inclusion of Warning Clause Type C in all Offers of Purchase and Sale.
 - Type 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 levels are within the Municipality's and the Ministry of Environment's noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)"
 - c) The noise attenuation berm shall be constructed as part of Phase 2. The berm should be an L-shaped continuous barrier with an effective height of 5.0 m. All buildings closest to the berm are to be 5.0 m high or less. No portion of the noise attenuation berm shall be located on the County Road right-of-way.
- 31. For Phase 2, the noise attenuation requirements include the following:
 - a) forced air heating with central air conditioning.
 - b) The inclusion of Warning Clause Type D in all Offers of Purchase and Sale.
 - Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."
 - c) For the units to be built on Lots 48 through 53 inclusive, the building construction standards need to exceed the minimum requirements of the Ontario Building Code in that the acoustical performance of the building components (windows, doors and walls) must be specified such that they meet the indoor criteria specified in Table 7 of the Ministry of Environment Criteria. The exterior walls of the first row of dwellings next to the railway tracks shall be built to a minimum of EW5 (brick veneer) or equivalent construction from the foundation to the rafters. EW5 is an exterior wall composed of 12.7 m gypsum board, vapour barrier and 38x89 mm studs with 50 mm (or thicker) mineral wool or glass fibre batts in interstud cavities plus sheathing, 25 mm air space and 100 mm brick veneer. Prior to the issuance of a building permit, a Building Components Study is required to the satisfaction of the

Applicant:	Edwardsburgh Developments Inc. (Charlebois)	Date of Decision:	April 24, 2013
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Township of Edwardsburgh/Cardinal.

d) For the units to be built on Lots 28 through 53 inclusive, the inclusion of additional wording in the Warning Clause in all Offers of Purchase and Sale is as follows:

"Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels will exceed the Municipality's and the Ministry of the Environment noise criteria."

- 32. The Owner acknowledges and agrees that building permits will not be issued for the development of individual Lots in Phase 2 until the noise attenuation barrier has been installed and placed in service to the satisfaction of the Township of Edwardsburgh/Cardinal.
- 33. Where structural mitigation measures are required as a result of the Noise Impact Study, the Owner shall provide, prior to final building inspection, certification to the Township of Edwardsburgh/Cardinal, through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.

CN Rail

- The Owner shall engage a consultant to undertake an analysis of noise to the satisfaction of CN Rail ("CNR"). At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway right-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 the Noise Consultant.
- 35. The Owner shall install and maintain a chain link fence of minimum 1.83 m height along the mutual property line.
- 36. The following clause shall be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 m 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."
- 37. 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.
- 38. 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 CNR.

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- 39. The Owner shall enter into an Agreement with CNR stipulating how CNR concern's will be resolved and will pay CNR's reasonable costs in preparing and negotiating the agreement.
- 40. The Owner shall be required to grant CNR an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CNR.

Landscaping/Streetscaping

41. The Owner agrees to provide additional planting where necessary to provide a buffer between the existing properties and Lots 14 to 21 inclusive on the draft plan of subdivision, to the satisfaction of the Township of Edwardsburgh/Cardinal.

Streetlighting

42. The Owner shall design and construct all necessary streetlighting, interior and exterior to the subdivision, to the satisfaction of the Township of Edwardsburgh/Cardinal. The Owner shall pay all related costs, including the cost of connection and inspection by Township personnel and/or the hydro authority.

Offer of Purchase and Sale Agreements

- 43. That the subdivision agreement between the Owner and the municipality and the Offers of Purchase and Sale Agreements and Deeds contain the following provisions with wording acceptable to the Township of Edwardsburgh/Cardinal, wherein the owner agrees:
 - a) For Phase 1, the inclusion of Warning Clause Type C in all Offers of Purchase and Sale.
 - Type 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 levels are within the Municipality's and the Ministry of Environment's noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)"
 - b) For Phase 2, the inclusion of Warning Clause Type D in all Offers of Purchase and Sale.
 - Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."
 - c) For the units to be built on Lots 28 through 53 inclusive, the inclusion of additional wording in the Warning Clause in all Offers of Purchase and Sale is as follows:
 - "Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels will exceed the Municipality's and the Ministry of the Environment noise criteria."

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- d) That the general maintenance and upkeep of all ditches and drains within the subdivision be the responsibility of the property owner.
- e) That grass cutting along the road side within the subdivision be the responsibility of the property owner.
- f) For each dwelling unit within 300 m 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."
- 44. That the subdivision agreement between the owner and the municipality contain a provision that Agreements of Purchase and Sale indicate that it will not be possible to guarantee which school children residing in this subdivision may attend, and that transportation will be provided in accordance with the policy of the governing school board.

Traffic Impact Study

45. That prior to final approval by the Counties', the Owner shall submit a Traffic Impact Study addressing the impact of traffic from this development upon County Road 22, and if necessary, provide recommendations to mitigate any adverse effects. Consideration shall be given to the creation of a crosswalk at the intersection of Gill Street and County Road 22. Any improvements/modifications to the roadway system required as a result of the development including illumination of the County Road 22 intersection, will be the responsibility, financial and otherwise of the Owner and shall be covered by an agreement between the owner and the Counties'. The Traffic Impact Study shall be written to the satisfaction of the Township of Edwardsburgh/Cardinal and the United Counties of Leeds and Grenville.

Hydro Installations

- 46. The Owner shall request a connection cost assessment from Hydro One and from Rideau St. Lawrence Distribution Inc. Should the cost assessment result in Hydro One supporting a Service Area Amendment, the Owner shall arrange for Rideau St. Lawrence Distribution Inc. to be the Hydro Electric Commission (i.e., provider).
- 47. The Owner shall arrange with the relevant Hydro Electric Commission for the installation of such services to the subdivision and for the provision of easements with respect to such installations. The Owner shall pay any cost involved in relocating any existing services required by the construction of works in the subdivision.
- 48. That prior to final plan approval by the County, the Owner shall enter into a Servicing Agreement with the relevant Hydro Electric Commission.

Enbridge Gas

49. That the subdivision agreement between the Owner and the municipality contain the following to the satisfaction of Enbridge Gas:

- a) The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;
- b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;
- c) The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information for the installation of the gas lines; and
- d) It is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event this is not possible, easements will be provided at no cost to Enbridge Gas Distribution Inc.

Bell Canada

- 50. That the subdivision agreement between the Owner and the municipality contain the following to the satisfaction of Bell Canada:
 - a) The Owner shall agree to grant Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions.
 In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
 - b) The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that the sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Canada Post

The Owner shall consult with Canada Post to determine the locations of lay-bys for postal boxes. The location of lay-bys, as agreed between the Owner and Canada Post, will be subject to the final approval of the Counties'.

Subdivision Agreement

That the subdivision agreement between the Owner and the municipality be registered against the lands to which it applies once the plan of subdivision has been registered.

53. That the subdivision agreement between the Owner and the municipality contain wording acceptable to South Nation Conservation.

Clearance of Conditions

- 54. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by the Township of Edwardsburgh/Cardinal that Conditions 3-12, 16-20, 22-24, 26, 30-31, 39-42, inclusive, have been satisfied.
- 55. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by South Nation Conservation that Conditions 20, 22, 26 and 51 have been satisfied.
- That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Enbridge Gas Distribution Inc. that Condition 47 has been satisfied.
- 57. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Bell Canada that Condition 48 has been satisfied.
- 58. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by CN Rail that Conditions 32-38 have been satisfied.
- 59. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Hydro One or Rideau St. Lawrence Distribution that Conditions 44-46 have been satisfied.
- 60. That prior to final approval, the United Counties' subdivision approval authority is to be advised by the United Counties' Roads Department that conditions 18, 21, 23, 30(c) and 45 have been satisfied.

NOTES TO DRAFT APPROVAL

- It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the United Counties of Leeds and Grenville Planning Approvals Department quoting the County's file number.
- 2. We suggest that you make yourself aware of Section 144 of the *Land Titles Act* and Subsection 78 (10) of the *Registry Act*.
 - Subsection 144 (1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in Subsection 144(2).
 - Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in the registry division cannot be registered under the *Registry Act* unless that title of the owner of the

land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in clauses (b) and (c) of Subsection 78 (10).

3. Clearances are required from the following agencies:

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

Nathan Farrell Watershed Planner South Nation Conservation 38 Victoria Street, P.O. Box 29 Finch, ON, KOC 1KO

Hydro One Networks Inc. Real Estate Services Land Use Planning P.O. Box 4300 Markham, ON, L3R 5Z5

OR

Rideau St Lawrence Distribution Inc 985 Industrial Rd. Prescott, ON, K0E 1T0 Mr. John La Chapelle Manager – Right-of-Way Control Centre Bell Canada Floor 5, 100 Borough Drive Scarborough, ON, M1P 4W2

Manager Enbridge Gas Distribution Inc. P.O. Box 650 Scarborough, ON, M1K 5E3

Mr. Tony Ciccone

Nick Coleman
Manager, Community Planning and
Development
CN Business Development and Real Estate
1 Administration Road
Concord, ON, L4K 1B9

If the agency condition concerns a condition or conditions in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. A copy of the agreement is required by the United Counties of Leeds and Grenville.

- 4. All measurements in subdivision final plans must be presented in metric units.
- 5. The final plan approved by the Counties' must be registered within 30 days or the Counties' may withdraw its approval under Subsection 51 (59) of the <u>Planning Act</u>.



Applicant: Edwardsburgh Developments Inc. (Charlebois)

File No: 07-T-10005

Municipality: Township of Edwardsburgh Cardinal

Lot 7, Con. 1, County Road 22 Location:

Date of Original Decision: April 24, 2013

Date of Revised Conditions: TBD

Date of Notice: TBD Last Date of Appeal: TBD

Lapsing Date: TBD

CONDITIONS OF DRAFT APPROVAL

The Counties' conditions to final plan approval for registration of this subdivision file No. 07-T-10005 are as follows:

No. Conditions

General

- 1. That this approval applies to the Draft Plan of Subdivision of East half of Lot 7, Concession 1, Township of Edwardsburgh Cardinal, County of Grenville, prepared by Advance Engineering Eastern Engineering Group Inc., signed by R.M. Jason Ontario Land Surveyor dated January 26, 2011, dated July 21, 2021 which shows a total of 9395 residential lots, (Lots 1-94, not including Lot 24), Block A for the open space and a stormwater retention pond and noise attenuation barrier, Block B for a sanitary pumping station, Blocks C and D for 0.3 m reserves, Block E for a future road right-of-way and Lot 24 Block F for parkland-dedication.
- 2. That a minimum of 10 metres from both sides of the centre line of the Streets shown on the draft plan shall be shown and dedicated as public highways on the final plan.
- That Block E, as shown on the draft plan, shall be conveyed to and held in trust, by the Township of 3. Edwardsburgh Cardinal until the extension of the road allowance.
- That Block A, as shown on the draft plan, shall be conveyed to the Township of 4. Edwardsburgh Cardinal.
- That the streets shall be named to the satisfaction of the municipality Township.
- 6. The subdivision shall be built in two phases. Phase 1 consists of Block A including the stormwater management pond, Street A, Street B and Street C, south of Street B, for a total of fifty eight (58) sixty (60) residential lots, including Lot 24 and Block F as parkland dedication, as shown on the draft plan. Phase 2 consists of Street D, the remainder of Street C, the noise attenuation barrier on Block A, the sanitary pumping station, the forcemain and the remaining units.

