



REPORT N° AME-20-37-R

Date	05/08/2020
Submitted by	Claire Lemay
Subject	Draft Plan of Subdivision – Pt Lot C Con 5 – Paul Murphy & Hugues Giocondese
File N°	D-12-124

1) **NATURE/GOAL :**

The purpose of this report is to present an application for a draft plan of subdivision for the creation of 9 new lots having frontage on Clark Rd in the village of Clarence Point. The properties will be serviced by private well and septic systems.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the proposed subdivision of Part of Lot C, Concession 5 (Clark Road) submitted by Hugues Giocondese and Paul Murphy conforms to the Provincial Policy Statement 2020, conforms to the Official Plan of the United Counties of Prescott and Russell, and complies with the requirements of the City of Clarence-Rockland Zoning By-law 2016-10;

THAT Planning Committee recommend to Municipal Council the approval of the Draft Plan of Subdivision prepared by André P. Barrette, OLS, dated June 24, 2020 for the property described as Part of Lot C, Concession 5, in the village of Clarence Point, with the conditions of approval recommended by the Infrastructure and Planning Department staff in report AMÉ-20-37-R.

ATTENDUE QUE le lotissement proposé pour une Partie du lot C, concession 5 (chemin Clark) soumis par Hugues Giocondese et Paul Murphy est conforme à la Déclaration de principes provinciale, est conforme au Plan officiel des Comtés unis de Prescott et Russell, et est conforme au Règlement de zonage de la Cité de Clarence-Rockland 2016-10;

QUE le Comité d'aménagement recommande au Conseil municipal l'approbation de l'Ébauche de Plan de Lotissement préparé par André P. Barrette, AGO et daté le 24 juin 2020 pour la propriété décrite comme étant une partie du lot C, concession 5, dans le village de Clarence Point, avec les conditions d'approbation recommandées par le personnel du Département d'infrastructures et aménagement du territoire dans le rapport AMÉ-20-37-R.

4) **BACKGROUND :**

An application for a draft plan of subdivision was submitted by Paul Murphy and Hugues Giocondese on June 25, 2020. Public notices were sent to neighbouring property owners within 120m of the subject property and a notice was posted on the site at the corner of Clark Rd and Landry Rd on July 3rd.

The Draft Plan of Subdivision was prepared by André P. Barrette, OLS, and is dated June 24th, 2020; the plan was revised July 20th, 2020. The application was accompanied by a Summary Letter/Planning Rationale prepared by André P. Barrette, OLS, and a Phase 1 ESA and Hydrogeological Study. The Summary Letter and Draft Plan are attached with this report.

