

PLANNING RATIONALE REPORT GARDINER'S GROVE SUBDIVISION



Project No.: OCP-20-0203

Prepared for:

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1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) has been retained as the agent for Gardiner's Grove Inc. with respect to a proposed residential subdivision in the Township of Beckwith. The subject lands are approximately 834,495.4 m² (83.4 ha) in area and are bounded by limited service residential properties, Mississippi Lake, and wetlands to the west, 10th Line to the north, and 9th Line and an existing severance containing an unused barn to the south. To the east, the subject lands are bordered by a rural lot, along with the settlement area of Greater Black's Corners situated still further to the east. The subject lands are currently vacant and generally characterised by small patches of forested areas and tilled fields, along with wetlands on the southwestern portion of the lot.

2.0 PROPOSED DEVELOPMENT

The proposed development is comprised of 120 individually serviced lots that will be developed with single detached residential dwellings. The proposed lots range in area from 4,714.7 m² (0.47 ha) to 13,909.2 m² (1.39 ha), with lot frontages ranging from 45.18 m to 112.63 m. As shown on the Draft Plan of Subdivision (Appendix A), four internal public streets (Street A, B, C, D) with a combined area of 74,719.8 m² (7.47 ha) are proposed to provide frontage to the residential lots. Streets A and C will provide an access to the subject lands from 10th Line Road, while Street B will provide an access from 9th Line Road. Street D will be an internal street that will provide additional frontage to the proposed lots. The intent of the application is to obtain Draft Plan of Subdivision Approval for the lands subject to Draft Plan of Subdivision (the portion of the parcel most heavily constrained by the McGibbon Creek Wetland, southwest of the proposed subdivision, is not subject to the Draft Plan of Subdivision). It is possible that the development will be registered in phases. Block 122, with an area of 2,396.2 m² (2.4 ha), will provide common access to the water. Block 121, with an area of 2,504 m² (2.5 ha) will undergo a lot addition to an existing adjacent property (P.I.N. 05133-0707). Blocks 123 to 128, with a total area of 206.8 m² (0.02 ha), will serve as 0.30m reserves and will prevent individual driveway access onto 9th and 10th Line Roads.

3.0 PRE-CONSULTATION

A pre-consultation meeting was held with Lanark County, Township of Beckwith, Leeds Grenville and Lanark District Health Unit, and Mississippi Valley Conservation Authority (MVCA) staff on October 6, 2020. The following reports and technical studies were requested in order to deem the subdivision application complete: Planning Rationale; Environmental Impact Statement; Hydrogeological Investigation and Terrain Assessment; Conceptual Stormwater Management and Drainage Report; Traffic Brief; and Archaeological Assessment Stage 1 and 2.

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. *Table 1* below provides a summary of how the proposed development has been designed in accordance with the policy direction provided within the PPS.