Parkland

- 7. That Block FLot 24, as shown on the draft plan, shall be conveyed to the Township of Edwardsburgh Cardinal as part of Parkland Dedication.
- 8. That the developer as part of Parkland Dedication, convey a cash-in-lieu payment to the Township.



Date of Original Decision: April 24, 2013 **Applicant:** Edwardsburgh Developments Inc. (Charlebois)

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9. All Owner obligations associated with Block F Lot 24 must be completed in Phase 1 to the satisfaction of the Township of Edwardsburgh Cardinal.

- 10. It is the responsibility of the Owner to fill with clean earth fill, compact and level Block F Lot 24 accordingly, providing for positive surface drainage to the satisfaction of the Township of Edwardsburgh Cardinal.
- 11. The Owner shall grade areas of parkland where necessary to the satisfaction of the Township of Edwardsburgh Cardinal, so as to provide a uniform surface, free of debris, necessary to establish a safe clean and maintainable surface. Block F Lot 24 shall be graded in accordance with the approved Grading Plan for the Plan of Subdivision. No storage of building materials, including granular or topsoil will be permitted on Block F Lot 24.

Zoning

Location:

12. That prior to final approval by the Countyies, the Countyies is to be advised by the Township of Edwardsburgh Cardinal that this proposed subdivision conforms to the zoning by-law in effect and that any zoning issues identified are appropriately satisfied through an amendment to the Township Zoning By-Law.

Servicing - General

- 13. That the Owner 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).
- 14. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- The Owner acknowledges their responsibility to obtain all of the required approvals for the pumping 15. station to be constructed on Block B.
- 16. That the plans show and subdivision agreement contain a clause whereby the Owner agrees to provide two lifts of asphalt, concrete curbs and gutters, in accordance with OPSS, on Streets A, B, C and D to the satisfaction of the Township of Edwardsburgh Cardinal.
- 17. That the plans show and subdivision agreement contain a clause whereby the Owner agrees electrical servicing to the satisfaction of the Township to provide underground Edwardsburgh Cardinal.



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18. The Owner shall submit detailed municipal servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario, to the Township of Edwardsburgh Cardinal and the United Counties of Leeds and Grenville (Counties'). All water and sewer works to be located on the County Road right-of-way shall be subject to approval from the Counties' Roads Department at the time of detailed design.

- 19. The Owner acknowledges and agrees that building permits will not be issued for the development of individual Lots in Phase 2 until the pumping station has been installed and placed in service to the satisfaction of the Township of Edwardsburgh Cardinal.
- 20. The Owner shall design and construct all necessary watermains and the details of services and meters to the satisfaction of the Township of Edwardsburgh Cardinal. The Owner acknowledges that the servicing plan shall include a watermain stub to Block E. The Owner shall pay all related costs, including the cost of connection, inspection and sterilization by Township personnel, as well as the supply and installation of water meters by the Township.
- 21. Upon completion of the installation of all watermains, hydrants and water services, the Owner 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 Electronic files are also required in order for them to be added to the Township GIS system. The United Counties require digital files in .dwg.pdf format.

Stormwater Management

- 22. That prior to final plan approval, the Owner shall prepare a final stormwater site management plan and lot grade and drainage plan which shall be consistent with the report entitled "Preliminary Stormwater Management Report" prepared by Eastern Engineering Group Inc. signed July 13, 2010. The final stormwater site management plan shall address the South Nation Conservation review comments dated October 12, 2010. The Plan shall describe how stormwater management is to be implemented in accordance with the current Stormwater Management Best Management Practices and should address both water quality and quantity concerns. 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 and the United Counties of Leeds and Grenville.
- 23. Post-development stormwater flows at the County Road culvert shall equal pre-development flows.
- 24. That prior to final plan approval, the Owner 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



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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.

- 25. That the Subdivision Agreement contain a clause whereby the Owner 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.
- 26. 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 Owner 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;
 - d. provide certification to the Township of Edwardsburgh Cardinal and South Nation Conservation through a professional engineer that the plan has been implemented.

Fisheries

- 27. The Owner acknowledges that the unnamed watercourse is considered either direct or indirect Fish Habitat as per Section 35 of the *Fisheries Act*.
- 28. The Owner shall establish a 30 metre "no touch/no development" setback of the unnamed watercourse, on both sides, measured from the top of the average annual highwater mark. The final approved plan of subdivision shall clearly show this setback. Any deviation from this setback shall be to the satisfaction of the Township of Edwardsburgh Cardinal and South Nation Conservation.
- 29. The Owner acknowledges that South Nation Conservation is under agreement with the Department of Fisheries and Oceans Canada to screen all works that are in or adjacent to water. The subdivision agreement with the Township will indicate that in accordance with Section 35 of the Fisheries Act, the Harmful Alteration, Disruption or Destruction (HADD) of fish habitat is prohibited. The impacts that any such works may have on a fish habitat, whether directly adjacent to the site or downstream, will necessitate a review by South Nation Conservation and may require approval of the Department of Fisheries and Oceans Canada.

Noise Attenuation



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30. That the subdivision agreement between the Owner and the Township contain the following provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees for Phase 4 2 Lots 1 and 46-57 inclusive that the noise attenuation requirements include the following:

- a. all units shall be equipped with forced air heating with prevision for central air conditioning.
- b. The inclusion of Warning Clause Type C in all Offers of Purchase and Sale.

Type 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 levels are within the Municipality's and the Ministry of Environment's noise criteria. (Note: the location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)"

b) the inclusion of Warning Clause Type D on all Lease and Purchase and Sale Agreements.

Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."

- c) The noise attenuation berm shall be constructed as part of Phase 2. The berm should be an L-shaped continuous barrier with an effective height of 5.0 m. All buildings closest to the berm are to be 5.0 m high or less. No portion of the noise attenuation berm shall be located on the County Road right-of-way.
- being outdoor noise level minus the targeted indoor noise level, of 26. Living room windows facing north will require a minimum STC of 21. Exterior wall components of north facades will require a minimum STC of 45, which will be achieved with brick cladding or an acoustical equivalent according to NRC test data. Detailed STC calculations will be completed prior to building permit application for each unit type and submitted to the Township with the building permit application.
- 31. That the subdivision agreement between the Owner and the Township contain provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees for Phase 2 for Lots 46-52 inclusive that the noise attenuation requirements include the following Warning Clause Type A, as follows, being included in all Lease and Purchase and Sale Agreements. This provision is in addition to those noise attenuation requirements detailed in condition 30:



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forced air heating with central air conditioning.

The inclusion of Warning Clause Type D in all Offers of Purchase and Sale.

Type D: "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."

- For the units to be built on Lots 48 through 53 inclusive, the building construction standards need to exceed the minimum requirements of the Ontario Building Code in that the acoustical performance of the building components (windows, doors and walls) must be specified such that they meet the indoor criteria specified in Table 7 of the Ministry of Environment Criteria. The exterior walls of the first row of dwellings next to the railway tracks shall be built to a minimum of EWS (brick veneer) or equivalent construction from the foundation to the rafters. EW5 is an exterior wall composed of 12.7 m gypsum board, vapour barrier and 38x89 mm studs with 50 mm (or thicker) mineral wool or glass fibre batts in interstud cavities plus sheathing, 25 mm air space and 100 mm brick veneer. Prior to the issuance of a building permit, a Building Components Study is required to the satisfaction of the Township of Edwardsburgh/Cardinal.
- For the units to be built on Lots 28 through 53 inclusive, the inclusion of additional wording in the Warning Clause in all Offers of Purchase and Sale is as follows:

Type A: "Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some outdoor activities of the dwelling occupants as the sound levels will may exceed the sound level limits of the TownshipMunicipality's and the Ministry of the Environment-noise criteria."

- The Owner acknowledges and agrees that building permits will not be issued for the development of individual Lots in Phase 2 until the noise attenuation barrier has been installed and placed in service to the satisfaction of the Township of Edwardsburgh/Cardinal.
- 32. 33. That the subdivision agreement between the Owner and the Township contain the following provision with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees where structural mitigation measures are required as a result of the Noise Impact Study, the Owner shall provide, prior to final building inspection, certification to the Township of Edwardsburgh/Cardinal, through a Professional Engineer, that the noise control measures have been implemented in accordance with the approved study.



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33. That the subdivision agreement between the Owner and the Township contain the following provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees for all lots that rooftop HVAC equipment shall be prohibited.

CN Rail

- 34. The Owner shall engage a consultant to undertake an analysis of noise to the satisfaction of CN Rail ("CNR"). At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway right-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 the Noise Consultant.
- 35. The Owner shall install and maintain a chain link fence of minimum 1.83 m height along the mutual property line.
- 34. 36. The following clause shall be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 m 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."
- 35. 37. 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.
 - 38. 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 CNR.
 - 39. The Owner shall enter into an Agreement with CNR stipulating how CNR concern's will be resolved and will pay CNR's reasonable costs in preparing and negotiating the agreement.
- 36. 40. The Owner shall be required to grant CNR an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CNR.



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Date of Revised Conditions: TBD

Landscaping/Streetscaping

37. 41. The Owner agrees to provide additional planting where necessary to provide a buffer between the existing properties and Lots 14 to 21 inclusive on the draft plan of subdivision, to the satisfaction of the Township of Edwardsburgh Cardinal.

Streetlighting

38. 42The Owner shall design and construct all necessary streetlighting, interior and exterior to the subdivision, to the satisfaction of the Township of Edwardsburgh Cardinal. The Owner shall pay all related costs, including the cost of connection and inspection by Township personnel and/or the hydro authority.

Offer of Purchase and Sale Agreements Grass Cutting, Ditch Maintenance and Schools

- 39. 43. That the subdivision agreement between the Owner and the municipality and the Offers of Purchase and Sale Agreements and Deeds contain the following provisions with wording acceptable to the Township of Edwardsburgh Cardinal, wherein the owner agrees:
 - a. For Phase 1, the inclusion of Warning Clause Type C in all Offers of Purchase and Sale.

Type 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 levels are within the Municipality's and the Ministry of Environment's noise criteria. (Note: the location and installation of the outdoor air conditioning device—should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential—Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate—vicinity of the subject property.)"

- b. For Phase 2, the inclusion of Warning Clause Type D in all Offers of Purchase and Sale.
 - Type D: "This dwelling has been supplied with a central air conditioning system which willallow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."
- c. For the units to be built on Lots 28 through 53 inclusive, the inclusion of additional wording in the Warning Clause in all Offers of Purchase and Sale is as follows:

"Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels will-



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exceed the Municipality's and the Ministry of the Environment noise criterea.

d. a. That the general maintenance and upkeep of all ditches and drains within the subdivision be the responsibility of the property owner.

- -e. b. That grass cutting along the road side within the subdivision be the responsibility of the property owner.
- f. For each dwelling unit within 300 m 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."
- 40. 44. That the subdivision agreement between the Owner and the municipality contain a provision that Agreements of Purchase and Sale indicate that it will not be possible to guarantee which school children residing in this subdivision may attend, and that transportation will be provided in accordance with the policy of the governing school board.

Traffic Impact Study

41. 45. That prior to final approval by the Counties', the Owner shall submit a Traffic Impact Study addressing the impact of traffic from this development upon County Road 22, and if necessary, provide recommendations to mitigate any adverse effects. Consideration shall be given to the creation of a crosswalk at the intersection of Gill Street and County Road 22. Any improvements/modifications to the roadway system required as a result of the development including illumination of the County Road 22 intersection, will be the responsibility, financial and otherwise of the Owner and shall be covered by an agreement between the Owner and the Counties. The Traffic Impact Study shall be written to the satisfaction of the Township of Edwardsburgh Cardinal and the United Counties of Leeds and Grenville.