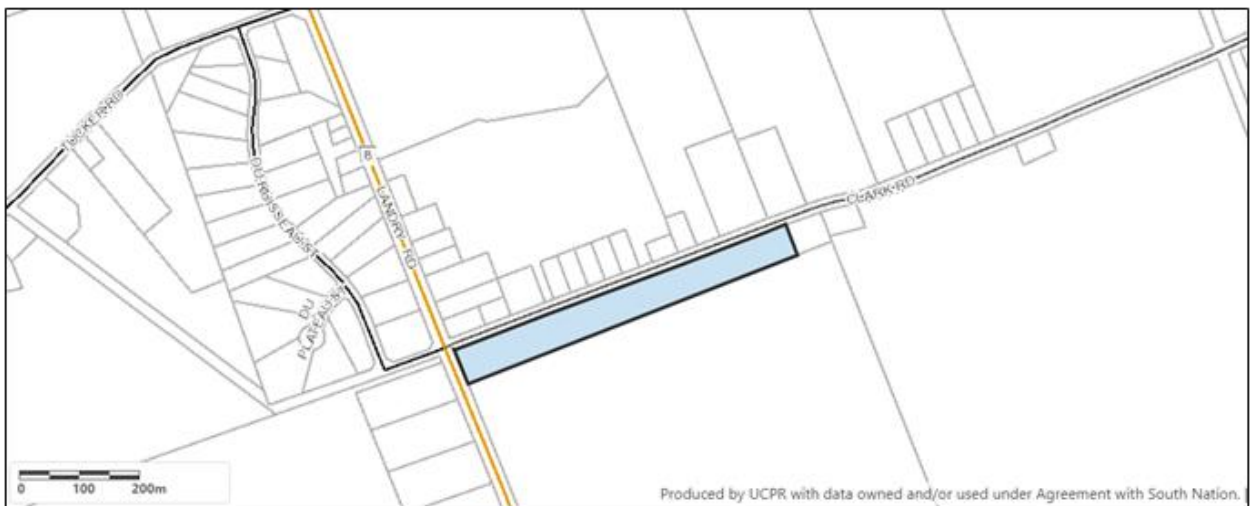


Figure 1: Location of the Subject Property

5) **DISCUSSION :**
Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The vision for Ontario's land use planning system as mentioned in Part IV of the PPS indicates that the wise management of development may involve directing, promoting or sustaining growth, and as such, long-term gains should take precedence over short-term gains.

Development is directed to settlement areas in policy 1.1.3 of the PPS. The village of Clarence Point is considered a rural settlement area. Section 1.1.4 further clarifies development appropriate for rural areas. Section 1.1.4.2 states: "In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted." Section 1.1.4.3 states that: "When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural

characteristics, the scale of development and the provision of appropriate service levels.

Section 1.6.6.4 of the PPS indicates that development on private services is permitted where “municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible,” provided that the site is suitable for the long-term provision of such services without negative impacts.

In the context of the subject property, the character of the area and service level available make the proposed development of single detached dwellings on private services appropriate.

United Counties of Prescott and Russell Official Plan

The property is identified under the Community Policy Area designation on Schedule “A” of the Official Plan of the United Counties of Prescott and Russell. This designation supports low and medium density residential uses.

2.3 Community Policy Area

Development is permitted on private services in villages that do not have municipal services available.

Section 2.3.6 of the UCPR OP states that: “2.3.6 On-Site Private Water and Sewer Services Continued development on the basis of private on-site water and sewer services is permitted provided that it can be demonstrated that the aquifer can provide a long term sustainable ground water supply of acceptable quality in accordance with Ministry of Environment and Climate Change guidelines and regulations, and that there is no negative environmental impact (or cumulative negative impact) resulting from the use of on site private water and sewer services.” A hydrogeological study has been submitted in support of this development application. The study will be reviewed and approved by South Nation Conservation.

Section 2.3.7 of the UCPR OP addresses residential policies for Community Policy Areas. A range and mix of housing types and densities are promoted. Due to the servicing constraints of the subject property, only low density residential uses are possible.

7.4.1 Plans of Subdivision

Section 7.4.1 of the Official Plan of the United Counties of Prescott and Russell sets out the technical, environmental, and planning and design criteria which must be considered in the review of an application for a draft plan of subdivision.

The proposal meets the criteria for technical considerations because the application is complete as per Section 51 (17) of the Planning Act and applicable regulations, the application conforms to the policies of the Official Plan, the application gives due consideration to the local

zoning by-law, and development charges will be assessed at a later date.

The proposal mostly meets the criteria for environmental considerations, however, the hydrogeological study been submitted in support of the application is incomplete and will have to be revised and resubmitted for review and approval by South Nation Conservation. South Nation Conservation is recommending that the decision regarding draft plan approval be deferred until a complete hydrogeological study has been submitted and reviewed. This is because the number of lots or lot size may be affected by the information in the hydrogeological study and because South Nation Conservation will have additional conditions of draft approval to be added once the review has been completed. A Phase I Environmental Site Assessment was completed and submitted in support of this application. A detailed grading plan, an erosion and sediment control plan, and a stormwater management plan as well as an Environmental Impact Study will be required to be completed by the applicant and approved by the City of Clarence-Rockland Infrastructure and Planning Department.

The proposal meets the planning and design considerations; the proposal is compatible with adjacent uses, consideration is given for road and emergency access, as access to each new lot is to be provided by an existing municipal road (Clark road). The analysis of the Planning Act Section 51 (24) criteria is further elaborated below.

City of Clarence-Rockland Zoning by-law No. 2016-10

The property is located within the "Village Residential First Density (RV1) Zone". This zone permits single detached dwellings as well as semi-detached and duplex dwellings and second dwellings. Depending on the results of the final review of the hydrogeological study, a Zoning By-law Amendment may be required in order to modify the number of units permitted on each lot to reflect the actual capacity of the land and aquifer for septic system infiltration and drinking water quality and quantity.

