



February 9, 2024

Wilburt Crain
1394706 Ontario Inc.
1800 Maberly – Elphin Road
Maberly, ON
K0H 2B0

Via email:

**RE: Status Letter for a Draft Plan of Subdivision
Burns Farm Subdivision
Part of Lot 6 and Lot 7, Concession 1, Geographic Drummond, in the
Township of Drummond/North Elmsley
County of Lanark File No. 09-T-23009**

An application for a draft plan of subdivision has been proposed at Part of Lot 6 and Lot 7, Concession 1 in the Township of Drummond/North Elmsley, Lanark County. The application was received by the County on December 5, 2023 and was deemed complete on December 20, 2023 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*.

The application affects a parcel of land comprising an approximate area of 39.3 ha (97.1 ac). Historically, the property was used for agricultural purposes. The application proposes to create 42 residential lots for single detached dwellings in two phases with private wells and septic systems and a new street that will connect from Drummond Concession 1 to County Road 10. The first phase will create 21 residential lots at the Southern portion of the Draft Plan of Subdivision and the second phase will create the 21 remaining lots. All lots within the subdivision will have a minimum frontage of 45 metres and a minimum area of 0.8 ha.

The purpose of this Status Letter is to provide you with information on the agency and public comments received to date by Lanark County. A summary of the agency comments is included below, the complete letters are attached and should be reviewed in their entirety.

Please find the following agency comments enclosed:

Agency Name	Date Received	Comments
Lanark County Planning Department	January 26, 2024	<ul style="list-style-type: none">Comments related to Draft Plan of Subdivision and compliance with local planning policies
Lanark County Public Works Department	January 29, 2024	<ul style="list-style-type: none">Comments related to Draft Plan of Subdivision entrance design and permit

LANARK COUNTY

Agency Name	Date Received	Comments
Township of Drummond/North Elmsley	February 9, 2024	<ul style="list-style-type: none"> Comments related to development studies and how the development conforms to Local, County and Provincial legislation
Town of Perth	January 12, 2024	<ul style="list-style-type: none"> General comments related to future servicing
Rideau Valley Conservation Authority	February 9, 2024	<ul style="list-style-type: none"> Comments related to stormwater management, potential watercourse alterations, flood risks and regulatory requirements.
Rideau Valley Conservation Authority – Technical Review	February 9, 2024	<ul style="list-style-type: none"> Comments related to alteration to municipal drains, Stormwater Management designs on specific lots and proposed ditches, overflow and downstream erosion control impacts
Blumetric Hydrogeological Peer Review	February 7, 2024	<ul style="list-style-type: none"> Comments related to revisions to the Hydrogeological report an Draft Plan of Subdivision to satisfy Hydrogeological concerns
Enbridge	December 27, 2024	<ul style="list-style-type: none"> General comments
Bell - WSP	December 22, 2023	<ul style="list-style-type: none"> General comments and conditions
Hydro One	January 10, 2024	<ul style="list-style-type: none"> General comments
Public	N/A	<ul style="list-style-type: none"> N/A

The applicant is required to address all comments prior to proceeding with the draft plan of subdivision application.

Please contact the undersigned if you have any questions or concerns.

Koren Lam, MSc.
Senior Planner

1-613-267-4200 Ext 1505

Cc: Tracy Zander, Zanderplan
Brady McGlade, Township of Drummond North/Elmsley
Sarah MacLeod-Neilson, Rideau Valley Conservation Authority
Kurt Graeves, Lanark County



The Corporation of the Township of Drummond/North Elmsley

310 Port Elmsley Road • Perth • Ontario • K7H 3C7

PLANNING REPORT

To: Lanark County Planning Department

From: Brady McGlade, Planner

Date: 2024-02-09

SUBDIVISION APPLICATION: No. 09-T-23009

SUBDIVISION NAME: Burns Farm

OWNER: 1394706 Ontario Inc. (Crains' Construction)

PROPERTY DESCRIPTION: Part of Lot 7, Concession 1, Geographic Drummond,
now in the Township of Drummond/North Elmsley

Application Background

The proponent, 1394706 Ontario Inc., has applied to the County of Lanark for subdivision approval for a rural residential subdivision development located within Part Lot 7, Concession 1, Drummond. The property fronts on Drummond Concession 1 and Drummond Concession 2. The property is currently vacant.

While not the approval authority, the Township of Drummond/North Elmsley is a significant review agency and has the authority to propose conditions of draft approval, which must be satisfied by the developer prior to the registration of the plan of subdivision. "Draft Approval" is issued by the County of Lanark for a period of up to three (3) years, following which the developer may request extensions of the approval. Previous subdivisions in the Township have taken up to 10 years for proponents to satisfy conditions and register a plan of subdivision following draft approval.

The Applicant is proposing two phases as part of the subdivision development. Phase 1 would be located on the southern portion of the subject lands, with access to Drummond Concession 1, and would include 21 residential lots. The second phase would be the northern half of the property and would also include 21 residential lots. The Applicant has provided two blocks to allow for future road access to the lands to the east and west of the subject lands to allow for future expansion.

Purpose and Effect of the Application:

The owner is seeking to create a Plan of Subdivision, which will result in the creation of 42 residential lots along with a new street that will connect from Drummond Concession 1 to Drummond Concession 2 (County Road 10). The proposed residential lots will be serviced exclusively by private septic and well.

Description of the Subject Lands

The subject lands are legally described as Part of Lot 7, Concession 1, Drummond. The property is 39.3 hectares. The subject lands are composed of agricultural fields. The elevation of the property is relatively flat, considering the size of the lot. A municipal drain bisects the property and drains to the east.

The subject lands are located approximately 1.5 kilometres east of the Town of Perth. Surrounding land uses include agriculture and residential. Fellingner's Mills, a subdivision similar to the proposed subdivision, is located 2.4 kilometres to the east of the subject lands.

Submitted Documents

- Signed Plan of Subdivision Application
- Draft Plan of Subdivision, prepared by Stantec, dated November 15, 2023
- Planning Rationale, prepared by Zanderplan, dated November 7, 2023
- Environmental Impact Study, prepared by Gemtec, dated October 17, 2023
- Hydrogeological Study, prepared by Gemtec, dated October 5, 2023
- Peer Review Response to Blumetric, prepared by Gemtec, dated October 5, 2023
- Minimum Distance Separation Letter and Calculations, prepared by Zanderplan, dated November 9, 2023
- Stormwater Management Report, prepared by Stantec, dated October 5, 2023
- Stage 1 & 2 Archaeological Report, prepared by Past Recovery, dated November 20, 2023
- Supporting Maps & Schedules

Preliminary Policy Review

Township Staff have provided the following preliminary review below. Township Staff are advising that the approval of the proposed subdivision will not be provided at this time. The Township requires the opportunity to consider the peer reviews of the submitted studies and any supplementary submissions if needed. A report will be provided to the Township Council before final comments on the subject application are submitted to the County of Lanark.