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
1.1.1	<ul style="list-style-type: none"> • Healthy, livable, and safe communities are sustained by: <ul style="list-style-type: none"> a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term; b) Accommodating an appropriate affordable and market-based range and mix of residential types; c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns; g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) Promoting development and land use patterns that conserve biodiversity. 	<ul style="list-style-type: none"> - <i>The proposed density of the development represents an efficient use of the subject lands, and has been arrived at in part as a result of applicable zoning provisions and the requirements for private on-site water and wastewater services, as addressed within the Hydrogeological Assessment and Terrain Analysis.</i> - <i>The proposed development is located on Rural Lands, builds upon the existing rural character of the area, and will contribute single detached dwellings to the range and mix of housing types available to prospective purchasers.</i> - <i>An Environmental Impact Statement (EIS) has been prepared by Muncaster Environmental Planning Inc. and submitted in support of the proposed development</i> - <i>New internal streets will provide access and frontage to the proposed lots.</i>
1.1.4.1	<ul style="list-style-type: none"> • Healthy, integrated and viable rural areas should be supported by: <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; c) accommodating an appropriate range and mix of housing in rural settlement areas. 	<ul style="list-style-type: none"> - <i>The proposed development is located on Rural Lands and builds upon the existing rural character of the area and contributes single detached dwellings to the range and mix of housing types available to prospective purchasers.</i>
1.1.5.4	<ul style="list-style-type: none"> • Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. 	<ul style="list-style-type: none"> - <i>The proposed development is designed to be consistent with the rural character of the area.</i> - <i>The Hydrogeological Assessment and Terrain Analysis confirm that private servicing for the individual lots proposed is feasible.</i>
1.1.5.5	<ul style="list-style-type: none"> • Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. 	<ul style="list-style-type: none"> - <i>Development lots will be serviced by individual private wells and septic systems, as described within the Hydrogeological Assessment and Terrain Analysis and new</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
		<i>proposed internal streets will provide access and frontage to the proposed lots.</i>
1.4.3	<ul style="list-style-type: none"> • Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by permitting and facilitating: <ul style="list-style-type: none"> b) 1) all housing options required to meet the social, health, economic and well-being requirements of current and future residents; c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; 	<ul style="list-style-type: none"> - <i>The proposed single-detached dwellings will contribute to overall housing supply, and to the mix of housing options in the Township.</i> - <i>The development will be serviced appropriately, with access provided by new internal streets, and by private on-site water and wastewater services.</i>
1.5.1	<ul style="list-style-type: none"> • Healthy, active communities should be promoted by: <ul style="list-style-type: none"> b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water based resources; d) recognizing provincial parks, conversation reserves, and other protected areas, and minimizing negative impacts on these areas. 	<ul style="list-style-type: none"> - <i>Common access to Mississippi Lake is proposed.</i> - <i>The Environmental Impact Statement (EIS) prepared by Muncaster Environmental Planning Inc. addresses impact to any sensitive natural features.</i>
1.6.6.4	<ul style="list-style-type: none"> • Where municipal sewage services and municipal water services or private communal sewage and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provisions of such services with no negative impacts. 	<ul style="list-style-type: none"> - <i>A Hydrogeological Assessment and Terrain Analysis prepared by McIntosh Perry Consulting Engineers Ltd. (dated April 9, 2021) provides that the site conditions are suitable for the provision of individual on-site water and wastewater services with no negative impacts.</i> - <i>It is an Official Plan policy of the Township of Beckwith (Policy 4.18.1) that development is to take place on private water and sewage services.</i>
1.6.6.7	<ul style="list-style-type: none"> • Planning for stormwater management shall: 	<ul style="list-style-type: none"> - <i>A Conceptual Stormwater Management Report that addresses how stormwater is being handled from quantity and quality</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. 	<p><i>standpoints, with adherence to local and Provincial requirements, has been prepared by McIntosh Perry and is provided as part of this application.</i></p>
2.1.1	<ul style="list-style-type: none"> • Natural features and areas shall be protected for the long term. 	<p>- <i>As described within the EIS, prepared by Muncaster Environmental Planning Inc., natural features are protected.</i></p>
2.1.2	<ul style="list-style-type: none"> • The diversity and connectivity of natural features in an area, and long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. 	<p>- <i>As described within the EIS, prepared by Muncaster Environmental Planning Inc., subject to the fulfillment of recommendations provided, natural features are protected.</i></p>
2.1.7	<ul style="list-style-type: none"> • Development and site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. 	<p>- <i>The EIS prepared by Muncaster Environmental Planning Inc. provides recommendations to address any actual or potential occurrences of endangered or threatened species.</i></p>
2.1.8	<ul style="list-style-type: none"> • Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated 	<p>- <i>The ecological functionality of natural features have been evaluated as part of the EIS and recommendations are provided to ensure there will be no negative impact.</i></p>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy Description	Comments
	that there will be no negative impacts on the natural features or on their ecological functions.	
2.2.2	<ul style="list-style-type: none"> Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. 	- <i>A Hydrogeological Investigation and Terrain Analysis has been conducted to confirm the presence of an adequate supply of potable water.</i>
2.6.2	<ul style="list-style-type: none"> Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. 	- <i>Stage 1 and 2 Archaeological Assessments have been completed by Past Recovery Archaeological Services Inc. Although find spots were identified, the Stage 2 Assessment confirms no additional study is required.</i>

Table 1: Provincial Policy Statement (2020) – Policy Summary

The proposed development is consistent with matters of Provincial interest, as expressed in the 2020 Provincial Policy Statement.