Planning Analysis

According to the Planning Act, Section 51, paragraph 24 stipulates that "in considering a Draft Plan of Subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality." Also, it shall have regards to the following 12 criteria:

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.

Section 2 of the Planning Act sets out a number of matters of provincial interest; these include the protection of ecological systems and agricultural and mineral resources and conservation of features of

architectural, cultural, historical, archaeological or scientific interest. The subject site is not in a prime agricultural area, and does not have identified cultural heritage or archaeological resources, nor is it identified as an area of potential mineral resource extraction. It is located within the settlement area. Private water and sewer services will be required for each lot. The proposal contributes to the adequate provision of housing.

b) whether the proposed subdivision is premature or in the public interest.

The proposed development is not premature. It is located on land within the settlement area of Clarence Point adjacent to the southern boundary of the settlement area. The northern side of Clark Road is and has been developed with single detached dwellings for many years. No municipal services are available; however, municipal services are not planned to be made available in this portion of the village in the foreseeable future.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any.

The proposed project conforms to the Official plan since it is currently under the Community Policy Area. There are no adjacent plans of subdivision which need to be considered for the purpose of connectivity of this proposed subdivision.

d) the suitability of the land for the purposes for which it is to be subdivided.

The site is suitable for a low-density residential development since it is located within the Community Policy Area of Clarence Point on an existing municipal road. The subject property is currently used for agricultural purposes and there are no natural hazards or environmental features to consider.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highway linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.

The project consists of 9 new lots, each having access on an existing municipal road. No new roads or pathways are proposed or recommended.

f) the dimensions and shapes of the proposed lots.

The dimensions and shapes of lots will be in conformity with the provisions of the Zoning By-law and the appropriate number of units for each lot will be determined by the hydrogeological study once it has been completed and reviewed and approved by South Nation Conservation.

g) the restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected and the restrictions, if any, on adjoining land.

There are no known restrictions.

h) conservation of natural resources and flood control.

The site does not contain any identified protected natural resources and is not within the floodplain.

i) the adequacy of utilities and municipal services.

The subject development will be serviced by private well and septic system. Arrangements with private utilities will be made by the developer.

j) the adequacy of school sites.

The proposed Subdivision will be served by existing French and English schools in Rockland.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

The proposal does not include any land to be dedicated to the municipality for park purposes. A payment of Cash-in-lieu of parkland shall be required in accordance with the Parkland Dedication By-law and which fulfills the Official Plan requirements for parkland dedication.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.

The homes to be built on the Subdivision will respect the Ontario Building Code which includes requirements for energy conservation.

6) CONSULTATION:

The virtual public meeting of the Planning Committee will be held August 5th, at which time comments from the public will be obtained. As of the date of the writing of this report, no comments from members of the public have been received.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

COMMENTS FROM AGENCIES AND INTERNAL DEPARTMENTS:

Finance Department: No objections.

Protective Services Department: No comments.

Community Services Department requests the payment of cash-in-lieu of Parkland at the rate of 5% of the value of the land.

Infrastructure and Planning Department:

Public Works: Clark Road could definitely use a top up of gravel. With the current traffic level we get lots of complaints from residents regarding the road condition during the melt season. The section deteriorates quickly which makes me question the quality of the road base. Increasing the number of lots without addressing the road condition would increase the number of complaints.

Doing a few tests to confirm the road base and the granular thickness in order to meet our engineering standards should be carried out. This would allow the city to identify any upgrades that could be required to maintain the integrity of the roadway.

There was a sub drain for the road that was installed in the last couple years. There are clean outs in the front ditch of proposed property 1 and 2 that would have to be maintained.

I also have a concern regarding the rear yard drainage which is draining the farmers field. The drainage for the adjacent farmer's field empties via a ditch that crosses the middle of lots 1 thru 7 and in between lot 6 and 7 to empty in the City ditch on Clark. In the spring time that ditch would capture all the snow melt from the field and could cause localised rear yard flooding. We would need to ensure we identify who would be responsible to maintain this drainage ditch and the 350 mm drainage pipe that outlets on lot 1. This drainage ditch and pipe currently drains the farmer's field from the top and bottom of the hill. If the City would be responsible to maintain these drainage ditches, then an easement would be required between lots 6 and 7 and in the back of lots 1 to 7.