Hydro Installations

42. 46. The Owner shall request a connection cost assessment from Hydro One and from Rideau St. Lawrence Distribution Inc. Should the cost assessment result in Hydro One supporting a Service Area Amendment, the Owner shall arrange for Rideau St. Lawrence Distribution Inc. to be the Hydro Electric Commission (i.e., provider).



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43. 47. The Owner shall arrange with the relevant Hydro Electric Commission for the installation of such services to the subdivision and for the provision of easements with respect to such installations. The Owner shall pay any cost involved in relocating any existing services required by the construction of works in the subdivision.

44. 48. That prior to final plan approval by the Countiesy, the Owner shall enter into a Servicing Agreement with the relevant Hydro Electric Commission.

Enbridge Gas

- 45. 49. That the subdivision agreement between the Owner and the Township municipality contain the following to the satisfaction of the Township Enbridge Gas:
 - a. The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;
 - b. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;
 - The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information for the installation of the gas lines; and
 - d. It is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event this is not possible, easements will be provided at no cost to Enbridge Gas Distribution Inc.

Bell Canada

- 46. 50. That the subdivision agreement between the Owner and the Township municipality contain the following to the satisfaction of the Township Bell Canada:
 - a. The Owner shall agree to grant Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
 - b. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that the sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be



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required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Canada Post

47. 51. The Owner shall consult with Canada Post to determine the locations of lay-bys for postal boxes. The location of lay-bys, as agreed between the Owner and Canada Post, will be subject to the final approval of the Counties.

Subdivision Agreement

- 48. 52. That the subdivision agreement between the Owner and the municipality be registered against the lands to which it applies once the plan of subdivision has been registered.
- 49. 53. That the subdivision agreement between the Owner and the municipality contain wording acceptable to South Nation Conservation.

Clearance of Conditions

- 50. 54. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by the Township of Edwardsburgh Cardinal that Conditions 3-4912, 16-20, 22-24, 26, 30-31, 39-42, inclusive, have been satisfied.
- 51. 55. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by South Nation Conservation that Conditions 20, 22, to 26 inclusive, 28 and 5149 have been satisfied.
- 56. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Enbridge Gas Distribution Inc. that Condition 47 has been satisfied.
- 57. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Bell Canada that Condition 48 has been satisfied.
- 58. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by CN Rail that Conditions 32-38 have been satisfied.



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59. That prior to registration of the final plan, the United Counties of Leeds and Grenville is to be advised by Hydro One or Rideau St. Lawrence Distribution that Conditions 44-46 have been satisfied.

52. 60. That prior to final approval, the United Counties' subdivision approval authority is to be advised by the United Counties' Roads-Public Works Department that conditions 18, 21, 22, 23, 41, 30(c), 45 and 47 have been satisfied.

NOTES TO DRAFT APPROVAL

- It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the
 required clearance letters are forwarded by the appropriate agencies to the United Counties of Leeds
 and Grenville Planning Approvals Department and copied to the Township of Edwardsburgh
 Cardinal quoting the County's file number 07-T-10005.
- 2. It is suggested that the Municipality 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. We suggest that you make yourself aware of Section 144 of the *Land Titles Act* and Subsection 78 (10) of the *Registry Act*.

Subsection 144 (1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in Subsection 144(2).

Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in the registry division cannot be registered under the *Registry Act* unless that title of the owner of the land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in clauses (b) and (c) of Subsection 78 (10).

- 3. All measurements in subdivision final plans must be presented in metric units.
- 4. If final approval is not given by the lapsing date, and no extensions have been granted pursuant to Section 51(33), then draft approval shall lapse pursuant to Section 51(32) of the *Planning Act*.
- 5. It is the responsibility of the Owner to request an extension of the draft plan approval. A request for extension should be made at least 60 days before the draft plan approval lapses. No extension can be given after the lapsing date. The request should include the reasons for requesting the extension and the applicable fees.
- 6. The final plan approved by the Counties' must be registered within 30 days or the Counties' may withdraw its approval under Subsection 51 (59) of the <u>Planning Act</u>.



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Clearances are required from the following agencies

Debra McKinstry

Township of Edwardsburgh/Cardinal 18 Centre Street, P.O. Box 129 Spencerville, ON, KOE IX0

Nathan Farrell

South Nation Conservation 38 Victoria Street, P.O. Box 29

Finch, ON, KOC IK0

Hydro One Networks Inc.

Real Estate Services Land Use Planning

P.O. Box 4300

Markham, ON, L3R 5Z5

OR

Rideau St Lawrence Distribution Inc

985 Industrial Rd.

Prescott, ON, KOE 1 TO

Director of Public Works United Counties of Leeds and Grenville

25 Central Ave. W.

Brockville, ON K6V 4N6

Mr. John La Chapelle

Manager - Right-of-Way Control Centre

Bell Canada

Floor 5, 100 Borough Drive Scarborough, ON, MIP 4W2

Mr. Tony Ciccone

Manager

Enbridge Gas Distribution Inc.

P.O. Box 650

Scarborough, ON, MIK 5E3

Nick Coleman

Manager, Community Planning and

Development

CN Business Development and Real Estate

1 Administration Road Concord, ON, L4K 1B9

If the agency condition concerns a condition or conditions in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan. A copy of the agreement is required by the United Counties of Leeds and Grenville.



July 21, 2021

Dave Simpson **Edwardsburgh Developments Inc**434-300 Earl Grey Drive

Kanata, ON K2T 1C1

Dear: Mr. Simpson

Re: Noise Barrier Requirement Lockmasters Meadow, Cardinal

GW File No.: 21-139 – Cover Letter

This letter describes the results of the rail noise study for Lockmasters Meadow in terms of the necessity of a noise barrier. Gradient Wind carried out this noise study using architectural drawings provided by David Simpson, railway traffic info purchased from CN, and MECP's STAMSON software using STEAM (Sound from Trains Environmental Analysis Method) to determine railway noise impact on the study site. The result of the noise study concluded that noise levels in the outdoor living areas of the proposed development do not require a berm or noise barrier, however, Warning Clauses will be required in all Lease, Purchase, and Sale agreements.

Should you have any questions, or wish to discuss our findings further, please call me at (613) 784-0537, or contact us by e-mail.

Sincerely,

Gradient Wind Engineering Inc.

Caleb Alexander, B.Eng.

Junior Environmental Scientist

Gradient Wind File 21-139-Cover Letter

J. R. FOSTER ESTONATION OF ONTHE

Joshua Foster, P.Eng. Principal



July 21, 2021

PREPARED FOR

Edwardsburgh Developments Ltd 434-300 Earl Grey Drive Kanata, ON K2T 1C1

PREPARED BY

Caleb Alexander, B.Eng., Junior Environmental Scientist Joshua Foster, P.Eng., Principal GRADIENTWIND
ENGINEERS & SCIENTISTS

EXECUTIVE SUMMARY

This report describes a rail noise assessment performed for a proposed residential development located

off Shanly Road in Cardinal, Ontario. The development comprises of 93 single-family lots. A CN railway

corridor approximately 175m northwest is the major noise source for the development. Figure 1 illustrates

a complete site plan with surrounding context.

The assessment is based on (i) theoretical noise prediction methods that conform to the Ministry of the

Environment, Conservation and Parks (MECP); (ii) noise level criteria as specified by the MECP NPC-300

guidelines; (iii) rail traffic volumes corresponding to data obtained from CN; and (iv) draft site plans dated

November 2020.

The results of the current analysis indicate that noise levels will range between 55 and 59 dBA during the

daytime period (07:00-23:00) and between 55 and 58 dBA during the nighttime period (23:00-07:00). The

highest noise level (i.e., 59 dBA) occurs in the backyards of the development's northernmost row of

houses, which are nearest and most exposed to the CN railway.

The noise levels predicted due to railway traffic exceed the criteria listed in Section 4.2 for building

components at certain houses, therefore, upgraded building components will be required as displayed in

Figure 4. Noise levels at the outdoor living areas (OLA) reach 59 dBA, since they fall below 60 dBA no

mitigation is required for these areas. However, since noise levels are above 55 dBA a Type A Warning

Clause is required on Lease, Purchase and Sale Agreements as specified in Figure 4.

Results of the calculations indicate that some buildings in the development experience noise levels at the

Plane of Window which exceed 55 dBA. These buildings will require central air conditioning which will

allow occupants to keep windows closed and maintain a comfortable living environment. Additionally,

Type D Warning Clauses will also be required in all Lease, Purchase and Sale Agreements as summarized

in Section 6. A CN specific Warning Clause is also required on all buildings due to the proposed

development's proximity to the CN railway.



With respect to stationary noise impacts from the buildings on the surroundings and the building itself, since the development comprises of single-family homes no rooftop HVAC equipment is expected therefore no stationary noise impacts are expected.

The surroundings of the site includes residential buildings and farm fields. As such, there are no significant existing stationary noise sources impacting the site.



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Appendix A – STAMSON 5.04 Input and Output Data and Supporting Information



1. INTRODUCTION

Gradient Wind Engineering Inc. (Gradient Wind) was retained by Edwardsburgh Developments Inc. to undertake a rail noise assessment for the proposed residential development located off Shanly Road in Cardinal, Ontario. This report summarizes the methodology, results, and recommendations related to the assessment of exterior noise levels generated by local train traffic.

This assessment is based on theoretical noise calculation methods conforming to the Ministry of the Environment, Conservation and Parks (MECP)¹ guidelines. Noise calculations were based on draft site plans dated November 2020, with future rail traffic volumes corresponding to data obtained from CN.

2. TERMS OF REFERENCE

The focus of this rail noise assessment is a proposed residential development located off Shanly Road in Cardinal, ON. The development is directly south of an existing CN railway. The development will comprise of 93 2-storey single-family lots.

The source of rail noise is the CN railway directly north of the proposed development. Shanly Road is located directly east of the proposed development, however, traffic volumes on this roadway are low enough to neglect it as a noise source.

3. OBJECTIVES

The principal objectives of this study are to (i) calculate the future noise levels on the study building produced by rail traffic, and (ii) determine whether exterior noise levels exceed the allowable limits specified by the MECP Noise Control Guidelines – NPC-300 as outlined in Section 4.2 of this report.

4. METHODOLOGY

4.1 Background

Noise can be defined as any obtrusive sound. It is created at a source, transmitted through a medium, such as air, and intercepted by a receiver. Noise may be characterized in terms of the power of the source

¹ Ontario Ministry of the Environment and Climate Change – Environmental Noise Guidelines, Publication NPC-300, Queens Pri nter for Ontario, Toronto, 2013



or the sound pressure at a specific distance. While the power of a source is characteristic of that particular source, the sound pressure depends on the location of the receiver and the path that the noise takes to reach the receiver. Measurement of noise is based on the decibel unit, dBA, which is a logarithmic ratio referenced to a standard noise level (2×10^{-5} Pascals). The 'A' suffix refers to a weighting scale, which better represents how the noise is perceived by the human ear. With this scale, a doubling of power results in a 3 dBA increase in measured noise levels and is just perceptible to most people. An increase of 10 dBA is often perceived to be twice as loud.