4.2 County of Lanark Sustainable Communities Official Plan

On June 27, 2012 Lanark County adopted the Lanark County Sustainable Communities Official Plan (SCOP), which received approval from the Province of Ontario in June 2013. The subject lands are designated *Rural Area* and *Floodplain* as per the SCOP.

Section 3.3.1 outlines the objectives of development in rural areas and provides that residential and non-residential development is to be consistent with rural service levels. Sections 3.3.2 and 3.3.4 of the SCOP further provide that “rural development will occur on appropriate water and wastewater services” and that “development in rural areas shall generally proceed on the basis of private water and wastewater systems.” The proposed development will be serviced by private water and wastewater services. A Hydrogeological Assessment Investigation and Terrain Analysis prepared by McIntosh Perry consulting Engineers Ltd. provides that the site conditions are suitable for provision of individual on-site water and wastewater services with no negative impacts.

Section 5.4 of the SCOP highlights the importance of protecting natural heritage features from the potential negative impacts of development. The SCOP provides that local municipalities shall identify and protect those features where development and site alteration is prohibited, and the Township of Beckwith has incorporated these polices into the Township Official Plan. The subject lands are situated in the vicinity of Mississippi Lake and portions of the subject land are designed Wetlands on Schedule A of the Township Official Plan. The proposed development meets the appropriate required setbacks from the wetland, and an Environmental

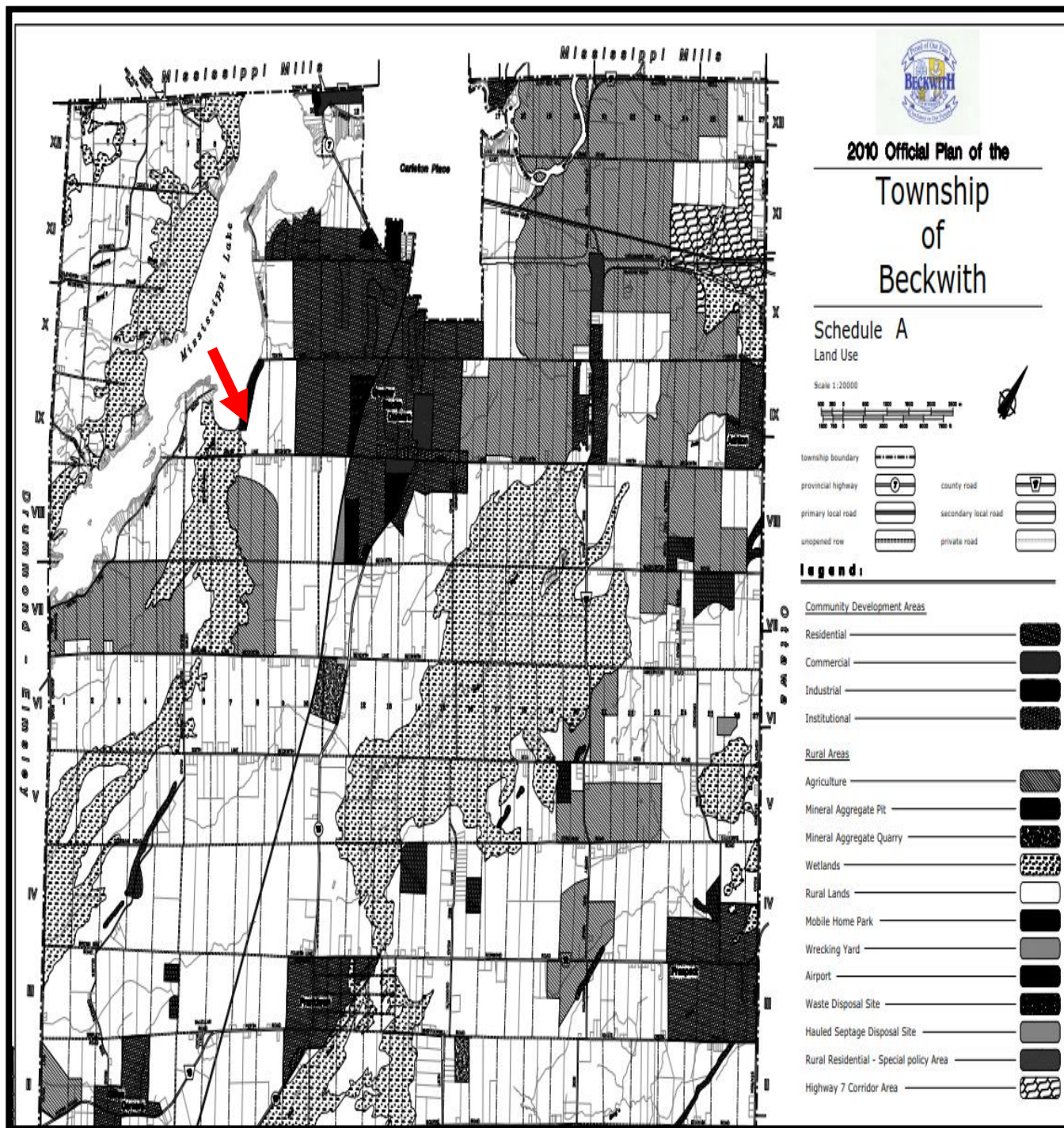
Impact Statement (EIS) has been prepared by Muncaster Environmental Planning Inc. and is submitted in support of the proposed development.