Capital projects: In 2016 (or maybe 2017) we flattened that first hill and redid all the ditches. There was some granulars added at that time but very inconsistent. The purpose of the additional granulars was to reduce the slope of the hill not necessary to rebuild the road.

As for the road structure, I'm of the opinion that the developer should do a few tests to confirm granular thickness in order to meet our engineering standards.

Comments from Canada Post are attached.

HydroOne Comments: Hydro One does have some plant in the vicinity of this proposed development. Please advise the developer to contact Hydro One's subdivision design group at their earliest convenience if they are proceeding with this development so a design can be started for the Hydro Servicing of the lots.

South Nation Conservation:

The hydrogeological review was not considered complete; once we complete a review we can give an opinion on lot sizing and servicing layout. This should be completed before draft plan approval to ensure the number of lots is appropriate. Once the review is done we would propose conditions related to the orientation of services on the lots.

An environmental impact study would be required as a condition of draft plan approval since nothing has been provided.

The stormwater management brief and lot grading and drainage plan are usually reviewed prior to Draft Plan approval with detailed design completed before final approval. This must be required as a condition of Draft Plan.

Other than that, SNC has standard conditions we would include:

1. That the Subdivision Agreement contains wording acceptable to South Nation Conservation stating that the above noted conditions will be implemented.
2. That South Nation Conservation be provided with digital copies of Final Versions of all relevant technical reports.

Comments from the United Counties of Prescott and Russell are attached.

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by André P. Barrette, OLS, dated June 24, 2020 and revised July 20, 2020, showing 9 proposed lots, each with frontage on Clark Road.
2. The Owner agrees, by entering into a Subdivision agreement, to satisfy all requirements, financial and otherwise, of the City of Clarence-Rockland, including but not limited to, the phasing of the plan for registration, the provision of roads, the installation of services, utilities and drainage.
3. That the Subdivision agreement between the Owner and the City of Clarence-Rockland be registered against the land to which it applies once the Plan of Subdivision is registered.
4. Prior to any further division of Lots or Blocks, the City of Clarence-Rockland may require an additional agreement to address any new or amended conditions.

5. The Owner agrees to convey, at no cost to the City of Clarence-Rockland, all easements and reserves that are required at the discretion and to the satisfaction of the City of Clarence Rockland.
6. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director of Infrastructure and Planning.
7. The Owner shall employ Professional Engineers to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City's Specifications. No deviation from the City Specifications is permitted without the written consent of the City. « As Built » drawings of the development works shall be provided to the City's satisfaction, once construction is completed.
8. The Owner agrees to implement the recommendations of all applicable reports. The Owner 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 City at the sole expense of the Owner. Furthermore, the City may require certification by the Owner's Professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards specifications and plans to the satisfaction of the City.

Zoning

9. Prior to registration of the Plan of Subdivision, the City of Clarence-Rockland shall be satisfied that the proposed Plan of Subdivision conforms with a Zoning by-law approved under the requirements of the Planning Act, with all possibility of appeal to the Local Planning Appeal Tribunal (LPAT) exhausted. A zoning by-law amendment shall be required, based on the information provided by the final approved hydrogeological study and terrain analysis, in order to limit the number of dwelling units per lot to the maximum recommended by this study. This includes removing semi-detached dwellings, linked-detached dwellings, and duplex dwellings from the list of permitted residential uses.
10. For each registration, the Owner shall provide a surveyor's certificate from an Ontario Land Surveyor identifying the frontage and area of all lots/blocks on the final plan.

Highways/Roads/Walkways

11. That the Owner shall submit a Transportation Impact Study (TIS) certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic

impacts, transit impacts and implications for traffic at the existing intersection of County Road No. 8 (Landry Road) and Clark Road, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell and by the City of Clarence-Rockland. The TIS shall consider the proposed Guay (City file No.: D-12-ZZZ) and Trillium (City file No.: D-12-119) proposed subdivisions traffic. The developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.

12. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the Counties. The Owner shall provide "As-Builts" drawings of the improvement works, to the satisfaction of the Counties, once said works are "deemed completed" and accepted by the Counties.
13. That the Owner shall submit to the United Counties of Prescott and Russell county road off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
14. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the Counties' latest development standards and specifications, and secure by an irrevocable letter of credit 100% of the approved cost estimate for off-site works, to the satisfaction of the Counties.
15. That the Owner shall agree in the Subdivision Agreement that all county road widenings required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
16. That the Owner shall agree in the Subdivision Agreement that all municipal road widening required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the City of Clarence-Rockland, to the satisfaction of the City of Clarence-Rockland.
17. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works

within any County Road right-of-way, in association with this development.

18. That the Owner shall agree in the Subdivision Agreement that County Road 8 (Landry Road) shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the Counties.
19. That the Owner shall agree in the Subdivision Agreement that all roads allowances, daylight triangles (Block 11) and road widenings required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell at no cost, no encumbrances and to the satisfaction of the Counties.
20. That a 0.30 metre-reserve (foot reserve) along County Road 8 (Landry Street) be dedicated on the proposed Lot 9 (Block 10) for final approval and shall be deeded to the United Counties of Prescott and Russell at no cost, no encumbrances and to the satisfaction of the Counties.

Park and Open Space

21. That the owner pays 5% of the value of the land as cash-in-lieu of parkland in accordance with the City of Clarence-Rockland Parkland Dedication By-law.

Stormwater Management Plan, Sediment and Erosion Control Plan

22. The Owner agrees to prepare a Serviceability Study and describe how it is to be implemented in accordance with current Stormwater Management Best Practices to the satisfaction of the City of Clarence-Rockland. The final version of the report will ensure that the entire stormwater management plan is designed according to, and is consistent with the most recent version of MOE Stormwater Management and Design Manual. Quantity treatment should have pre and post development values equaled; and quality treatment should reach a minimum of 80% Total Suspended Solids removal.
23. The Owner agrees to prepare a Sediment and Erosion Control Plan appropriate to site conditions prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and 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 City of Clarence-Rockland.

24. Prior to registration, or prior to an application for an Environmental Compliance Approval from the Ministry of Environment and Climate Change for any stormwater works, whichever comes first, the Owner shall prepare a "Stormwater Site Management Plan" in accordance with a Conceptual Stormwater Site Management Plan. The Stormwater Site Management Plan shall identify the sequence of its implementation in relation to the construction of the subdivision and be in accordance with the Stormwater Best Management Practices, and shall be to the satisfaction of the City of Clarence-Rockland.
25. In completion of all Storm Water works, the Owner shall provide certification to the City of Clarence-Rockland, through a Professional Engineer, that all measures have been implemented in conformity with the Stormwater Management Plan.
26. That a drainage easement be registered in favour of the City of Clarence-Rockland to comprise the drainage ditch between lots 6 and 7 and along the rear of lots 1 through 7, if required by the Stormwater Management Plan.
27. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell the Stormwater Management Plan, the detailed Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.

Grading

28. The Owner agrees to prepare and submit a Lot Grading and Drainage Plan, prepared by a Civil Engineer licensed in the Province of Ontario and indicate how it is to be implemented to the satisfaction of the City of Clarence-Rockland.
29. The Owner shall grade, landscape and install erosion control measures on any portion of the proposed lots or adjacent lands in the possession of the Owner which have been filled or where the natural vegetation has been disturbed which, in the opinion of the Director of Infrastructure and Planning, is creating a nuisance, hazard and/or eyesore.

Septic Systems

30. The Owner agrees that the design, construction and operation of each individual septic system shall be conforming to Ontario Building Code.

Utilities

31. Such easements and maintenance agreements which may be required for electrical, gas, telephone and cablevision facilities, shall be provided and agreed to by the Owner, to the satisfaction of the appropriate authority, and that the Owner shall ensure that these easement documents are registered on title immediately following registration of the final plan, and the affected agencies are duly notified.
32. Where the relocation or removal of any existing on-site/adjacent utility facility, including electrical, gas, telephone and cablevision, is required as a direct result of the development, the Owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority.
33. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
34. The Owner shall meet the requirements of Enbridge Gas Distribution Inc. and Hydro One, to the satisfaction of the City of Clarence Rockland.

Streets and Street lights

35. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that LED lights are required.
36. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
37. The Owner agrees to enter into a cost sharing agreement with the developers of the Trillium and Guay subdivisions for any additional lighting and/or electrical modification/upgrades to the intersection of Landry Road and Clark Road.