4.2 Rail Noise

4.2.1 Criteria for Rail Traffic Noise

For rail traffic, the equivalent sound energy level, L_{eq} , provides a measure of the time varying noise levels, which is well correlated with the annoyance of sound. It is defined as the continuous sound level, which has the same energy as a time varying noise level over a period of time. For roadways, the L_{eq} is commonly calculated on the basis of a 16-hour (L_{eq16}) daytime (07:00-23:00) / 8-hour (L_{eq8}) nighttime (23:00-07:00) split to assess its impact on residential buildings. The NPC-300 guidelines specify that the recommended indoor noise limit ranges (that are relevant to this study) are 40 and 35 dBA for living rooms, and sleeping quarters, respectively, as listed in Table 1. However, to account for deficiencies in building construction and to control peak noise, these levels should be targeted toward 37, and 32 dBA.

TABLE 1: INDOOR SOUND LEVEL CRITERIA

Type of Space	Time Period	L _{eq} (dBA)
General offices, reception areas, retail stores, etc.	07:00 – 23:00	45
Living/dining/den areas of residences , hospitals, schools, nursing/retirement homes, day-care centres, theatres, places of worship, libraries, individual or semi-private offices, conference rooms, etc.	07:00 – 23:00	40
Sleeping quarters of hotels/motels	23:00 – 07:00	40
Sleeping quarters of residences , hospitals, nursing/retirement homes, etc.	23:00 – 07:00	35



Predicted noise levels at the plane of window (POW) dictate the action required to achieve the recommended sound levels. An open window is considered to provide a 10 dBA reduction in noise, while a standard closed window is capable of providing a minimum 20 dBA noise reduction². A closed window due to a ventilation requirement will bring noise levels down to achieve an acceptable indoor environment³. Therefore, where noise levels exceed 55 dBA daytime and 50 dBA nighttime, the ventilation for the building should consider the need for having windows and doors closed, which normally triggers the need for central air conditioning. Where noise levels exceed 60 dBA daytime and 55 dBA nighttime, building components will require higher levels of sound attenuation⁴.

The sound level criterion for outdoor living areas (OLA) is 55 dBA, which applies during the daytime (07:00 to 23:00). When noise levels exceed 55 dBA, mitigation should be provided to reduce noise levels where technically and administratively feasible to acceptable levels at or below the criterion. When noise levels at the OLA exceed 60 dBA mitigation must be provided.

4.2.2 Railway Traffic Volumes

The CN Railway line is located to the north of the development, as shown in Figure 1. This railway line serves 3 train types: freight, way freight, and passenger trains. NPC-300 dictates that noise calculations should consider future sound levels based on a railway's classification at the mature state of development. As a result, the ultimate AADT volumes are based on train count data provided by CN Railway (dated July of 2021), with a 2.5% growth rate applied for 10 years from the date of the project (2021). Table 2 summarizes the railway traffic values used for each railway segment, the number of cars, the maximum speed and the number of locomotives included in this assessment.



² Burberry, P.B. (2014). Mitchell's Environment and Services. Routledge, Page 125

³ MECP, Environmental Noise Guidelines, NPC 300 – Part C, Section 7.8

⁴ MECP, Environmental Noise Guidelines, NPC 300 – Part C, Section 7.1.3



TABLE 2: EXTERIOR NOISE LEVELS DUE TO TRANSPORTATION SOURCES

Train Type	Projected 2031 Traffic Volumes	Speed Limit (km/h)	Number of Locomotives	Number of Cars
Freight	15/9*	89	4	140
Way Freight	1/0*	89	4	25
Passenger	14/0*	105	2	10

^{*} Projected 2031 AADT daytime/nighttime rail traffic volumes

4.2.3 Theoretical Transportation Noise Predictions

Calculations were performed in MECP's STAMSON software using STEAM (Sound from Trains Environmental Analysis Method) to determine railway noise impact on the study site. Calculations were performed by treating the rail segment as a line sources of noise, and by using existing building locations as noise barriers. In addition to the railway traffic volumes summarized in Table 2, theoretical noise predictions were based on the following parameters:

- The ground surface was modelled as absorptive where grass and foliage (soft ground) are present,
 and as reflective where pavement and concrete are present (hard ground).
- Noise receptors were strategically placed at four (4) locations at the façades as Plane of Window (POW) receptors at the highest levels of the buildings.
- Buildings were assumed to be 2-storeys tall with a height of 6 m.
- Two (2) receptor location were chosen as OLA receptors located in backyards.
- The location of the receptors are illustrated in Figure 2.
- Whistle events were considered 1700 metres away to the west of the study site.
- Rail lines were taken as welded.
- Railway is assumed to be 3 m above grade since it crosses over the road on a bridge near the study site.



5. TRANSPORTATION NOISE RESULTS

5.1 Transportation Noise Levels

The results of the transportation noise calculations are summarized in Table 3 below. The results of the current analysis indicate that noise levels will range between 55 and 59 dBA during the daytime period (07:00-23:00) and between 55 and 58 dBA during the nighttime period (23:00-07:00). The highest noise level (i.e., 59 dBA) occurs in the backyard of the row of houses which are closest to the CN railway.

TABLE 3: EXTERIOR NOISE LEVELS DUE TO TRANSPORTATION SOURCES

Receptor Number	Receptor Height Above	Receptor Location	Railway Noise Level (dBA)			
Nullibel	Grade/Roof (m)		Day	Night		
R1	4.5	POW – North Façade – 2 nd North Row	57	57		
R2	4.5	POW – North Façade – West Row	58	58		
R3	4.5	POW – North Façade – 1 st North Row	58	58		
R4	4.5	POW – East Façade – 1 st North Row	55	55		
R5	1.5	OLA – Backyard – 1 st North Row	59	N/A*		
R6	1.5	OLA – Backyard – West Row	55	N/A*		

^{*}Nighttime noise levels are not considered as per NPC-300

5.2 Noise Control Measures

The noise levels predicted due to rail traffic exceed the criteria listed in Section 4.2 for building components. As discussed in Section 4.3, the anticipated STC requirements for windows have been estimated based on the overall noise reduction required for each intended use of space (STC = outdoor noise level – targeted indoor noise levels). Detailed STC calculations will be required to be completed prior to building permit application for each unit type. The STC requirements for the windows are summarized below for various units within the development (see Figure 4):



Bedroom Windows

(i) Bedroom windows facing north, as specified in Figure 4, will require a minimum STC of 26.

• Living Room Windows

(ii) Living room windows facing north, as specified in Figure 4, will require a minimum STC of 21.

Exterior Walls

(i) Exterior wall components on north façades will require a minimum STC of 45, which will be achieved with brick cladding or an acoustical equivalent according to NRC test data⁵.

The STC requirements apply to windows, doors, spandrel panels and curtainwall elements. Exterior wall components on these façades are recommended to have a minimum STC of 45, where a window/wall system is used. A review of window supplier literature indicates that the specified STC ratings can be achieved by a variety of window systems having a combination of glass thickness and inter-pane spacing. We have specified an example window configuration, however several manufacturers and various combinations of window components, such as those proposed, will offer the necessary sound attenuation rating. It is the responsibility of the manufacturer to ensure that the specified window achieves the required STC. This can only be assured by using window configurations that have been certified by laboratory testing. The requirements for STC ratings assume that the remaining components of the building are constructed and installed according to the minimum standards of the Ontario Building Code. The specified STC requirements also apply to swinging and/or sliding patio doors.

Results of the calculations also indicate that the development will require central air conditioning, which will allow occupants to keep windows closed and maintain a comfortable living environment. In addition to ventilation requirements, Warning Clauses will also be required in all Lease, Purchase and Sale Agreements, as summarized in Section 6.

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⁵ J.S. Bradley and J.A. Birta. Laboratory Measurements of the Sound Insulation of Building Façade Elements, National Research Council October 2000.

GRADIENTWIND

ENGINEERS & SCIENTISTS

6. CONCLUSIONS AND RECOMMENDATIONS

The results of the noise study indicate that noise levels at certain houses exceed 55 dBA during the

nighttime period (23:00-7:00), therefore, building components with a higher Sound Transmission Class

(STC) rating will be required. Noise levels at certain outdoor living areas (OLA) exceed 55 dBA which will

require a Warning Clause on all Lease, Purchase and Sale Agreements, as specified in Figure 4.

Results of the calculations also indicate that certain buildings in the development will require forced air

heating with provisions for central air conditioning which will allow occupants to keep windows closed

and maintain a comfortable living environment at the occupant's discretion, as specified in Figure 4. The

following Warning Clauses will also be required to be placed on Lease, Purchase and Sale Agreements, as

summarized below:

Type D

"This dwelling unit has been supplied with a central air conditioning system which will

allow windows and exterior doors to remain closed, thereby ensuring that the indoor

sound levels are within the sound level limits of the Municipality and the Ministry of the

Environment."

Type A

"Purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally

interfere with some outdoor activities as the sound levels may exceed the sound level limits of the

City and the Ministry of the Environment"

In addition to NPC-300 Warning Clauses the following CN Railway Warning Clause will be required in all

Lease, Purchase and Sale Agreements:

CN Warning Clause:

"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

7



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."

Off-site stationary noise impacts are not expected to be an issue since houses in the proposed development will not have rooftop HVAC equipment.

The immediate surroundings of the site include residential buildings and farm fields. As such, there are no significant existing stationary noise sources impacting the site.

This concludes rail noise assessment and report. If you have any questions or wish to discuss our findings, please advise us. In the interim, we thank you for the opportunity to be of service.

Sincerely,

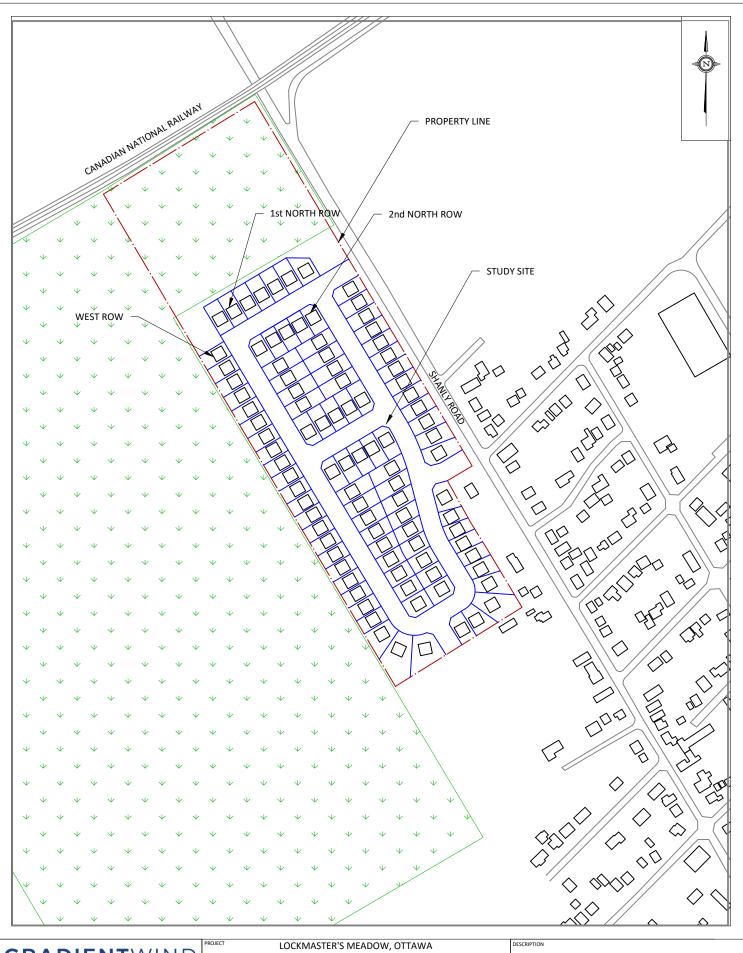
Gradient Wind Engineering Inc.