Ontario Planning Act

The Planning Act requires that in making planning decisions, Council must have regard

for matters of Provincial Interest, as outlined by Section 2 of the Act, and the Provincial Policy Statement, as outlined by Section 3 of the Act. The Planning Act further gives planning authorities the ability to approve Plans of Subdivision under Section 51 of the Act. In making a decision on a proposed plan of subdivision, planning authorities must consider the matters outlined under Section 51(24) of the Act, as follows:

- a. The effect of the development on matters of provincial interest referred to in Section 2 of the Act

Staff Comment: Based on a review of the pertinent policies, Staff generally have no concerns with respect to the provisions of Section 2 of the Planning Act and matters of provincial interest.

- b. Whether the proposal is premature or in the public interest.

Staff Comment: There is no indication that the proposed development is premature as the Official Plan provides policy for rural subdivision development.

- c. Whether the plan conforms to the official plan and adjacent plans of subdivision.

Staff Comment: A review of the Official Plan policies is included in this report.

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

Staff Comment: The lands are designated rural, which permits residential development. The submitted studies will need to demonstrate the suitability of the lands for residential development.

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

Staff Comment: It is not anticipated that the existing highways in the proximity of the proposed development will be negatively impacted by the proposed development. It is understood that the County of Lanark Public Works Department does not object to the proposed development provided enhancement is completed to allow for an eastbound turning lane on County Road 10. The Township Public Works Department does not object to the proposal and use of Drummond Concession 1.

- f. The dimensions and shapes of the proposed lots.

Staff Comment: The proposed lots and dimensions are generally appropriate

however, the Township awaits the finalization of the peer review for the submitted studies as well as addressing outstanding issues provided in the peer reviews.

- g. The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjacent land.

Staff Comment: No restrictions are proposed to be added to the lands to be subdivided.

- h. Conservation of natural resources and flood control.

Staff Comment: An Environmental Impact Study (EIS) has been submitted and is being peer-reviewed. The stormwater management report has been peer-reviewed by the RVCA, which provided for outstanding issues.

- i. The adequacy of utilities and municipal services.

Staff Comment: The Township has not received comments from the utility companies. It is understood that the proposed street will be transferred to the Township once completed.

- j. The adequacy of school sites.

Staff Comment: Comments have not been received from the school boards however, there are two schools located in the Township and multiple schools located within the Town of Perth, including two high schools.

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

Staff Comment: Parkland dedication will be provided for as cash-in-lieu.

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

Staff Comment: Appropriate arrangements for the provisions of energy services shall be included in the subdivision agreement.

- m. The interrelationship between the proposed plan and site plan control matters relating to any development on the land, if the is also in an area designated as a site plan control area.

Staff Comment: Site Plan Approval will not be required for the development of any blocks or lots within the proposed Plan of Subdivision.

Based on the above, Planning Staff are generally satisfied that the proposal can be consistent with the requirements of the Ontario Planning Act.

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. As per Section 3(5)(a) of the Planning Act, R.S.O. 1990, all planning decisions must be consistent with the PPS.

Section 1.1.1 of the PPS provides a range of provisions that a municipality must ensure are attained in new development to create and maintain healthy, livable, and safe communities. In a review of section 1.1.1, Township Staff have the following comments on relevant sections:

- 1.1.1a): The proposed development will be cost-effective and sustain the Township's financial well-being moving forward, given the proposed density.
- 1.1.1c) It is understood that the peer review of the hydrogeological study provided for outstanding issues. Water quality and quantity concerns must be fully addressed before draft approval.
- 1.1.1d) The proposed development will not prevent the efficient expansion of the Town of Perth.
- 1.1.1h). The Applicant has submitted an environmental impact study in support of the application. Staff understand the County of Lanark is in the process of having the study peer-reviewed. The peer review will need to be finalized prior to draft approval.

The PPS provides that rural areas are important to the economic success of the Province and our quality of life. The subject lands are located in a rural area of the Township. Section 1.1.4.1 provides provisions that must be met to ensure that new development in rural areas provides for healthy, integrated, and viable rural areas. In a review of section 1.1.4.1, Township Staff have the following comments:

- 1.1.4.1a) The proposed development will be in keeping with the rural character of the surrounding area.

- 1.1.4.1e) The proposed development will use existing infrastructure efficiently and will provide new infrastructure that will be sustainable to maintain.

Section 1.1.4.4 provides that growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area. In a review of section 1.1.5 of the PPS, Staff provides the following comments:

- 1.1.5.2c) Township Staff are satisfied that the location of the proposed development is appropriate.
- 1.1.5.4) The proposed development is compatible with the surrounding rural landscape and can be sustained by rural service levels.
- 1.1.5.5) Existing infrastructure is available to accommodate the proposed development. All infrastructure for the proposed subdivision, such as the road and stormwater infrastructure, will be constructed at the developer's expense.
- 1.1.5.8) The Applicant has submitted a Minimum Distance Separation (MDS) report and has demonstrated adequate setbacks from existing livestock facilities.

Section 1.5 provides for public spaces, recreation, parks, trails, and open space. Section 1.5.1a) specifically provides that healthy, active communities should be promoted by planning public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity. Township Staff believe that street design, including paved shoulders, will promote a healthy and active community by promoting active transportation in the rural area.

Section 1.6.6 of the PPS addresses sewage, water, and stormwater. In a review of section 1.6.6, Township Staff have the following comments:

- Section 1.6.6.1a: The proposed development is proposed to be serviced by private well and septic, given that municipal services are not available.
- Section 1.6.6.1b4: The Applicant has submitted a hydrogeological study to demonstrate that the proposed servicing will protect human health and safety. The Township has received the peer-review report dated February 7, 2024. The remaining outstanding issues must be addressed. The Township does not recommend approval until the identified outstanding issues are addressed.
- Section 1.6.6.7: The Applicant has submitted a stormwater management report, which is currently being peer-reviewed. Township Staff will provide additional comments before draft approval once the peer review is finalized.

Section 1.7 addresses long-term economic prosperity, and it is supported by several factors listed in section 1.7.1. In a review of section 1.7.1b, Township Staff are satisfied that the proposed development will provide necessary housing supply within the Township.

Section 2 of the PPS provides that Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage, and archaeological resources for their economic, environmental and social benefits.