Based on the forgoing, the proposed development is in conformity with the goals and purpose of the County of Lanark Sustainable Communities Official Plan.

4.3 Township of Beckwith Official Plan

The subject lands are designated Rural Lands and Wetlands within the Township of Beckwith Official Plan (Township OP), as illustrated on *Figure 1*.

Figure 1: Extract from Schedule A, Land Use



Key Official Plan policies that apply to the proposed subdivision are summarized in the table below:

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
<i>3.2 Basis of the Plan</i>	<ul style="list-style-type: none"> The township will manage redevelopment around Mississippi Lake to ensure that impacts to water quality, the lake environment and public health and safety are mitigated. Development and redevelopment around Mississippi Lake shall take place under controlled conditions so that it does not become a financial burden to the Township 	<ul style="list-style-type: none"> <i>The development itself is somewhat separated from Mississippi Lake, although it is in close proximity. The Environmental Impact Statement (EIS) prepared by Muncaster Environmental Planning Inc. provides recommendations to ensure there will be no negative impact upon natural features, including the adjacent wetland and Mississippi Lake.</i> <i>Appropriate controls will be provided by way of the subdivision agreement and other applicable mechanisms, such as those available to the local public health unit.</i>
<i>4.1 Access to Public Road</i>	<ul style="list-style-type: none"> All new development must have frontage on a public road which is maintained year round 	<ul style="list-style-type: none"> <i>New internal public streets will provide access and frontage to the proposed subdivision lots. The streets will be maintained year-round.</i>
<i>4.5 Division of Land</i>	<ul style="list-style-type: none"> Division of land occurs by consent and plan of subdivision 	<ul style="list-style-type: none"> <i>Plan of subdivision is proposed as the appropriate means of land division.</i>
<i>4.5.1 General Policies</i>	<ul style="list-style-type: none"> Size and shape appropriate for proposed use and conform to Zoning By-law provisions Any application must not result in the landlocking of any parcel of land Cash in lieu of parkland may be requested by the municipality Council may impose conditions to approval of severance or subdivision; agreement relating to the conditions may be required Additional information or studies relating to quality/quantity of groundwater for the proposed development and adjacent lands (e.g., hydrogeological & terrain analysis studies), drainage, stormwater management, noise or traffic may be required with application for division of land 	<ul style="list-style-type: none"> <i>The property will be subject to a future Zoning By-law Amendment to rezone the lands from Rural (RU) to Rural Residential (RR).</i> <i>Proposed lots exceed the 4,000 m² minimum lot area and meet the 45 m minimum lot frontage for residential uses in "RR" zone.</i> <i>The proposed development will not result in the creation of landlocked parcels.</i> <i>Additional required studies have been prepared and submitted in support of the proposed subdivision and are included within the submission.</i>
<i>4.5.3 Additional Policies for Subdivisions</i>	<ul style="list-style-type: none"> Access to lots will be from internal roads; where necessary for design purposes, Council may consider direct access for lots from a Township road For draft approval, sufficient information must be submitted to determine suitability of land for sewage disposal systems and that there is an adequate supply of potable water 	<ul style="list-style-type: none"> <i>All lots will front on proposed internal streets.</i> <i>A Hydrogeological Investigation and Terrain Assessment has been conducted to confirm the presence of an adequate supply of potable water.