Caleb Alexander, B.Eng.
Junior Environmental Scientist

Gradient Wind File 21-139-Rail Noise

J. R. FOSTER ESTONATION NOTE OF ONTING

Joshua Foster, P.Eng. Principal



GRADIENTWIND

ENGINEERS & SCIENTISTS

127 WALGREEN ROAD, OTTAWA, ON 613 836 0934 • GRADIENTWIND.COM

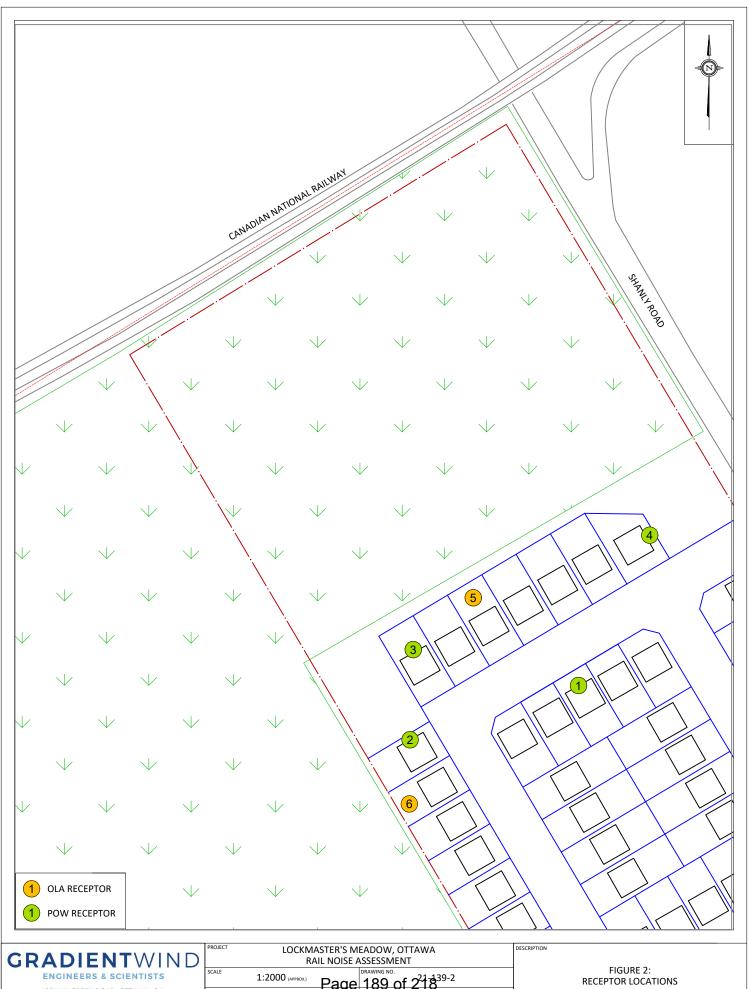
PROJECT LOCKMASTER'S MEADOW, OTTAWA
RAIL NOISE ASSESSMENT

SCALE 1:4000 (APPROX.)

DRAWING NO.
1,990 of 2115

1:4000 (APPROX.) Page | 188 of 21839-1 | C.A.

FIGURE 1: SITE PLAN AND SURROUNDING CONTEXT

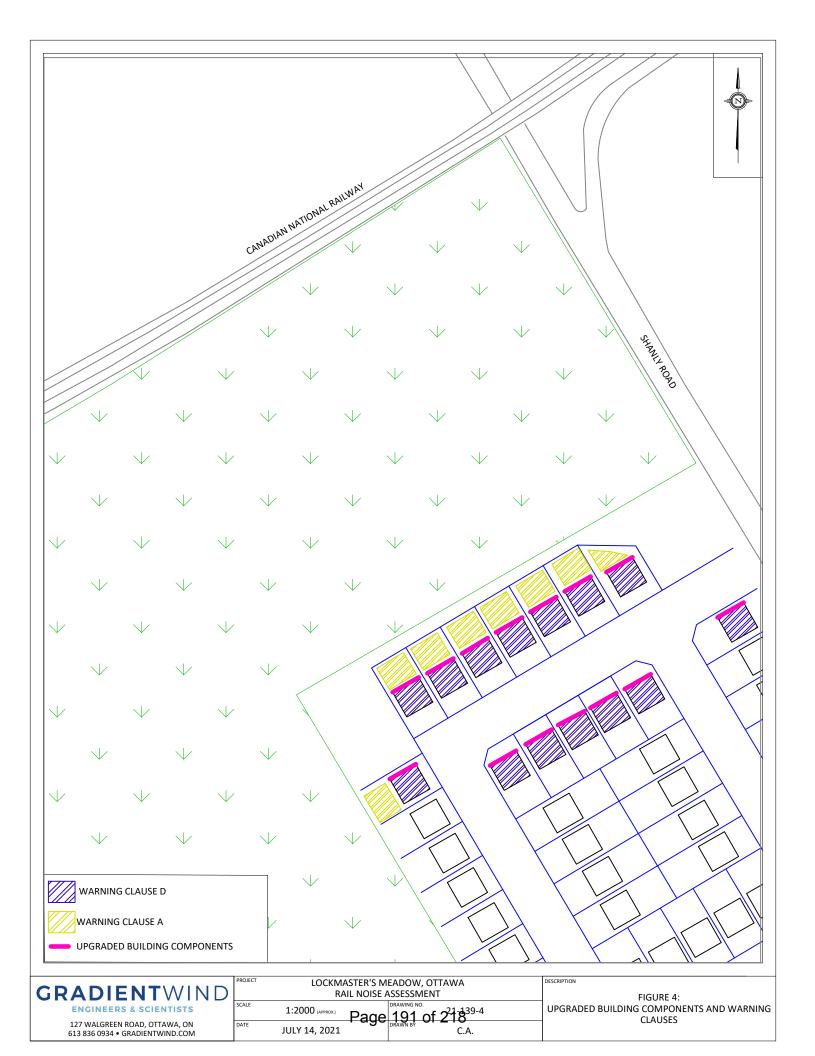


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Page 189 of 21839-2

JULY 13, 2021





From: Mallory, Elaine

To: Cherie.Mills; Dave Grant; Wendy Van Keulen
Cc: david.firstfin (david.firstfin@sympatico.ca)

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

Date: August 12, 2021 8:12:19 AM

Attachments: <u>image003.png</u>

Good morning:

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

Sincerely,

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



where lifestyle grows good business

From: Orpana, Jon (MECP) < Jon. Orpana@ontario.ca>

Sent: August 11, 2021 2:41 PM

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

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

Ltd.

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

Hello Elaine,

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

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

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

Regards,

Jon
Jon K. Orpana
Regional Environmental Planner
Environmental Assessment Branch

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

Phone: (613) 548-6918

Fax: (613) 548-6908

Email: jon.orpana@ontario.ca

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

Sent: August 11, 2021 12:25 PM

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

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

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

Good afternoon:

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

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

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

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

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

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



Sincerely,

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



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From: Mallory, Elaine

To: Cherie.Mills; david.firstfin (david.firstfin@sympatico.ca); Wendy Van Keulen; Dave Grant

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

Date: August 13, 2021 11:47:52 AM

Attachments: <u>image001.png</u>

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

Sincerely,

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



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From: Isaac.BORTOLUSSI@HydroOne.com <Isaac.BORTOLUSSI@HydroOne.com>

Sent: August 13, 2021 11:09 AM

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

Subject: UCLG - Part Lot 7, Concession 1, County Road 22- 07-T-10005 (EC)

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

Hello,

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

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

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

Best Wishes,

Isaac Bortolussi

Real Estate Manangement Student | Land Use Planning

on behalf of

Dennis De Rango

Specialized Services Team Lead | Real Estate

From: Mallory, Elaine < <u>Elaine.Mallory@uclg.on.ca</u>>
Sent: Wednesday, August 11, 2021 12:31 PM

To: LANDUSEPLANNING < <u>LandUsePlanning@HydroOne.com</u>>

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

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

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

Sincerely,

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



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From: Mallory, Elaine

Sent: August 11, 2021 12:25 PM

To: Fraser, Karen < Karen.Fraser@uclg.on.ca; James Holland (jholland@nation.on.ca; Reid, Joseph < Joseph.Reid@healthunit.org; Bonnie Norton (Bonnie.Norton@cdsbeo.on.ca)

<Bonnie.Norton@cdsbeo.on.ca>; planning@ucdsb.on.ca; benoit.duquette@cepeo.on.ca; Bell Circulations Intake, Planning (circulations@wsp.com) < circulations@wsp.com>; Ryan Courville (planninganddevelopment@bell.ca)

<planninganddevelopment@bell.ca>; Jeremy Godfrey (Jeremy.godfrey@bell.ca) < Jeremy.godfrey@bell.ca>; Dennis

De Rango (landuseplanning@hydroone.com) < landuseplanning@hydroone.com >;

Jon Orpana (jon.orpana@ontario.ca) <jon.orpana@ontario.ca>

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

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

Good afternoon:

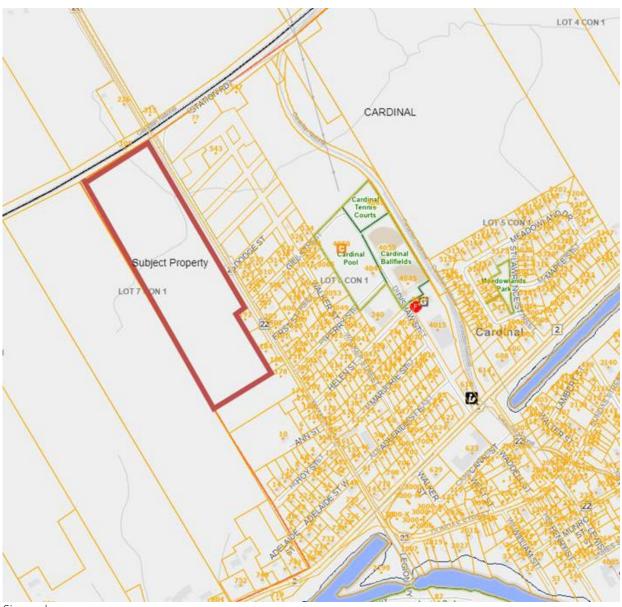
Re: Amendment to Draft Approved Plan of Subdivision 07-T-10005 – Edwardsburgh Developments Ltd. (now referred to as Lockmaster's Meadow Subdivision) Part Lot 7, Concession 1, County Road 22 (Assessment Roll 070170101007200) Township of Edwardsburgh Cardinal

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

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

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

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



Sincerely,

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



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From: Mallory, Elaine

To: david.firstfin (david.firstfin@sympatico.ca); Wendy Van Keulen; Cherie.Mills

Cc: <u>Dave Grant</u>

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

Grenville

Date: August 25, 2021 9:53:29 AM

Attachments: <u>image001.png</u>

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

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

Sincerely,

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



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

Sent: August 23, 2021 1:56 PM

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

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

Leeds and Grenville

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2021-08-23

Elaine Mallory

Edwardsburgh/Cardinal, Ontario, K6V 4N6

Attention: Elaine Mallory

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

Our File No. 91113

Dear Sir/Madam,

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning

Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hqs7pbKI

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From: Ashkan Matlabi on behalf of Proximity

To: "sabbyduthie@gmail.com"; "david.firstfin@sympatico.ca"

Subject: 2021-07-23_CN_RES_Lockmasters Meadow Project, Shanly Road, Cardinal

Attachments: image001.png Letter+Noise+Traffic+Plan.pdf

Hello Sabby, David,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is adjacent to CN's Main Line. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the implementation of the following criteria:

- 1. The nearest dwellings are proposed to be at over 160m from CN right of way, therefore, a safety berm will not usually be required. However, since the open space separating the development from CN right of way is projected to be a park, CN recommends a safety berm parallel to the railway rights-of-way with returns at the ends, 2.5 meters above grade at the property line, with side slopes not steeper than 2.5 to 1. Unless the park area accessible to public will be limited to the section located at over 120m from CN right of way. The height of the berm may be reduced proportionally to the distance separating the designated park area. Past the 120m limit there will be no requirements for a berm. For example, if the park area accessible to public is to be located at 60m from CN right of way, the required berm should be 1.25m tall. The safety berm and its characteristics must be illustrated on the site plan as well as the limits of the park area accessible to public.
- 2. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line. The safety fence and its characteristics must be illustrated on the site plan.
- 3. Since the development is partially located within 300m of CN main line, the Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant. CN will review the Noise report and will provide you with feed back to see if mitigation measures will be required.
- 4. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof.

