

July 28, 2020

City of Clarence-Rockland
Claire Lemay
Planning Department
1560, Laurier Street
Rockland, ON, K4K 1P7

Correspondence transmitted to email address: clemay@clarence-rockland.com

**Subject: Proposed Draft Plan of Subdivision
Part of Lot C, Concession 5, Clarence Point
Hugues Giocondese and Paul Murphy
Your File No.: D-12-124**

Mrs Lemay:

The Planning and Forestry Department in consultation with the Emergency Services Department and the Public Works Department of the United Counties of Prescott and Russell (UCPR) has completed its review of the above-noted Draft Plan of Subdivision application. The following outlines our comments, requirements and conditions of approval.

We note, from Schedule "A" of the UCPR Official Plan, that the subject property is located within the Community Policy Area of Clarence Point. We understand that the subdivision proposal consists of 9 lots intended for single detached dwellings. Each new lot will have access on the existing Clark Road.

Further, the Hydrogeological Study Report dated June 25, 2020 and prepared by DST Consulting Engineers Inc indicates that the water quantity is sufficient for a single detached dwelling containing 4 bedrooms. The City should request the evaluation of the potential impact on source water aquifers if secondary dwelling units were proposed in the future. As an alternative the City might want to consider controlling the addition of second units through the means of the zoning by-law.

In addition, when drafting the preliminary approval conditions, we kindly ask you to respect the provisions of Section **7.4.1 'Plans of Subdivision'** of the UCPR Official Plan and to include the following conditions:

1. 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. The TIS shall consider the proposed Guay (City file No.: D-12-ZZZ) and Trillium (City file No.: D-12-119) proposed subdivisions traffic.
2. 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-Built" drawings of the improvement works, to the satisfaction of the Counties, once said works are "deemed completed" and accepted by the Counties.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. That the City shall provide to the Planning Department of the United Counties of Prescott and Russell a copy of the executed Subdivision Agreement.
15. 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.
16. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 1 through 15 have been satisfied.

We would appreciate receiving a copy of your Council's decision on this application for our records. We trust this information is to your satisfaction. Should you require further explanation please contact the undersigned.

Sincerely,

Dominique Lefebvre, MCIP, RPP
Supervisor of Planning