</i> <i>The proposed subdivision achieves an average lot size of 0.63 ha. (1.6 ac) and no lot is less than 0.4 ha. (1 ac) in size.</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<ul style="list-style-type: none"> For residential subdivisions, generally 25 lots per phase will be allowed Subsequent phase only permitted when substantial part of previous phase has been built Plans of subdivision shall be designed to allow for appropriate integration of affected lands with adjacent lands Applications will be required to demonstrate that an average lot size of 0.6 hectares (1.5) acres has been achieved. Average lot size means total area occupied by residential lots, divided by the total number of lots and does not include land occupied by roads, pathways, parks, blocks or other non-residential land. No lot shall be less than 0.4 hectares (1 acre) in size. 	<ul style="list-style-type: none"> <i>The proposed subdivision has been designed with regard for adjacent land uses.</i> <i>The subdivision may be phased at the time of registration as per continued discussions with the Township.</i>
4.6 Natural Heritage Features	<ul style="list-style-type: none"> This section contains policies regarding Endangered and Threatened Species, Areas of Natural and Scientific Interest, Fish Habitat, Significant Wildlife Habitat, Significant Woodlands, Significant Wetlands, Significant Valleylands and Lands Adjacent to Natural Heritage Features 	<ul style="list-style-type: none"> <i>The Environmental Impact Statement (EIS) prepared by Muncaster Environmental Planning Inc. addresses the natural environment in the context of the proposed development and provides recommendations to ensure there will be no negative impact.</i>
4.8.2 Archaeological Resources	<ul style="list-style-type: none"> The Township may require of the development proponent that archaeological assessments be conducted by archaeologists licensed under the Ontario Heritage Act and prepared in compliance with Ministry of Culture guidelines as a condition of any proposed development 	<ul style="list-style-type: none"> <i>A Stage 1 and Stage 2 Archaeological Assessment prepared by Past Recovery Archaeological Services Inc. has been completed.</i>
4.12 Land Use Compatibility	<ul style="list-style-type: none"> Council will be satisfied that the proposed use will be compatible with surrounding uses or can be made compatible in a manner that either eliminates or minimizes to an acceptable level the adverse effects from the proposed use. 	<ul style="list-style-type: none"> <i>The proposed subdivision has been designed and sized to ensure compatibility with rural character and natural heritage features, and will be adequately serviced by private water and sewage services with no anticipated negative impacts.</i>
4.18.1 Servicing Requirements	<ul style="list-style-type: none"> For the foreseeable future, all development within the Township will take place on private water & sewer services. Development will be encouraged to take place where other services are available or can be readily provided 	<ul style="list-style-type: none"> <i>Proposed lots will be serviced by individual wells and individual on-site sewage disposal systems.</i> <i>New public streets will be created and will connect to 9th Line and 10th Line.</i>
6.5 Rural Land	<ul style="list-style-type: none"> Rural residential uses will generally be limited to single family dwellings Creation of lots may take place by severance and by subdivision in accordance with the policies set out in section 4 Plan of subdivision in areas designated as Rural Land will be limited to a maximum of 25 lots. Any 	<ul style="list-style-type: none"> <i>Single-family dwellings are proposed by Plan of Subdivision.</i> <i>The density of the development has been designed for the efficient use of land, as dictated by private on-site water and sewage services.</i>