Purchase and Sale Agreements and Covenants on Title

38. Any person who, prior to draft approval, entered into a Purchase and Sale's Agreement with respect to lots or blocks created by this Subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid, up until the acknowledgement noted below. The Owner shall provide the City of Clarence-Rockland an acknowledgement from those purchasers who signed before the plan was draft approved, that the plan had not received draft approval by the City of Clarence-Rockland. The Owner agrees that the Purchase and Sale's Agreements signed prior to draft approval shall be amended to contain a clause to notify purchasers of this fact.

Financial Requirements

39. Upon Draft Plan approval, City services and infrastructures within the Plan of Subdivision may be installed provided appropriate financial security, insurance, and a letter of indemnity are posted to the satisfaction of the City of Clarence Rockland.
40. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland shall be satisfied that the processing fee, if any required, has been paid in full.

Civic Addressing

41. That the civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.

Survey Requirements and GIS

42. The Owner/developer shall provide, to the satisfaction of the United Counties of Prescott and Russell, a georeferenced dwg file showing only the new and existing parcel limits together with the related lots and blocks numbers from the final plan intended for registration. The file projection must be in UTM NAD 83 Zone 18N.
43. That the owner/developer shall provide to the Planning Department of the United Counties of Prescott and Russell a copy in PDF format of the final plan intended for registration.

Environment

44. That the Owner submit a scoped Environmental Impact Study to demonstrate that the development shall have no negative impacts on the surrounding natural features, including any fish habitat connected to the watercourse on the subject property. The study shall be completed by a qualified professional and reviewed and approved by South Nation Conservation to the satisfaction of the City of Clarence-Rockland.
45. That the Owner submit a hydrogeological study and terrain analysis prepared by a qualified professional to demonstrate that there is sufficient quantity and quality of water to service the proposed lots and that the capability of the soil to absorb the effluent from the private septic systems. The study shall be prepared in accordance with the Ministry of Environment and Climate Change guidelines and regulations and shall indicate the potential impact on source water aquifers if secondary dwelling units were proposed in the future. The study shall be completed to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.

Other Conditions

46. That the Owner provides a Geotechnical Report to the satisfaction of the City of Clarence-Rockland.
47. The Owner agrees to complete tests of the quality of the road base and granular thickness of Clark Road and to complete any necessary work in order to bring the road to the standards required by the City of Clarence-Rockland Engineering Design Guidelines, to the satisfaction of the City of Clarence-Rockland.
48. That the Subdivision Agreement contains wording acceptable to South Nation Conservation stating that the above noted conditions will be implemented.
49. That South Nation Conservation be provided with digital copies of Final Versions of all relevant technical reports.
50. That the City shall provide to the Planning Department of the United Counties of Prescott and Russell a copy of the executed Subdivision Agreement.
51. That the Owner acknowledges that the Subdivision Agreement shall contain wording acceptable to the United Counties of Prescott and Russell in order to implement the above noted conditions.
52. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 11 to 15, 17 to 20, 27, 41 to 43, 50 and 51 have been satisfied.

Closing Conditions

53. The Owner shall inform the purchaser after registration of each lot or block of the development charges that have been paid or which are still applicable to the lot or block. The applicable development charges shall be as stated as of the time of the conveyance of the relevant lot or block and the statement shall be provided at the time of the conveyance. The statement of the owner of the applicable development charges shall also contain the statement that the development charges are subject to changes in accordance with the Development Charges Act, 1997 and the Education Development Charges Act.
54. At any time prior to final approval of this plan for registration, the City of Clarence Rockland may, in accordance with Section 51 (44) of the Planning Act, R.S.O. 1990, amend, delete or add conditions and this may include the need for amended or new studies.

55. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
56. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 55 have been fulfilled.
57. If the Plan of Subdivision has not been registered by August 24, 2023, the draft approval shall lapse pursuant to Section 51 (32) of the Planning Act, 1990. Extensions may only be granted under the provisions of Section 51 (33) of the said Planning Act prior to the lapsing date.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

Draft Plan of Subdivision

Planning Application Summary Letter

United Counties of Prescott and Russell Comments and Conditions

Canada Post Commenting Letter

Bell Canada Comments

Public Comments submitted by Lyse Guay