In a review of section 2.1, which addresses natural heritage, Township Staff provide the following comment:

- The Applicant has submitted an EIS in support of the application. Recommended avoidance and mitigation measures and best practices measures for mitigation of cumulative impacts will be recommended to be implemented through the subdivision agreement. The Township understands that the EIS is currently being peer-reviewed.

Section 2.2 of the PPS provides that planning authorities shall protect, improve or restore the quality and quantity of water. In a review of section 2.2.1, Township Staff have the following comments:

- The Township requires the opportunity to consider the peer reviews of the submitted studies and any supplementary submissions to address outstanding issues of the stormwater management report. It is also noted that the submitted stormwater management report does not address water quality. Clarification is required on why quality has not yet been addressed, as the PPS requires the protection, improvement or restoration of quality and quantity.
- The Township recommends that outstanding issues must be addressed in the hydrogeological study.

Section 2.3 provides that prime agricultural areas shall be protected for long-term use for agriculture. The subject lands are not located within the Township's prime agricultural area as identified by the Agricultural designation of the Official Plan. According to the Soil Capability Map of Lanark County, the subject lands are predominantly covered by Class 4 soils, with a portion containing Class 2. The proposed development is not anticipated to impact agriculture uses in the area negatively.

Section 2.6 addresses cultural heritage and archaeology. A stage 1 and 2

archaeological assessment was completed by Past Recovery Archaeological Services in November 2013, which identified no evidence of archaeological interest in the subject property. Township Staff are satisfied that the proposed development is consistent with section 2.6 of the PPS.

Section 3 of the PPS addressed public health and safety. Township Staff are satisfied that the subject lands do not contain any known natural hazards or human-made hazards.

In summary, Township Staff are of the opinion that the proposed development is generally consistent with the policies of the PPS, however Township Staff recommend that the peer review of the EIS is completed prior to draft plan approval. Outstanding issues, as identified by BluMetric, must be addressed in the hydrogeological study submitted by Gemtec. Outstanding issues in the stormwater management report, as identified by the RVCA, must be addressed, and the water quality of stormwater must be considered and demonstrated.

Township of Drummond/North Elmsley Official Plan

The subject lands are designated as Rural, as per Schedule A of the Official Plan (OP). The Rural designation is intended to protect traditional rural activities such as agriculture and forestry and permit a broad range of other appropriate uses in a rural setting. It is recognized, however, that most of the Township's existing and future residential development will be located in the Rural designation. Other permitted uses will be carefully controlled in order to protect existing uses and the rural character of the Township, and to ensure that the Township's financial resources keep pace with development activity.

Section 4.3.4 of the OP addresses residential development within the rural designation. Section 4.3.4.3 provides that residential development on flat, open land will be discouraged by Council. Further, section 4.3.4.3 provides that in designing residential subdivisions, attention should be given to the natural features, such as mature forests, to ensure that the existing vegetation and terrain are disturbed as little as possible. The subject lands are described as relatively flat and open; however, Township Staff believes that over time, the subject lands will be appropriately vegetated and planted by property owners of individual lots.

Section 4.3.4.6 provides that development by a plan of subdivision shall not land-lock adjacent land, and where the adjacent land meets the residential development criteria of the plan, provision should be made for the future extension of the subdivision onto the adjacent land. In 2021, consent application B21/066 was approved to allow for a lot addition to adding approximately 26 ha to the subject property. At this time, it is unclear

what the intended use of the lot addition lands is. Currently, the lot addition lands are proposed to be landlocked. Additional consultation is expected.

Section 3.4 addresses agricultural uses and provides that non-farm development shall comply with the MDS provisions. The Applicant has submitted an MDS report and has demonstrated appropriate MDS setbacks for the proposed development.

Section 3.6.1 addresses archaeological resources. A stage 1 and 2 archaeological assessment was completed by Past Recovery Archaeological Services in November 2013, which identified no evidence of archaeological interest in the subject property. Township Staff are satisfied that the proposed development is consistent with section 3.6.1 of the OP.

Section 3.16 addresses rural character and provides that the Township is comprised primarily of rural land on which traditional rural land uses are located, notably agricultural uses, but also including forestry uses, and pit and quarry operations. Further, it is provided that future developers and residents of the Township should be aware that there are certain activities associated with these uses that result in noise, odour, traffic, hours or seasons of operations, etc., which may be viewed as being incompatible with other uses, particularly rural non-farm residential uses. Given that the proposed development is not located near any livestock facility or a rural use that creates routine impactful noise, odour, or traffic, Township Staff believes the proposed development will be in keeping with the area's rural character.

Section 3.18 of the OP addresses water and wastewater services, and as provided by section 3.18.6, all applications for approval of plans of subdivision and site plans which are intended to be developed on individual private services shall be supported by a servicing options report, a preliminary stormwater quality and quantity management plan and, where individual wells and septic systems are proposed, by a hydrogeological and terrain analysis study. The Applicant has submitted a hydrogeological study as well as a stormwater management report in support of the application. Stormwater water quality must be addressed.

Section 5.1.5 of the Official Plan provides that cycling and walking are recognized as modes of transportation that can positively improve mobility and quality of life as part of a transportation system. Road design should incorporate provisions to encourage active transportation.

Section 5.3 addresses local roads. As part of the application, a new local road is proposed to be created and transferred to the Township. The minimum right-of-way width shall be 20 m. It is anticipated that the proposed road will have low traffic volumes and that the proposed road design will discourage through-traffic.

Section 6.3 of the OP provides for the division of land within the Township. Section 6.3.1 provides general policies that apply to the creation of lots, whether by plan of subdivision or by consent. Township Staff have reviewed section 6.3.1 and provided the following comments:

- 6.3.1.1: The proposed development is located outside a hamlet, however, the OP contemplates subdivision development in the Rural designation, and in the opinion of Staff, the proposed development and number of lots to be created is appropriate.
- 6.3.1.2: The proposed development is not anticipated to result in any undue extension of Township servicing.
- 6.3.1.3: Lots within the subdivision are to be provided with direct frontage and access to the subdivision road. Access shall not be permitted on Drummond Concession 1 or County Road 10. Frontage and access must be addressed for the lands added through to the subject land by consent application B21/066.
- 6.3.1.4: The proposed lots meet the minimum requirements for frontage and access of the Rural zone, however, it is recommended that the subject lands be rezoned to reflect the residential nature of proposed lots and to limit the extent of permitted uses that are not appropriate in a residential subdivision.
- 6.3.1.6: Access to lots to be provided by the proposed subdivision road.
- 6.3.1.7: There are no known natural hazards within the subject lands.
- 6.3.1.12: The municipal drains within the proposed subdivision will require 30 m setbacks for all structures to allow for future access.
- 6.3.1.14: The subject lands are located over one kilometre from the Town of Perth.