TOWNSHIP OF BECKWITH OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	<p>proposal to expand beyond 25 lots will require an amendment to the Official Plan</p> <ul style="list-style-type: none"> It is the intent that rural residential development be located so that the impact on natural heritage features will be minimal 	<p>- An Environmental Impact Statement (EIS) has been prepared by Muncaster Environmental Planning Inc. and submitted in support of the proposed subdivision and provides recommendations to ensure there will be no negative impact on natural features.</p>

Table 2: Township of Beckwith Official Plan – Policy Summary

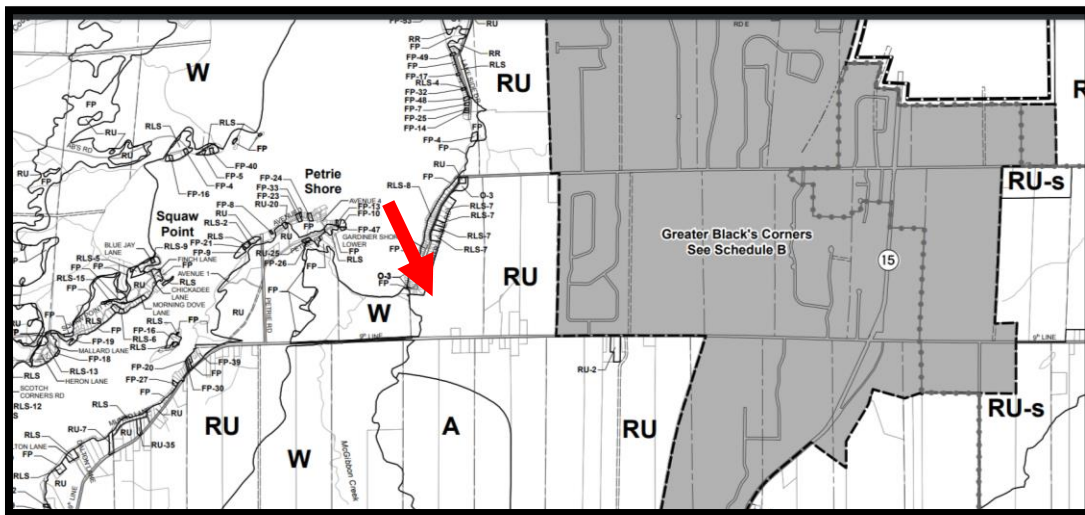
Based on the forgoing, the proposed development conforms to applicable polices of the Township of Beckwith Official Plan.

5.0 REGULATORY CONTROLS

5.1 Township of Beckwith Zoning By-law No. 91-14

The subject lands are zoned *Rural (RU)* and *Wetland (W)* pursuant to the Township of Beckwith Zoning By-law No. 91-14, as illustrated on *Figure 2*.

Figure 2: Extract from Schedule B



An application to amend the zoning of the portion of the subject lands that's proposed for development from Rural (RU) to Rural Residential (RR) will be submitted following draft plan approval. The RR zone permits single detached dwellings on lots with a minimum area of 4,000 m² and a minimum frontage of 45 m. The proposed lot fabric, as illustrated on the accompanying Draft Plan of Subdivision, will meet these requirements.