There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- 5. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway. The drainage plan indicates that all storm waters from the development will be directed to a pond and than into an existing ditch flowing away from CN property. However, CN will require a technical memo prepared by the project engineer explaining the design concept and confirming that all storm waters will be directed away from CN right of way.
- 6. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and noise isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- 7. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- 8. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN (within 300 metres from CN right of way).

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

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

Best regards

wsp.com

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

From: Mallory, Elaine

To: Wendy Van Keulen; david.firstfin (david.firstfin@sympatico.ca)

Cc: <u>Cherie.Mills</u>

Subject: UCLG Engineering Comments on Amendment to 07-T-10005 – Lockmasters Meadow (County Road 22)/Condition

Clearance Request

Date: September 13, 2021 3:44:38 PM

Attachments: <u>image001.png</u>

SUBDIVISION PLAN 07-21-21.pdf

TIS - June 14th Final.pdf

Draft Conditions - Proposed Changes.pdf

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

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

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

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

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

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

Sincerely,

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



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From: Mallory, Elaine

To: Wendy Van Keulen; david.firstfin (david.firstfin@sympatico.ca)

Cc: <u>Cherie.Mills</u>; <u>Kester, Rick</u>

Subject: UCLG Planning Comments on Amendment to 07-T-10005 – Lockmasters Meadow (County Road 22)

Date: September 13, 2021 3:47:34 PM

Attachments: <u>image001.png</u>

Table 1 PPS 2020 - Income & Ownership.pdf
Table 2 PPS 2020 - Ownership 10% below resale.pdf
Table 3 PPS 2020 - Rent based on income.pdf
Table 4 PPS 2020 - Ave apt rents.pdf

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

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

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

Sincerely,

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

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

		10th Percentile		20th Percentile		30th Percentile		40th Percentile		50th Percentile		60th Percentile		70th Percentile		80th Percentile		90th Percentile
	10th Income	Affordable	20th Income		30th Income	Affordable	40th Income	Affordable	50th Income	Affordable	60th Income	Affordable	70th Income	Affordable	80th Income	Affordable	90th Income	Affordable
Regional Market Area	Percentile	House Price	Percentile	House Price	Percentile	House Price	Percentile	House Price	Percentile	House Price	Percentile	House Price	Percentile	House Price	Percentile	House Price	Percentile	House Price
Ontario	\$22,800	\$82,800	\$37,100	\$134,800	\$50,700	\$184,200	\$65,000	\$236,100	\$80,700	\$293,200	\$98,500	\$357,800	\$119,700	\$434,900	\$149,100	\$541,700	\$198,400	\$720,800
City of Toronto	\$19,000			\$111,200	\$43,200	\$156,900				\$259,800	\$89,000	\$323,300	\$110,600	\$401,800				
Central	\$27,400			\$158,000	\$58,800	\$213,600				\$333,100		\$401,100	\$133,200	\$483,900				
Regional Municipality of Durham	\$30,800			\$175,500	\$64,400	\$234,000			\$97,600	\$354,600		\$421,400	\$137,600	\$499,900				
Regional Municipality of Halton	\$34,200				\$73,000	\$265,200			\$112,100	\$407,200		\$488,600	\$161,800	\$587,800				
City of Hamilton	\$22,000				\$46,900	\$170,400				\$272,800		\$336,400	\$112,700	\$409,400				
District Municipality of Muskoka	\$23,500			\$130,800	\$47,900	\$174,000				\$268,100		\$322,600	\$105,000	\$381,500				
Regional Municipality of Niagara	\$22,500				\$45,800	\$166,400			\$70,800	\$257,200		\$312,100	\$104,200	\$378,500				
Regional Municipality of Peel	\$30,200			\$170,400	\$62,000	\$225,200				\$340,800		\$404,000	\$132,300	\$480,600				
County of Simcoe	\$26,400				\$54,300	\$197,300				\$301,900		\$362,200	\$119,100	\$432,700				
Regional Municipality of York	\$29,700				\$65,200	\$236,900				\$378,200		\$457,400	\$151,600	\$550,700				
Eastern	\$23,300			\$137,300	\$51,500	\$187,100				\$293,500		\$355,300	\$118,100	\$429,000				
City of Cornwall	\$21,100				\$40,900	\$148,600			\$65,100	\$236,500			\$96,200	\$349,500				
County of Hastings	\$22,000				\$43,400	\$157,700				\$241,600		\$288,100	\$95,800	\$348,000				
Kawartha Lakes Division	\$23,300				\$47,700	\$173,300			\$73,000	\$265,200		\$315,300	\$104,700	\$380,400				
Haliburton County	\$20,500				\$40,400	\$146,800			\$63,400	\$230,300		\$272,800	\$89,700	\$325,900				
City of Kawartha Lakes + Haliburton	\$22,500				\$45,900	\$166,700				\$256,500		\$305,500	\$101,000	\$366,900				
City of Kingston	\$22,000				\$47,800	\$173,700				\$273,900			\$110,100	\$400,000				
County of Lanark	\$23,700 \$23,400				\$50,300	\$182,700 \$174,400			\$77,800	\$282,600 \$269,600		\$340,400 \$323,300	\$111,700	\$405,800				
UC of Leeds and Grenville					\$48,000								\$106,000	\$385,100				
County of Lennox and Addington	\$25,200 \$23,800				\$50,700	\$184,200			\$77,900	\$283,000		\$334,600	\$108,300	\$393,400				
Prince Edward Division				\$130,800	\$47,300	\$171,800			\$72,800	\$264,500		\$311,700	\$103,400	\$375,600				
County of Lennox & Addington + Prince Edward Division	\$24,700 \$24,900				\$49,400	\$179,500			\$76,000	\$276,100		\$325,500 \$330,200	\$106,400	\$386,500				
County of Northumberland	\$24,900 \$24.600				\$50,200	\$182,400				\$277,600			\$108,800	\$395,300 \$494.800				
City of Ottawa	\$24,600				\$59,500	\$216,200			\$93,400	\$339,300 \$255,800		\$409,100	\$136,200 \$103,100	\$494,800 \$374.600				
City of Peterborough UC of Prescott and Russell	\$22,100 \$25,500				\$44,900 \$54,600	\$163,100 \$198,400			\$70,400 \$85,500	\$255,800		\$308,800 \$371,600	\$103,100	\$374,600				
County of Renfrew	\$25,500				\$47,000	\$198,400				\$267.700		\$371,600	\$121,700	\$379.600				
Southwestern	\$23,000				\$48,900	\$177,600	40.,000		\$76,500	\$207,700		\$336,400	\$111,900	\$406.500				
City of Brantford	\$24,200				\$47,700	\$177,000			\$74,700	\$271,400		\$329,100	\$109,000	\$396,000				
County of Bruce	\$23,600				\$49,400	\$179,500				\$285,200			\$119,400	\$433.800				
Municipality of Chatham-Kent	\$20,700				\$41,500	\$150,800				\$230,000			\$94,000	\$341,500				
County of Dufferin	\$29,700				\$65,100	\$236,500				\$353,500			\$135,500	\$492,300				
County of Grev	\$21,700				\$43,900	\$159,500				\$248,500		\$299,000	\$100,500	\$365,100				
County of Huron	\$23,600				\$46,900	\$170,400				\$260,500		\$313,500	\$103,200	\$374,900				
County of Lambton	\$23,000				\$48,900	\$177,600			\$77,200	\$280,500		\$341,100	\$113,900	\$413,800				
City of London	\$20,400				\$44,500	\$161,700			\$70,400	\$255,800		\$314,600	\$105,500	\$383,300				
County of Norfolk	\$24,600				\$50,000	\$181,600			\$76,800	\$279.000		\$333,100	\$109,500	\$397,800				
County of Oxford	\$25.700				\$51,800	\$188,200				\$285,500		\$338,900	\$110,700	\$402,200				
City of St. Thomas	\$23,500				\$47,500	\$172,600				\$262,300			\$102,800	\$373,500				
City of Stratford	\$24,900			\$141,000	\$50,500	\$183,500				\$277,600		\$329,500	\$108,700	\$394,900				
Regional Municipality of Waterloo	\$25,300				\$54,200	\$196,900			\$84,300	\$306,300		\$368,000	\$121,400	\$441,000				
County of Wellington	\$26,400	\$95,900	\$42,700	\$155,100	\$57,200	\$207,800	\$71,700	\$260,500	\$88,400	\$321,100	\$105,800	\$384,400	\$126,100	\$458,100	\$154,300	\$560,600	\$198,500	\$721,100
City of Windsor	\$21,100				\$46,300	\$168,200			\$72,600	\$263,700		\$322,600	\$108,200	\$393,100				
Northeastern	\$21,300				\$43,800	\$159,100				\$254,700		\$315,300	\$106,700	\$387,600				
Algoma District	\$20,400			\$108,300	\$40,400	\$146,800	\$50,900	\$184,900		\$231,400	\$79,000	\$287,000	\$98,200	\$356,700	\$123,400	\$448,300	\$160,100	
Algoma DSSAB	\$20,900	\$75,900	\$29,500	\$107,200	\$39,100	\$142,000	\$48,700	\$176,900	\$59,700	\$216,900	\$74,600	\$271,000	\$92,200	\$335,000	\$118,000	\$428,700	\$155,800	\$566,000
Cochrane DSSAB	\$21,900			\$121,700	\$45,400	\$164,900			\$75,000	\$272,500		\$339,300	\$113,800	\$413,400				
City of Greater Sudbury	\$21,800	\$79,200	\$35,300	\$128,200	\$48,700	\$176,900	\$62,500	\$227,100	\$77,800	\$282,600	\$96,200	\$349,500	\$118,500	\$430,500	\$146,900	\$533,700	\$191,100	\$694,200
Manitoulin District	\$15,800		\$24,200		\$34,800	\$126,400	\$43,800	\$159,100	\$55,400	\$201,300	\$67,000	\$243,400	\$83,000	\$301,500	\$101,100	\$367,300	\$135,600	\$492,600
Sudbury District	\$21,500	\$78,100	\$33,800	\$122,800	\$46,300	\$168,200	\$57,200	\$207,800	\$70,900	\$257,600	\$87,200	\$316,800	\$104,600	\$380,000	\$126,900	\$461,000	\$165,800	\$602,300
Manitoulin - Sudbury DSSAB	\$22,100		\$33,800	\$122,800	\$45,300	\$164,600	\$56,100	\$203,800	\$68,900	\$250,300	\$83,900	\$304,800	\$100,800	\$366,200	\$123,300	\$447,900	\$161,600	\$587,100
Nipissing DSSAB	\$20,300	\$73,700	\$30,600	\$111,200	\$40,800	\$148,200	\$52,700	\$191,500	\$65,800	\$239,000	\$81,200	\$295,000	\$99,700	\$362,200	\$123,600	\$449,000	\$162,600	\$590,700
Parry Sound DSSAB	\$22,400	\$81,400	\$33,500	\$121,700	\$43,500	\$158,000	\$54,300	\$197,300	\$66,000	\$239,800	\$79,700	\$289,500	\$96,800	\$351,700	\$116,200	\$422,100	\$155,400	\$564,600
City of Sault Ste. Marie	\$20,500				\$42,000	\$152,600				\$243,000		\$301,200	\$101,800					
Timiskaming DSSAB	\$19,800			\$104,600	\$38,800	\$141,000			\$64,800	\$235,400		\$292,800	\$100,400	\$364,700				
Northwestern	\$22,500	\$81,700	\$35,600	\$129,300	\$48,400	\$175,800	\$61,900	\$224,900	\$76,700	\$278,600	\$92,800	\$337,100	\$112,800	\$409,800	\$137,200	\$498,400	\$178,000	\$646,700
Kenora DSSAB	\$25,000	\$90,800	\$39,500	\$143,500	\$54,500	\$198,000				\$302,600		\$366,900	\$121,400	\$441,000	\$146,000			\$675,700
Rainy River DSSAB	\$21,900	\$79,600	\$33,000	\$119,900	\$45,200	\$164,200	\$59,300	\$215,400	\$72,800	\$264,500	\$87,900	\$319,300	\$107,600	\$390,900	\$132,900	\$482,800	\$169,000	\$614,000
Thunder Bay DSSAB	\$22,100	\$80,300	\$34,800	\$126,400	\$47,200	\$171,500	\$60,300	\$219,100	\$74,800	\$271,700	\$91,500	\$332,400	\$111,000	\$403,300	\$135,300	\$491,500	\$176,100	\$639,800