Section 6.3.3 provides policies that apply specifically to plans of subdivision and must be considered in addition to the policies of section 6.3.1. In a review of section 6.3.3, Township Staff have the following comments:

- 6.3.3.1.2: Adequate servicing -
 - o Schools – Anticipated that comments to be received from school boards.
 - o Fire Protection – The subject application has been circulated the fire department. Comments have not yet been received.

- Stormwater quality and quantity management – The stormwater management plan submitted within the application and is subject to peer review. Given that a municipal drain is proposed to be altered, the stormwater management plan has been circulated to the Township Drainage Superintendent. Comments have not yet been received.
 - Water supply and sewage disposal services –The Township of Drummond/North Elmsley is of the opinion that new lots must be appropriately sized to accommodate a conventional septic system.
- 6.3.3.1.3: It is not anticipated that the proposed subdivision will adversely affect the economy or financial capabilities of the Township.
 - 6.3.3.5: It is provided that the maximum size for residential subdivisions shall generally be 30 lots. Township consulted with the Applicant and their Agent and agreed that proceeding with the proposed 42 lots with phasing would be appropriate. It is provided that where an applicant owns abutting lands intended for development, the overall development shall be submitted to assess the subdivision properly; the proposed development intends to create 42 lots over two phases. As per Section 6.3.3.5, at least 50% of the lots of the preceding phase must have been developed and existing wells examined prior to the commencement of the following phase. Phasing will be required as part of the proposed subdivision development.
 - 6.3.3.6: The Applicant will be required to enter into a subdivision agreement with the Township, and the agreement will provide for any financial securities that may be required.

In summary, Township Staff are of the opinion that the proposed development generally conforms with the policies of the Official Plan, however Township Staff recommend that the peer review of the submitted studies be completed prior to draft plan approval. The Township will provide additional comments to the County when an opportunity has been provided to consider the peer reviews and any supplemental submissions. Township Staff require clarification regarding frontage and access to the lands that were subject to consent application B21/066.

Zoning By-law

The subject lands are currently zoned Rural (RU). Each of the proposed lots meets the minimum lot frontage and area requirements. The Township, however, recommends that as a condition of draft approval, the subject lands shall be rezoned to Residential (R). The residential zone will better reflect the intended land uses of the subdivision. Permitted uses in the RU zone are not appropriate within a residential subdivision.

The zoning by-law provides for a watercourse setback of 30 m. It will need to be demonstrated that each lot may be developed without encroachment into the 30 m watercourse setback.

It has not been demonstrated how the lands subject to consent application B21/066 will comply with zoning provisions should the proposed subdivision be approved. Additional consultation is expected.

Summary

Township Staff generally believe that, in principle, the proposed subdivision application can be consistent with the 2020 Provincial Policy Statement, conform with Township and County Official Plans, and comply with the Township Zoning By-law. The Township requires the opportunity to consider the peer reviews of the submitted studies and any supplementary submissions if required. The outstanding issues identified in the provided peer reviews thus far are expected to be addressed. When in a position to do so, the Township will be able to provide recommended conditions for draft approval in the Township's submission to the County. Additional consultation with the Applicant and County is expected to address the issues and concerns provided in this report. A Township Staff report will be presented to the Township Council before final comments on the subject application are submitted to the County of Lanark.

Prepared and Submitted By:



Brady McGlade,
Planner



February 2, 2024

Wilburt Crain
1394706 Ontario Inc.
1800 Maberly-Elphin Road
Maberly, ON. K0H 2B0

Via e-mail –

**RE: Initial Municipal Comments for a Draft Plan of Subdivision
Burns Farm Subdivision (County of Lanark File No. 09-T-23009)
Part of Lot 6 and Lot 7, Concession 1, Geographic Drummond, in the Township of
Drummond/North Elmsley**

The County of Lanark has received the Draft Plan of Subdivision for Burns Farm Subdivision in the Township of Drummond/North Elmsley. The County has undertaken an initial review of the material provided and would like to request the following further information prior to the consideration of approval.

Draft Plan of Subdivision

- Upon reviewing the draft plan of subdivision and parcel registry title, the lands to the West of the proposed development do not reflect the draft plan of subdivision. Based on the County's review, the lot to West will be landlocked once the subdivision is registered, with no frontage or road access through the proposed Draft Plan of Subdivision. There is no mention in any of the submission materials of what the developer intends to do with the lot to the West or how it will comply with frontage and public road access requirements of the zoning by-law.

Hydrogeological Studies

- The County requires all recommendations from the hydrogeological studies to be addressed prior to any further resubmissions.

Once the County receives more details on the issues we raised, staff will examine the revised versions of the supporting studies and comments and provide further feedback on the draft.

If you have any questions, please contact the undersigned.

Koren Lam, MSc.
Senior Planner

Cc: Tracy Zander, Zanderplan
Brady McGlade, Township of Drummond/North Elmsley
Kurt Graeves, Lanark County

Koren Lam

From: Sean Derouin
Sent: January 29, 2024 1:30 PM
To: Koren Lam
Cc: Terry McCann
Subject: RE: 09-T-23009 Burns Farm Subdivision - Notice of Consultation

Hey Koren,

Both Terry and Scott Cameron requested a traffic study as per the pre-consultation minutes.

Terry did specify that a right turn taper will be required and an entrance design. This can be done via the entrance process. I don't think a Traffic Study would warrant any further improvements either way, so we can proceed without one.

Thanks!

Sean

Koren Lam

From: Grant Machan
Sent: January 12, 2024 11:34 AM
To: Koren Lam
Cc: Golsa Kheir-Moghadam; Joanna Bowes
Subject: Re: 09-T-23009 Burns Farm Subdivision - Notice of Consultation

The proposed subdivision is well beyond Perth's service boundaries.

Extensive work would be required by the developer to validate the connection to municipal services currently or in the future. Provision and allocation of Perth's water/sanitary sewer capacity would have to be formally requested by the developer and Drummond North Elmsley.

Through provincial legislation, if the development required municipal water and sewer connections in the future due to public health issues Perth as the nearest water purveyor would be directed by the MECP to allocate utilities to the site. This item came up during the development of Sheridan Estates on Highway 511. There is text in that subdivision agreement clarifying that all costs for water and sewer connections would be covered by the developer and not the water/sewer purveyor. We all know how important it is that rural water and septic capacities are investigated prior to the issuance of subdivision agreements.