Based on the forgoing, the lots illustrated on the Draft Plan of Subdivision meet the minimum requirements in terms of lot area and frontage, and the proposed development will comply with the Township of Beckwith Zoning By-law No. 91-14.

6.0 SUMMARY OF TECHNICAL STUDIES

6.1 Environmental Impact Statement

An Environmental Impact Statement (EIS) was prepared by Muncaster Environmental Planning Inc. (dated April 28, 2021) in support of the proposed development. While bobolink and barn swallows were observed during the field surveys, no Species at Risk utilization was observed on the subdivision lands. The EIS notes that the barn swallows were observed utilizing the barn on adjacent lands and would not be disturbed by the proposed development. As indicated on mapping provided by the MNRF, significant woodlands were identified as a natural feature on the subject lands. However, the EIS notes that these areas are small and “have no other significant ecological, social, or economic features for them to be considered significant woodlands.” The EIS notes that, while the forests on site are too small to be potential habitats for any species of special concern, a few rock piles on the subject lands could be used by hibernating wildlife. The EIS provides mitigation measures to protect wildlife that may be utilizing these features, and recommends the preservation of several clusters of trees throughout the proposed subdivision area. The EIS concludes that the wetland on the southeast corner of the subject lands, which will be retained and protected with appropriate setbacks, showed no evidence of being suitable amphibian habitat, and “no rare vegetation communities or rare or specialized habitats as described in MNRF (2015) were observed.” The EIS also concludes that no suitable wetland turtle habitat or turtle nesting habitat were observed on the site, and highlights the importance of native trees from local seed stock for future plantings on the site. Finally, the EIS provides a list of additional Recommended Mitigation Measures to be implemented within the proposed development.

6.2 Hydrogeological Assessment and Terrain Analysis

A Hydrogeological Assessment and Terrain Analysis was completed by McIntosh Perry Consulting Engineers Ltd. (dated June 6, 2021) in support of the proposed development. A terrain analysis was conducted by evaluating soils across the property through test pits dug both with a backhoe and a hand shovel. The soil characteristics on the site based on the Terrain Analysis show that overburden consists of topsoil, silty sand, sand with gravel, along with bedrock encountered on test well locations. Based on the Contaminant Attenuation Considerations assessed by the Report, a maximum number of lots is established in order to maintain the nitrate concentration at the downgradient property boundary below the Ontario Drinking Water Objective (ODWO) of 10mg/L for nitrate-nitrogen. The Report notes that the investigation also included seven groundwater test wells. Groundwater testing at the site showed that the water yield and quality is “good,” and that no Maximum Allowable Concentrations, as outlined by the Ontario Drinking Water Standards (MACs) were exceeded. The Report states that several ODWS Aesthetic Objectives (AO) were exceeded and these exceedances were noted for hardness, laboratory-reported turbidity, iron and manganese. The Report, however, notes that the exceedances of these Aesthetic Objectives is considered normal for the region and are considered treatable. The Report concludes that, based on typical residential demand, it is “not expected that

the subdivision will cause any water issues for the surrounding private wells that exist in the vicinity.” The Report further concludes that the water generally meets all applicable health-related standards at the present time and recommends that the existing test wells be maintained prior to domestic use. The Report also recommends that, due to the low turbidity observed in the fully developed test wells, a UV system may be used as a precaution against bacteriological impacts. Lastly, the Report provides that, if water softening is desired, the use of potassium salts (i.e. KCl) is recommended.

6.3 Conceptual Stormwater Management Report

A Conceptual Stormwater Management Report was completed by McIntosh Perry Consulting Engineers Ltd. (dated June 2021) in support of the proposed development. The Report provides a conceptual stormwater management design plan in accordance with the recommendations and guidelines provided by the Ministry of the Environment, Conservation and Parks (MECP) and the Ministry of Natural Resources and Forestry (MNRF). The Township of Beckwith and the Mississippi Valley Conservation Authority (MVCA) were pre-consulted on October 6, 2020 prior to the preparation of this report.