Assumptions: Gross Debt Service (GDS) = 30.0% of Gross Household Income Down Payment = 5.0% Estimated Property Tax Rate = 0.125% of House Value/Month Mortgage Rate = 4.95% CMHC Mortgage Loan Insurance Premium = 4.0% of Loan Amount Years of Amortization = 25

1. Prices are based on data from Statistics Canada (Gross household incomes from 2016 Census of Population, Consumer Price Index (Ontario) from CANSIM Table 18-10-0005-01), Canada Mortgage and Housing Corporation (Mortgage Rates).

2. In the PPS, a regional market area effers to an area, generally broader than a lower tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single tier municipality will normally serve as the regional market area extends significantly beyond upper or single tier boundaries, it may include a combination of upper, single and/or lower-lowe

tier municipalities.

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

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

Table 2. Average Resale House File and 10% Below		
Regional Market Area	Average Resale Price 2020	10% Below Average Resale Price
Ontario	\$596,986	\$537,287
City of Toronto	\$957,539	\$861,785
Central	\$772,484	\$695,236
Regional Municipality of Durham	\$649,089	\$584,180
Regional Municipality of Halton	\$913,615	\$822,254
City of Hamilton	\$573,975	\$516,578
District Municipality of Muskoka	\$585,441	\$526,897
Regional Municipality of Niagara	\$468,166	\$421,349
Regional Municipality of Peel	\$783,287	\$704,958
County of Simcoe	\$549,556	\$494,600
Regional Municipality of York	\$1,011,265	\$910,139
Eastern	\$380,928	\$342,835
City of Cornwall	\$266,197	\$239,577
County of Hastings	\$332,917	\$299,625
City of Kawartha Lakes	\$460,943	\$414,849
City of Kingston	\$442,321	\$398,089
County of Lanark	\$354,442	\$318,998
UC of Leeds and Grenville	\$328,179	\$295,361
County of Lennox and Addington	\$530,868	\$477,781
County of Northumberland	\$467,041	\$420,337
City of Ottawa	\$505,475	\$454,928
City of Peterborough	\$466,234	\$419,611
UC of Prescott and Russell	\$321,233	\$289,110
County of Renfrew	\$283,704	\$255,334
Southwestern	\$450,063	\$405,057
City of Brantford	\$467,335	\$420,602
County of Bruce	\$395,990	\$356,391
Municipality of Chatham-Kent	\$273,301	\$245,971
County of Dufferin	\$644,591	\$580,132
County of Grey	\$453,301	\$407,971
County of Huron	\$378,776	\$340,898
County of Lambton	\$359,297	\$323,367
City of London	\$437,418	\$393,676
County of Norfolk	\$425,928	\$383,335
County of Oxford	\$429,726	\$386,753
City of St. Thomas	\$357,189	\$321,470
City of Stratford	\$437,622	\$393,860
Regional Municipality of Waterloo	\$541,819	\$487,637
County of Wellington	\$599,487	\$539,538
City of Windsor	\$339,447	\$305,502
Northeastern	\$284,438	\$255,994
Algoma DSSAB	\$200,245	\$180,221
Cochrane DSSAB	\$215,989	\$194,390
City of Greater Sudbury	\$323,412	\$291,071
Manitoulin-Sudbury DSSAB	\$235,704	\$212,134
Nipissing DSSAB	\$302,138	\$271,924
Parry Sound DSSAB	\$445,841	\$401,257
Sault Ste. Marie DSSAB	\$260,170	\$234,153
Timiskaming DSSAB	\$217,377	\$195,639
Northwestern	\$276,090	\$248,481
Kenora DSSAB	\$289,212	\$260,291
Rainy River DSSAB	\$219,153	\$197,238
Thunder Bay DSSAB	\$277,081	\$249,373
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Source: Real Property Solutions House Price Index

Notes

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

Table 3: Renter Household Incomes and Affordable Rents, 2020

		10th Percentile		20th Percentile		30th Percentile		40th Percentile		50th Percentil	е	60th Percentile		70th Percentile		80th Percentile		90th Percentile
	10th Income	Affordable	20th Income	Affordable		Affordable	40th Income	Affordable	50th Income	Affordable	60th Income	Affordable	70th Income	Affordable	80th Income	Affordable	90th Income	Affordable
Regional Market Area	Percentile	Rent	Percentile	Rent		Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent	Percentile	Rent
Ontario	\$14,500				\$28,100	\$700	\$36,300						\$68,200					
City of Toronto	\$13,000				\$29,600	\$740	\$39,000		\$49,300				\$74,900					
Central	\$15,200				\$30,100	\$750	\$38,200		\$47,000									
Regional Municipality of Durham	\$16,200				\$30,300	\$760	\$38,100					\$1,430						
Regional Municipality of Halton	\$19,200				\$37,700	\$940	\$47,800		\$59,200									
City of Hamilton	\$14,500				\$25,600	\$640	\$32,400											
District Municipality of Muskoka	\$15,200				\$25,300 \$24,900	\$630	\$32,000		\$40,800									
Regional Municipality of Niagara	\$14,800 \$15,800				\$24,900 \$34.300	\$620 \$860	\$31,100 \$43,500		\$37,900 \$53,400									
Regional Municipality of Peel County of Simcoe	\$15,800 \$16,100				\$34,300	\$860 \$750	\$43,500		\$53,400 \$46,300			\$1,600						
Regional Municipality of York	\$14,700				\$30,000	\$750 \$790	\$40,500					\$1,400						
Eastern	\$14,700				\$27,700	\$790 \$690	\$40,500											
City of Cornwall	\$14,900				\$27,700	\$690 \$590	\$28,900											
City of Cornwall County of Hastings	\$15,000				\$23,400	\$590 \$650	\$28,900											
Kawartha Lakes Division	\$13,300				\$28,000	\$650 \$580	\$29,600						\$50,100					
Haliburton County	\$12,100				\$23,500	\$540	\$25,800											
City of Kawartha Lakes + Haliburton	\$12,100				\$23,100	\$540 \$580	\$29,100											
City of Kawarina Lakes + Haliburton	\$14,700				\$23,100	\$680	\$34,200		\$42,300				\$62,100				+0.,000	
County of Lanark	\$15,000				\$25,200	\$630	\$34,200		\$38,000									
UC of Leeds and Grenville	\$15,000				\$25,200	\$630	\$30,500											
County of Lennox and Addington	\$15,100				\$25,300	\$630	\$31,400											
Prince Edward Division	\$15,100				\$26,200	\$660	\$33,800						\$56,400					
County of Lennox & Addington + Prince Edward Division	\$15,000				\$25,900	\$650	\$32,100											
County of Northumberland	\$15,100				\$25,700	\$640	\$32,200											
City of Ottawa	\$14,300				\$31,300	\$780	\$40.800		\$50,700									
City of Peterborough	\$14,500				\$24,300	\$610	\$30,200											
UC of Prescott and Russell	\$16,200				\$26,700	\$670	\$32,900		\$39,600									
County of Renfrew	\$15,100				\$26,200	\$660	\$33,100											
Southwestern	\$14,400				\$26,300	\$660	\$33,500											
City of Brantford	\$15,700	\$390	\$21,700	\$540	\$27,000	\$680	\$33,500	\$840	\$40,500	\$1.01	0 \$48,300	\$1,210	\$58,400			\$1,780	\$93,800	\$2,350
County of Bruce	\$14,900	\$370	\$20,500	\$510	\$24,700	\$620	\$31,500	\$790	\$39,000	\$98	\$47,500	\$1,190	\$60,800	\$1,520	\$75,70	\$1,890	\$101,600	\$2,540
Municipality of Chatham-Kent	\$14,500	\$360			\$23,100	\$580	\$28,500											
County of Dufferin	\$16,200	\$410	\$22,700	\$570	\$28,500	\$710	\$37,000	\$930	\$47,500	\$1,19	\$58,600	\$1,470	\$71,400	\$1,790	\$84,90	\$2,120	\$111,500	\$2,790
County of Grey	\$15,000	\$380	\$19,600	\$490	\$23,800	\$600	\$29,500	\$740	\$35,800	\$90	0 \$42,900	\$1,070	\$53,400	\$1,340	\$65,30	\$1,630	\$87,900	\$2,200
County of Huron	\$15,100	\$380	\$21,400	\$540	\$26,000	\$650	\$32,100	\$800	\$39,900	\$1,00	948,800	\$1,220	\$59,200	\$1,480	\$74,00	\$1,850	\$96,500	\$2,410
County of Lambton	\$14,100				\$24,500	\$610	\$30,700		\$37,600				\$57,300					
City of London	\$12,600	\$320	\$19,300	\$480	\$25,300	\$630	\$32,100	\$800	\$39,600	\$99	947,900	\$1,200	\$58,000	\$1,450	\$71,60	\$1,790	\$93,800	\$2,350
County of Norfolk	\$15,200				\$25,800	\$650	\$33,200		\$40,400									
County of Oxford	\$16,000				\$28,700	\$720	\$36,500	\$910	\$44,400	\$1,11	0 \$52,800	\$1,320	\$63,400	\$1,590	\$78,50	\$1,960	\$103,100	
City of St. Thomas	\$15,000				\$25,100	\$630	\$31,100		\$37,000									
City of Stratford	\$15,200				\$29,600	\$740	\$37,500		\$45,700									
Regional Municipality of Waterloo	\$15,200				\$30,900	\$770	\$39,000		\$47,600									
County of Wellington	\$15,100				\$30,200	\$760	\$39,300		\$48,500									
City of Windsor	\$11,800				\$22,600	\$570	\$29,200		\$35,600				\$53,200					
Northeastern	\$14,700				\$23,800	\$600	\$29,700					\$1,130	\$55,300					
Algoma District	\$13,600				\$22,500	\$560	\$26,700											
Algoma DSSAB	\$14,800				\$23,000	\$580	\$26,300		\$31,900				\$47,200					
Cochrane DSSAB	\$15,300				\$24,500	\$610	\$31,100											
City of Greater Sudbury	\$14,300				\$25,600	\$640	\$32,700											
Manitoulin District	\$11,300				\$20,500	\$510	\$24,900		\$33,000				\$48,900					
Sudbury District	\$14,000				\$22,200	\$560	\$29,100		\$36,100									
Manitoulin - Sudbury DSSAB	\$14,400				\$22,200	\$560	\$29,100											
Nipissing DSSAB	\$15,000				\$23,300	\$580	\$29,100											
Parry Sound DSSAB	\$15,200				\$23,300	\$580	\$29,700											
City of Sault Ste. Marie	\$13,200				\$22,300	\$560	\$26,700		\$32,100									
Timiskaming DSSAB	\$14,700				\$21,800	\$550	\$26,500		\$33,200									
Northwestern	\$13,900				\$24,100	\$600	\$30,200											
Kenora DSSAB	\$16,100				\$27,100	\$680	\$35,200		\$44,500									
Rainy River DSSAB	\$14,000				\$22,900	\$570	\$27,000											
Thunder Bay DSSAB	\$13,300	\$330	\$19,000	\$480	\$23,500	\$590	\$29,200	\$730	\$36,700	\$92	945,000	\$1,130	\$55,700	\$1,390	\$70,80	0 \$1,770	\$96,500	\$2,410