Grant Machan CET

Director of Environmental Services



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
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F 613-692-0831 | www.rvca.ca

23-DNE-SUB-0063

February 9, 2024

County of Lanark
Box 37
Perth, Ontario
K7H 3E2

Attention: Koren Lam

Subject: **1394706 Ontario Inc** (c/o Wilburt Crain).; Application for Plan of Subdivision (File No. 09-T-21001); Burns Farm Subdivision; Lot 7, Concession 1, Geographic Township of Drummond, now the Township of Drummond/North Emsley; Roll Number: 09210300552370000000

Dear Ms. Lam,

The Rideau Valley Conservation Authority (RVCA) has reviewed the subject application in the context of the following:

- Section 1.6.6.7 and Section 3.1 Natural Hazards of the Provincial Policy Statement under Section 3 of the Planning Act;
- The Rideau Valley Conservation Authority ("Development, Interference with Wetlands and Alteration to Shorelines and Watercourses" regulation 174-06 under Section 28 of the Conservation Authorities Act;
- The Mississippi-Rideau Source Protection Plan;

Proposal

The RVCA understands that this application proposes a subdivision with a total of 42 residential lots to be developed as single-family dwellings on private services. The subdivision is proposed to be developed in two phases with Phase 1 consisting of 21 lots in the southern portion of the property and Phase 2 the remaining lots to the north.

The Property

The subject property is 39.26 ha property. It is understood that the property is vacant and was formerly used for agricultural purposes, an existing roadway runs through the central portion of

**Proudly working in partnership
with our 18 watershed municipalities**

Athens, Augusta, Beckwith, Central Frontenac, Clarence-Rockland,
Drummond/North Elmsley, Elizabethtown-Kitley, Merrickville-Wolford, Montague,
North Dundas, North Grenville, Ottawa, Perth, Rideau Lakes, Smiths Falls, South Frontenac, Tay Valley, Westport

the property. Available mapping products indicate watercourses that flow west to east in the north and central proportions of the property and are indicated as branches of a municipal drain. No natural hazards in the form of mapped floodplains, unstable soils or steep slopes were identified on the subject property.

Review

Our office participated in pre-consultation discussions on the proposed subdivision between 2021-2022. The following information has been reviewed by our office for impacts to natural hazards and features subject to regulation by our office. The Stormwater Management Report was circulated to technical staff at our office for review. Please find these review comments enclosed with this letter.

- Planning Rationale Report – Plan of Subdivision Application-Burns Farm. prepared by ZanderPlan, dated November 7, 2023
- Environmental Impact Statement Proposed Plan of Subdivision-Burns Farm, prepared by GEMTEC Consulting engineers and Scientists Ltd , 2, dated October 17, 2023.
- Draft Plan of Subdivision and Stormwater Management Report: Burns Farm Subdivision, prepared by Stantec Consulting Ltd., dated October 5, 2023
- Draft Plan of Subdivision, Stantec Geomatics Ltd, dated November 14, 2023
- Consolidated Hydrogeological Investigation and Terrain Analysis Proposed Residential Subdivision, prepared by GEMTEC Consulting Engineers and Scientists Ltd, dated October 5, 2023

Provincial Policy Statement

Concerning section 1.6.6.7 our office has identified additional details to ensure this section of the PPS is adequately addressed specifically requirements to *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; and d) mitigate risks to human health, safety, property and the environment.*

Concerning section 3.1 comments have been provided to consider flood risks for proposed development adjacent to watercourses.

Ontario Regulation 174/06

Watercourses identified as branches of the Drummond-Elmsley Municipal Drain are identified on the subject property. It is understood that alterations to these watercourses are proposed as part of the proposed stormwater management design. Any alterations to a watercourse require prior written permission by our office as per Ontario Regulation 174/06, under Section 28 of the *Conservation Authorities Act*.

No other regulated features were identified on the subject property.

Source Water Protection

The subject property is identified as overlying a highly vulnerable aquifer (HVA) but is not within a municipal intake protection zone. HVAs are vulnerable to surface contaminants due to thin or absent soils overlying bedrock that may be fractured. Where these conditions exist, it may be

possible for contaminants to enter drinking groundwater supplies. For this reason, care should be taken to avoid land uses and practices that may inadvertently lead to undesirable effects on groundwater.

A Consolidated Hydrogeological Investigation and Terrain Analysis Proposed Subdivision has been prepared in support of this application. Our office would defer to the County for a review of this report and consideration of mitigation measures and best management practices for the protection of groundwater resources.

Stormwater Management

- Phase 1 and Phase 2 as indicated in drawings SSGP-1, SSGP-3, EC/DS-1 prepared by Stantec Consulting Ltd are inconsistent with Phase 1 and 2 as identified in other reports submitted in support of this application (Planning Rationale, Environmental Impact Statement and Consolidated Hydrogeological Investigation & Terrain Analysis)

-A review by technical staff outlines details that should be addressed regarding the management of stormwater quantity and impacts on receiving watercourses, please refer to the enclosed technical memorandum for detailed information.

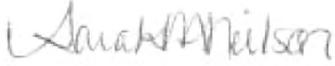
Discussion and recommendations

As previously noted, our office has identified details regarding the proposed watercourse alteration and stormwater management plan that require additional information related to existing drain capacity, management of flows, and potential for erosion to consider impacts downstream. Additional information is required to understand how external drainage will be managed within the proposed plan.

Additionally, in reviewing the Draft Servicing and Grading Plan Phase 1 (Drawing No. SSGP-1) our office notes that the proposed location for the ditch/municipal drain relocation adjacent to the dwelling locations proposed for lots 1, 2, 12 and possibly 11 appears to encroach on the watercourse setback required by the Township's zoning-by-law. Our office would recommend confirmation be provided that these dwellings would not be at risk during a 1:100-year flood event and would suggest an alternative configuration be considered to improve the setback from the watercourse to reduce risks associated with flooding and erosion.

In conclusion, our office would recommend that any decision be deferred until this additional information is provided to address the points above.

Yours Truly,



Sarah MacLeod-Neilson
Planner, RVCA

cc – Wilburt Crain, owner

cc – Tracy Zander, agent

cc – Brady McGlade, Township of Drummond/North Elmsely

cc – Evelyn Liu, Water Resources Engineer., RVCA

Encl: Draft Plan of Subdivision and Stormwater Management Report Technical Review Memo



Feb. 5, 2024

To: Sarah MacLeod-Neilson, Planner, Planning & Regulation, RVCA
From: Evelyn Liu, Water Resources Engineer, Engineering & Regulation, RVCA
RE: BURN'S FARM SUBDIVISION, Drummond North Elmsley

Stormwater Management Review

I have reviewed the following material:

Report titled "Draft Plan of Subdivision and Stormwater Management Report: BURN'S FARM SUBDIVISION", prepared by John Yeong, P.Eng. of Stantec Consulting Ltd, dated Oct. 5 2023

It was understood that the 39.3-ha subject property will consist of a rural residential development and associated accessing infrastructure. Proposed stormwater management includes new ditches along the future roadside and backyard of lots. The southwest backyard ditches will capture external flows from the upstream system. The proposed ditches will be used to promote stormwater detention and to reduce peak flow discharge from the area.