The Report describes that rainfall will be conveyed via overland sheet flow towards the proposed roadside ditches and/or offtake swales, ultimately outletting to 9th Line, 10th Line, and Mississippi Lake. Preliminary calculations demonstrate an increase in net peak flows as a result of the development, and the Report proposes restriction of these peak flows as much as feasibly possible while minimizing disturbance to natural heritage features. As such, large stormwater facilities such as retention ponds are not proposed in an effort to maintain as much of the land in its natural state as possible. The Report provides Best Management Practices (BMPs) to be implemented at the “Lot Level” and “Conveyance” locations to ensure that water quality and quantity concerns are addressed at all stages of the development. The Report notes that the proposed development is not located within any intake protection zones or wellhead protection areas. As with the majority of Eastern Ontario, the site is considered a “highly vulnerable aquifer” and a majority of the site is within a “significant groundwater recharge area.” The report states, however, that this is not expected to be a concern as the development is limited to rural estate lots for residential purposes and recommends that no in ground source heat pumps be permitted for use on this development. The report also provides temporary and permanent measures that are to be implemented for managing erosion and sediment control.

6.4 Traffic Review Letter/Brief

A Traffic Review Letter/Brief was prepared by McIntosh Perry Consulting Engineers Ltd. (dated May 21, 2021). The Letter/Brief speaks to the results of the pre-consultation that was undertaken with the relevant approval agencies regarding the proposed development and the sight lines for the single stop-controlled ‘T’ intersections at Beckwith 10th Line and Beckwith 9th Line. The Letter/Brief states that the proposed points of entry have no sight line concerns with respect to the horizontal and vertical alignment of Beckwith 10th Line and Beckwith 9th Line and notes that additional tree clearing/brushing maybe be required along the ditch line of the existing roads to ensure that the growth of low density brush does not impede sight lines in the future. As rural subdivisions with detached housing are considered low traffic generators, the Letter/Brief provides that a single access point to the subdivision is suitable for the first phase(s) of a development of this magnitude. Based on the assessment and analysis within the Letter/Brief, McIntosh Perry concludes that the adjacent road network

has excess capacity to accommodate the minimal new traffic generated by the development, and the new intersections are expected to operate at an acceptable level of service during the peak periods.

6.5 Archaeological Assessments

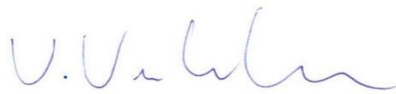
Stage 1 and 2 Archaeological Assessments were completed by Past Recovery Archaeological Services Inc. (dated June 27, 2021) in support of the proposed development. The Assessments were conducted based on standards established by the Ministry of Heritage, Sport, Tourism and Cultural Industries. The Stage 1 Assessment indicates that portions of the subject property exhibit potential for pre-contact and post-contact archaeological resources. Subsequently, a Stage 2 Assessment was completed over the course of twelve days by means of a combination of shovel test pit surveys and pedestrian surveys at five metre intervals across all portions of the study area determined to exhibit archaeological potential. The surveys highlight the identification of four pre-contact and four post-contact findspots; the Stage 2 Assessment notes that the cultural heritage value or interest of all eight findspots has been sufficiently documented and concludes that “no further archaeological assessment is required.” Lastly, the Stage 2 Assessment provides advice to ensure compliance with relevant Provincial legislation as it may relate to the proposed development.

7.0 CONCLUSION

The proposed development is consistent with the Provincial Policy Statement and conforms to the applicable policies, goals and objectives of the County of Lanark Sustainable Communities Official Plan and the Township of Beckwith Official Plan. The proposed lots illustrated on the Draft Plan of Subdivision will comply with the requirements of the Township of Beckwith Zoning By-law No. 91-14.

The proposed development represents good planning given the applicable policy and regulatory environment.

Prepared by:



Vithulan Vivekanandan
Junior Planner

Reviewed by:



Benjamin Clare, MCIP RPP
Practice Area Lead, Planning Services