Notes:
1. Monthly rent = 30% of monthly income. Affordable rent calculations are based on renter household incomes
2. In the PPS, a regional market area extends significantly beyond upper or single tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper or single tier boundaries, it may include a combination

^{3. 2020} household incomes estimated based on Consumer Price Index (Ontario) and 2015 reported incomes from Statistics Canada Census of Population, 2016

Average Apartment Rents, Ontario, 2020

Table 4. Average Rent by Bedroom Count

	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total Bedroom
Regional Market Area	Rent	Rent	Rent	Rent	Rent	Rent
Ontario	\$1,080	\$1,241	\$1,408	\$1,664	\$2,303	\$1,340
City of Toronto	\$1,211	\$1,430		\$1,887	\$2,655	\$1,538
Central	\$1,197	\$1,409			\$2,327	\$1,515
Regional Municipality of Durham	\$936	\$1,177	\$1,350	\$1,489	**	\$1,312
Regional Municipality of Halton	\$1,166	\$1,435		\$1,839	**	\$1,582
City of Hamilton	\$866	\$1,033		\$1,384	**	\$1,113
District Municipality of Muskoka	\$693	\$925			**	\$1,091
Regional Municipality of Niagara	\$778	\$958			**	\$1,073
Regional Municipality of Peel	\$1,037	\$1,376			\$1,671	\$1,484
County of Simcoe	\$865	\$1,064		\$1,562	**	\$1,189
Regional Municipality of York	\$995	\$1,369		\$1,740	**	\$1,465
Eastern	\$962	\$1,178			\$2,824	\$1,269
City of Cornwall	\$684			\$895	**	\$839
County of Hastings	\$835	\$1,036		\$1,337	**	\$1,126
City of Kawartha Lakes	\$629	\$979		\$1,358	**	\$1,121
Haliburton County	**	**		**	**	**
City of Kawartha Lakes + Haliburton County	**	**		**	**	**
City of Kingston	\$871	\$1,148		. ,	\$2,648	\$1,284
County of Lanark	**	\$823	\$1,010	**	**	\$915
UC of Leeds and Grenville	\$752	\$872	\$980	\$961	**	\$945
County of Lennox and Addington	\$674	\$792		\$1,211	**	\$891
Prince Edward Division	**	\$799	\$978	**	**	\$914
County of Lennox & Addington + Prince Edward Division	\$635	\$795	\$953	\$1,211	**	\$899
County of Northumberland	\$982	\$1,106	\$1,237	\$1,483	**	\$1,212
City of Ottawa	\$1,000	\$1,244	\$1,524	\$1,752	**	\$1,359
City of Peterborough	\$819	\$990	\$1,191	\$1,427	\$1,429	\$1,124
UC of Prescott and Russell	**	\$637	\$930	\$742	**	\$848
County of Renfrew	\$601	\$718	\$915	\$913	**	\$854
Southwestern	\$793	\$1,002	\$1,191	\$1,295	**	\$1,110
City of Brantford	\$763	\$1,050	\$1,102	\$1,170	**	\$1,088
County of Bruce	**	\$784	\$1,110	\$1,195	**	\$1,014
Municipality of Chatham-Kent	\$613	\$767	\$886	\$846	**	\$833
County of Dufferin	**	\$1,117	\$1,468	**	**	\$1,274
County of Grey	\$676	\$818		\$1,082	**	\$920
County of Huron	**	\$710	\$911	**	**	\$798
County of Lambton	\$786	\$946		\$1,341	**	\$1,056
City of London	\$783	\$1,011	\$1,221	\$1,405	**	\$1,131
County of Norfolk	\$582	\$759		**	**	\$774
County of Oxford	\$683	\$1,062		\$1,123	**	\$1,190
City of St. Thomas	\$643	\$799	\$986	**	**	\$911
City of Stratford	\$716	\$889		\$1,182	**	\$981
Regional Municipality of Waterloo	\$863	\$1,076	. ,	\$1,359	**	\$1,221
County of Wellington	\$870	\$1,189			\$1,728	\$1,273
City of Windsor	\$714				**	\$947
Northeastern	\$657	\$860		\$1,148	**	\$973
Algoma District	\$590	\$757			**	\$840
Algoma DSSAB	**	**			**	ψ0+0 **
Cochrane DSSAB	\$619	\$899		\$1,204	**	\$981
City of Greater Sudbury	\$699	\$921	\$1,134		**	\$1,053
Manitoulin District	**	ψ921 **		ψ1,20 <i>1</i>	**	ψ1,000
Sudbury District	**	**		**	**	**
Manitoulin - Sudbury DSSAB	**	**			**	**
Nipissing DSSAB	\$623	\$814		\$1,157	**	\$930
Parry Sound DSSAB	φ023 **	Ф 014		φ1,13 <i>1</i>	**	ψ93(
•	**	**			**	*:
City of Sault Ste. Marie	**	**		**	**	*
Timiskaming DSSAB					**	
Northwestern	\$749 **	\$873			**	\$1,000
Kenora DSSAB	**	\$775 **			**	\$886
Rainy River DSSAB					**	
Thunder Bay DSSAB	\$732	\$880	\$1,092	\$1,250	**	\$1,007

Source: CMHC, Rental Market Survey, October 2020

^{**} Data suppressed to protect confidentiality, not statistically reliable or not available Contact: Marci Pernica * Housing Division * Housing.Research@ontario.ca



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Application for Community Improvement Plan Funding, 29 Bennett St

(Spencerville Pharmasave)

Purpose: To consider application S-04-21 for funding under the Property and Façade Improvement Program as part of the Community Improvement Plan.

Background: Edwardsburgh Cardinal welcomed Spencerville Pharmasave to the Village's downtown core earlier this year. Renovations were completed to the previously vacant building at 29 Bennett Street, with support from the Township's CIP program for signage on the exterior of the building.

Improvements continue on the property, with work being done to improve exterior and storefront display lighting fixtures. The owner reports that 3 fixtures in the soffit as well as the parking lot light are not operational due to broken ballasts as assessed by Beattie Dukelow Electric. An electrician first attempted to replace the bulbs, yet they burnt out shortly after the service call due to faulty or broken ballasts. The current fixtures are approximately 18 years old and overdue for replacement.

The application requests funding to support the replacement of 19 light fixtures with new, energy efficient LED devices. There are 5 fixtures located in the exterior soffit, 4 along the parking lot/side walls and 1 located in the parking lot (part of the raised parking lot lamp). Improvement plans also include an LED retrofit of 9 pot lights in the storefront display area.

The applicant confirms that lights will be installed and maintained to avoid light spill onto the County Road adjacent to the property.

Policy Implications: The applicant has consulted with the Community Development Coordinator and the application meets the General Eligibility Criteria and the Program Specific Criteria for the Property Façade & Improvement Program. Grants may be provided to eligible applicants for a total of 1/2 (50%) of the construction costs to a maximum of \$5,000.

Eligible project include (item f): "the addition of new lighting/upgrading of existing fixtures on exterior façade and in entrance and storefront display areas".

Financial Considerations: The applicant has submitted two quotes for the proposed works totaling between \$3,200 and \$4,497.

The maximum amount allowed under the Façade & Property Improvement program is \$5,000, and the amount of all grants under the CIP is not to exceed \$10,000. The property has received \$1,466.44 in funding this year for exterior signage as part of the Façade & Property Improvement Program. An additional \$3,533.56 could be awarded for this property under the program.

Recommendation: That Committee approves the application S-04-21 (Spencerville Pharmasave), reimbursing 50% of the actual costs to complete the property lighting improvements to a maximum of \$3533.56.

Community Development Coordinator

29 Bennett Street, Spencerville



Streetscape North



Streetscape South



Parking Lot Lights



Parking Pole



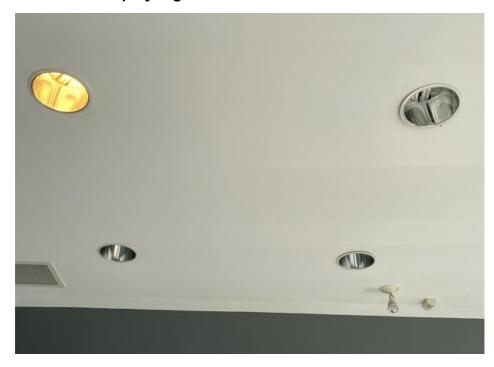
Entrance



Side Lights



Storefront Display Lights





TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Administration

Topic: Wayfinding Signs - Johnstown

Background: In 2018, Gordon Signs was awarded the replacement of existing decorative street signs in the downtown core of Spencerville and Cardinal, including the design and installation of new asset identification signage and wayfinding signage. The project was done under the MainStreet Revitalization Fund and completed in late fall of 2019.

There was some discussion about extending wayfinding signage to the Village of Johnstown. Staff have received pricing on the design and installation of two wayfinding signs at the intersection of CR2/Sophia and Sophia/Sutton Drive. The sample signs are illustrated in Figure 1 on the next page and the cost is \$4,300.00 plus non-rebated HST. The cost would be covered under Economic Development – Township Projects.

Next steps will be finalizing permissions from the United Counties of Leeds and Grenville for signage near a County Road, and then giving approval to the contractor to proceed with the work.



Figure 1

CAO