My comments are as following, from natural hazard perspective:

1. Drawing sets SSGP-1 and SSGP-2 shows that there are "MUNICIPAL DRAIN TO BE REINSTATED", "EXISTING MUNICIPAL DRAIN TO BE FILLED AND RELOCATED" at multiple locations. Drawing SD-1 shows that there are "MUNICIPAL DRAIN TO BE REMOVED/RELOCATED" and "MUNICIPAL DRAIN TO BE REINSTATED". Please provide rational for the drain alteration and document the drain modification locations/status (to be filled, removed, reinstated, relocated) and details in the report.
2. The southwest backyard ditches are intended to capture external flows from the upstream system. There is no ditch proposed at the backyard at lots 39-42. How are the stormwater management measures for external drainage (EXT-3)?
3. Drawing SD-1, shows "PROPOSED DITCH TO BE CONFIRMED AT DETAILED DESIGN" between Lots 3/4 and Lots 27/28. What are the functions of the proposed ditches and design criteria?
4. How will the stormwater from the lots south of Street A and C drain to?

5. Alteration of the drain is proposed between Lots 1 and 2, and Lot 11 and Lot 12. Any drain alteration should be designed to the 1:100-year flood event. Please provide confirmation that these four lots will not be prone to flooding.
6. Please provide design details of drain/ditch design (capacity, cross section view) and all the proposed culverts (culvert inventory including roadway culvert, road culvert and outlet culvert) in the detailed design.
7. Table 4.1 and Table 4.2, the control size of the outlet culvert at the Northwest outlet is 900*1800 at 100-year event and 800*1400 at 100-year 20% increase event. Please verify.
8. The proposed Stormwater outlets to three locations at the Municipal drain. Please provide a summary of the existing drain capacity and water level of each outlet with a comparison of the proposed flow/water level.
9. Section 7 indicates that "*The drainage system will be able to maintain the water within the ditch system without causing any surface flooding, but it will result in an overflow in the northwest and central outlet through an emergency weir and will exceed the pre-development stage discharge limits at northwest and central outlet locations*". Please provide more details on the overflow and weir design.
10. It was noted that there is discrepancy in offsite ditch elevations between surveying data and DEM data. It is recommended to perform an additional off-site survey after the draft plan stage, to verify the actual elevations of the outlet ditches.
11. The current design assumes a normal depth of water for a 0.2% ditch slope at the outlets. The drainage system should be reevaluated and verified with surveyed downstream elevations at detailed design to ensure boundary conditions are accurately represented.
12. Please provide confirmation that there is no adverse impact on downstream erosion control.

I trust this is satisfactory for your present purpose. Please call if you have any questions.

Respectfully,
RVCA Watershed Sciences and Engineering Services
Evelyn Liu, M.Asc., P.Eng.
Water Resources Engineer





February 7, 2024
Project Number: 220484

Wilbert Crain
Crains Construction
1800 Maberly-Elphin Road
Maberly, Ontario
K0H 2B0

**Re: Ongoing Hydrogeological Review and Comments
Proposed Residential Subdivision, Part of Lot 6 and Lot 7, Concession 1
Drummond Township (Burns Farm Subdivision)**

Dear Mr. Crain:

BluMetric Environmental Inc. (BluMetric®) was retained by Lanark County (LC) in 2023 to conduct a review of a revised hydrogeological assessment and terrain analysis report (Consolidated Hydrogeological Investigation & Terrain Analysis, Proposed Residential Subdivision, Phase 1, Part of Lot 6 and Lot 7, Concession 1, Drummond Township, Ontario - Gemtec, July 11, 2023) for the proposed residential subdivision at Part of Lot 6 and Lot 7, Concession 1, Drummond Township (known as the Burns Farm subdivision).

BluMetric reviewed the Gemtec, 2023 report, information regarding previous reports by Gemtec and others, and hydrogeological review comments by RVCA and GRI Inc. BluMetric provided a review memorandum in August 2023 (Technical Review Memorandum, Burns Farm Subdivision (1660 Drummond Concession Road 2), Proposed 30 Lot Subdivision, Hydrogeology Assessment by Gemtec dated July 11, 2023).

Tel. 877.487.8436

Fax. 877.487.8436

BluMetric Environmental Inc.

1682 Woodward Drive, Ottawa, Ontario, Canada K2C 3R8

www.blumetric.ca



Review Meetings and Sequence

BluMetric participated in a series of meetings starting in February 2023 including representatives from Lanark County, Township of Drummond North Elmsley (DNE), GRI Inc. (GRI), Gemtec, and Zanderplan. The meetings were focused on addressing review comments, identifying key issues, and discussion of acceptable ways to present information. Meetings and follow up correspondence were conducted as follows:

- 10-Feb-23 meeting regarding project context and review overview (BluMetric, Lanark County).
- 7-Mar-23 meeting regarding site and review overview (BluMetric, GRI).
- 30-Mar-23 technical discussion (BluMetric, Gemtec).
- 5-Apr-23 meeting regarding overview and requirements to gain approval (Gemtec, Zanderplan, BluMetric, GRI, DNE, LC, Wilbert Crain) using primary test wells cased to 36.6 m bgs.
- 19-Apr-23 provision of a proposed work plan including primary test wells with 36.6 m casing (Gemtec).
- 28-Apr-23 agreement in principle with primary test well configurations provided (BluMetric, GRI).
- 5-May-23 email correspondence regarding response / acceptance of proposed work program (BluMetric, Gemtec).
- 30-May-23 meeting to discuss sampling, phased development, setbacks (LC, BluMetric, GRI).
- 30-May-23 meeting to discuss primary test well configurations, pumping tests, sampling, nitrate dilution assessment to be based on conventional septic systems, phased development (Gemtec, BluMetric).
- 23-Jun-23 meeting to discuss nitrate impact assessment and phased approach (Gemtec, BluMetric).
- 12-Jul-23 a consolidated hydrogeological investigation report was provided based on development of 30 lots (Gemtec report dated 11-Jul-23).
- 12-Jul to 8 Aug-23 report reviewed by BluMetric and GRI.
- 8-Aug-23 BluMetric review memorandum provided.
- 14-Aug-23 meeting to discuss review memorandum (Gemtec, BluMetric).

Gemtec provide a revised consolidated hydrogeological investigation report on October 25, 2023 (Consolidated Hydrogeological Investigation & Terrain Analysis, Proposed Residential Subdivision, Part of Lot 6 and Lot 7, Concession 1, Drummond Township, Ontario – Gemtec, October 5, 2023) . The report included the concept of phased development of 42 lots. Meetings and follow up correspondence were conducted as follows:

- 15-Dec-23 to 13-Jan-24 revised report reviewed by Blumetric and GRI.
- 16-Jan-23 meeting to discuss revised report review regarding phased development, monitoring and contingency plan (LC, BluMetric).
- 16-Jan-23 email correspondence from BluMetric to Gemtec highlighting key elements of the report that need to be addressed (phased development, clear recommendation regarding tertiary treatment, further development of conceptual layout plan, clarification and development of monitoring plan, contingency plan with trigger mechanisms and actions, additional occupancy should be addressed).
- 23-Jan-24 meeting to discuss revised report review phased development, monitoring and contingency plan, additional occupancy (Gemtec, Zanderplan, Wilbert Crain, BluMetric).
- 30-Jan-23 meeting to discuss detailed markup of revised report, phased development, monitoring and contingency plan, additional occupancy (Gemtec, BluMetric).

October 2023 Report - Review Comments

The revised consolidated hydrogeological investigation report (Consolidated Hydrogeological Investigation & Terrain Analysis, Proposed Residential Subdivision, Part of Lot 6 and Lot 7, Concession 1, Drummond Township, Ontario – Gemtec, October 5, 2023) was reviewed by BluMetric and GRI in December 2023 and January 2024. The reviews identified the following issues:

- On page 23 it is indicated that the Response to Peer Review Comments, Proposed Residential Subdivision Phase 1, Part of Lot 6 and Lot 7, Concession 1, Drummond Township, Ontario, GEMTEC, 2023-09-23, is included in Appendix B, but the response does not appear to be included in Appendix B.
- Soil has been stripped from the southeastern end of the site and appears to have been stockpiled onsite. This should be discussed in the report and plans for reinstatement of the overburden unit should be included and discussed.
- Usage of the term 'phase' should be clarified in the report as there are references to phases used by other consultants (e.g. on page 29, second last paragraph).
- The site servicing options assessment should be revised if the consultant determines that private communal servicing should be addressed.
- Further discussion and explanation should be provided regarding the recommendation to include clay liners beneath septic beds (i.e. since the site is hydrogeologically sensitive due to thin soils it is suggested that a clay liner be installed beneath future septic beds (over the bedrock contact area) to reduce the potential for infiltration of effluent directly downwards into subvertical fractures (if present) in the upper bedrock surface. This measure will help to ensure that the sewage effluent migrates towards the mantle area and adequate sewage treatment occurs prior to treated effluent entering the natural environment.)

- The first paragraph on page 47 should make reference to the primary test wells.
- Discussions of the exceedance of the CDWQG MAC limit for manganese should be discussed in terms of the health concern (involving infants).
- The conceptual lot development plan should be presented at a scale that allows the reviewer to determine that the separation distances can be achieved.
- All references to tertiary treatment should include the preface 'nitrate reducing' and the inclusion of nitrate reducing tertiary treatment should be presented clearly and consistently as a recommendation (and as an additional protective measure).
- The units in the bulleted point at the bottom of page 66 should be reviewed and the correct units should be provided.
- The statement "pumping from the proposed water supply aquifer is not anticipated to induce groundwater from the upper aquifer (and thereby induce nitrate to the deeper aquifer)" should be revised or be removed as supporting evidence does not appear to be provided in the report.
- A phased approach to development should be clearly recommended. The phases should be clearly described and a rationale for the phasing sequence should be discussed.
- The proposed monitoring plan should be revised, and the following elements should be included:
 - Clarification of monitoring well locations (including a discussion of existing wells to be used as monitoring wells and monitoring wells to be installed) with a rationale and a discussion regarding long term retention and maintenance of the monitoring wells in the future. If two well clusters are anticipated clearly articulate the monitoring well identifications, locations and configurations. The consultant may wish to incorporate some of the new wells in Phase 1 as an additional means of obtaining relevant data.
 - Sampling and analysis should include the full suite of nitrogen series parameters (organic nitrogen, nitrate, and nitrite).
 - The sampling schedule of two times per year should be revised to indicate that sampling will take place in the spring and fall of each year.
- A detailed contingency plan should be provided including the following elements:
 - Rationale for sampling regarding elevated nitrates in the upper bedrock hydrostratigraphic unit and the potential for downward migration of contamination.
 - Sampling locations.
 - Sampling methodology.
 - Analysis requirements.
 - Sampling schedule.
 - Trigger mechanisms based on a suitable rationale.
 - Contingency actions including such elements as resampling, additional sampling and investigation, imposing a halt to further development if a significant adverse effect is identified.
 - A schedule for review and reporting should be provided.

- Additional occupancy should be addressed in the report. Recent Ontario legislative changes (More Homes Built Faster Act, 2022) regarding ‘additional residential units’ requires municipalities to consider additional occupancy on residential land parcels. The consultant should provide a framework for the further assessment of lots for additional residential unit occupancy and identify mechanisms for assessment with respect to servicing constraints including wastewater treatment. Factors such as hydrogeological sensitivity, system isolation potential, overburden thickness, and nitrate attenuation capacity should be included. Nitrate attenuation (conducted according to the requirements of MECP Procedure D-5-4) should be assessed using conventional septic system inputs. Nitrate reducing tertiary treatment should be discussed in terms of its capacity as an additional protective measure only. The procedure should address the calculation of additional septic volume (input values must be supported), and should indicate that further assessment is to be conducted by a suitably qualified Ontario licensed hydrogeologist.

Lanark County has confirmed that new residential lots at the Burns Farm residential subdivision must be assessed based on conventional septic treatment inputs (40 mg/L nitrate as per MECP Procedure D-5-4). This is consistent with long-standing practice at Lanark County which has been to allow lot creation based on conventional sewage system treatment only. A recommendation for nitrate reducing tertiary treatment is understood to be an additional protective measure which is warranted due to elevated nitrate concentrations in the upper bedrock hydrostratigraphic unit. New lots will draw water from the lower bedrock hydrostratigraphic unit which is not impacted by nitrates. A phased approach to development is understood to be an additional protective measure to ensure nitrate concentrations in the upper bedrock hydrostratigraphic unit are not increasing significantly or migrating downwards over time due to development of Phase 1. A revised report must make it clear that approval for development of Phase 2 is contingent on monitoring and review of groundwater downgradient of Phase 1 to ensure there will be no adverse effect to existing and future well users.

Limitations

The conclusions presented in the above captioned letter represent our professional opinion, in light of the terms of reference, scope of work, and the limiting conditions noted herein.

The findings presented in this letter are based on conditions observed at the specified dates and locations, the analysis of samples for the specified parameters, and information obtained for this project. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, locations that were not investigated directly, or types of analysis not performed.

BluMetric makes no warranty as to the accuracy or completeness of the information provided by others, or of conclusions and recommendations predicated on the accuracy of that information. Nothing in this report is intended to constitute or provide a legal opinion.

This letter describes the site conditions and observations made by the BluMetric team at the time of the site investigations and has been prepared solely for the use of the client. No other party may use or rely upon the above-captioned report or portion thereof without the express written consent of BluMetric. BluMetric will consent to any reasonable request to approve the use of this report by other parties as “Approved Users”.

We trust that this letter satisfies local requirements. If you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,
BluMetric Environmental Inc.



Russell Chown, B.Sc., P.Geo.
Senior Hydrogeologist

Encl.

Ref: Burns Farm - Ongoing Hydrog Review and Comments - FINAL - 7feb24.docx

December 27, 2023

Koren Lam, MSc.
Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C2

Dear Koren,

Re: Draft Plan of Subdivision
1394706 Ontario Inc (Crains' Construction)
Part of Lot 7, Concession 1
County of Lanark
File No.: 09-T-23009

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

Blasting and pile driving activities in the vicinity of Enbridge Gas Distribution and Storage (GDS) facilities require prior approval by GDS. The [Blasting and Pile Driving Form](#), referenced in Enbridge's [Third Party Requirements in the Vicinity of Natural Gas Facilities Standard](#), must be provided to mark-ups@enbridge.com by the Owner of the proposed work for all blasting and pile driving operations. In addition, a licensed blasting consultant's stamped validation report must be submitted to GDS for review if blasting is to occur within thirty (30) metres of GDS facilities. The request must be submitted a minimum of four (4) weeks prior to the beginning of work to allow sufficient time for review.

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Koren Lam

From: PrimeCities
Sent: January 29, 2024 8:47 AM
To: Koren Lam
Subject: Draft Plan of Subdivision (09-T-23009) , Drummond Concession 2 & County Rd. 10, Drummond/North Elmsley



12/22/2023

Koren Lam

**Drummond/North Elmsley
Lanark (County)**

Attention: Koren Lam

**Re: Draft Plan of Subdivision (09-T-23009) , Drummond Concession 2 & County Rd. 10,
Drummond/North Elmsley; Your File No. 09-T-23009
Our File No. DTS: 38295 / Circ: 39721**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

- 2) 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.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall 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.

Concluding Remarks:

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.

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 directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison

RE: 09-T-23009 Burns Farm Subdivision - Notice of Consultation

SHLLAKU Paul
Wed 1/10/2024 9:45 AM
To:Koren Lam

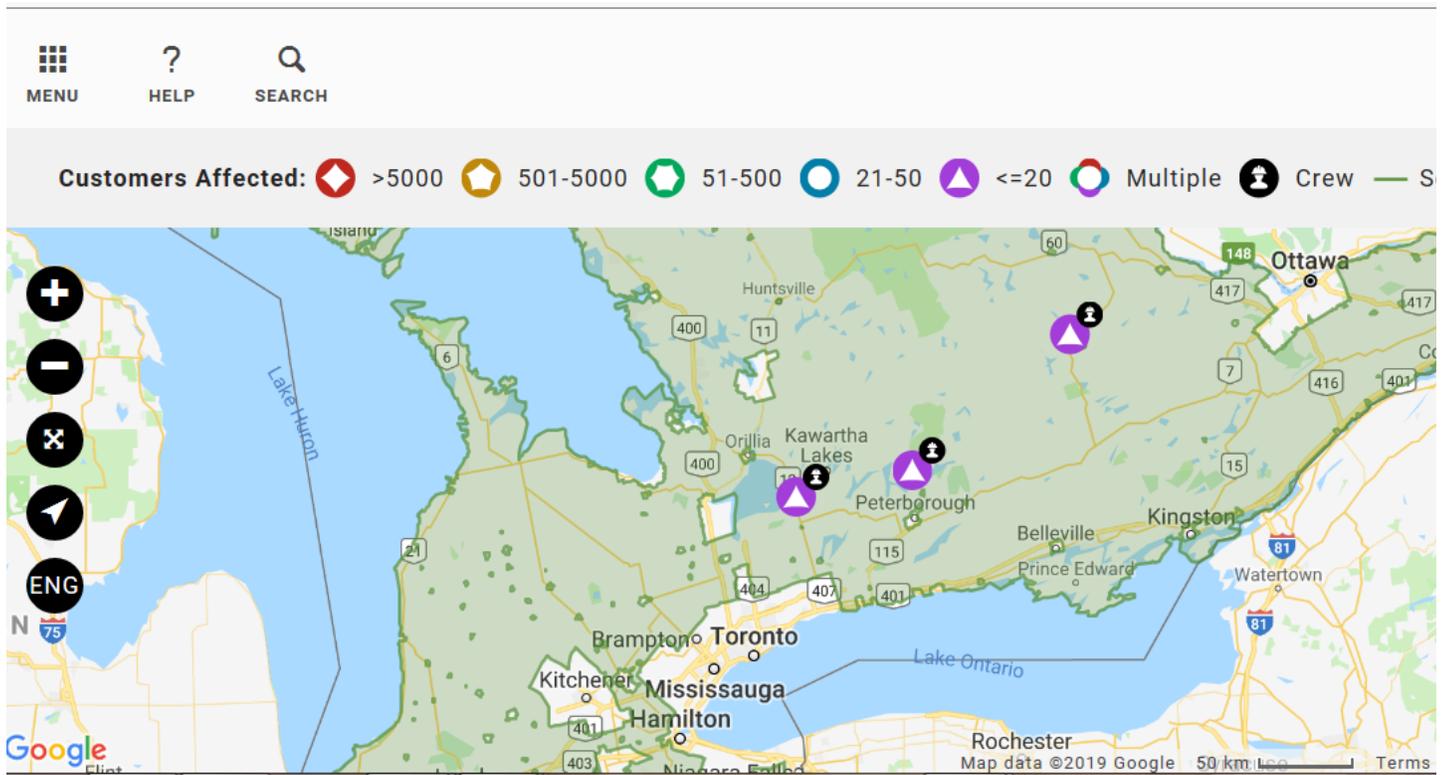
Hello,

We are in receipt of your Site Plan Application, 09-T-23009. 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.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



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

Thank you,

Dennis De Rango
Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237