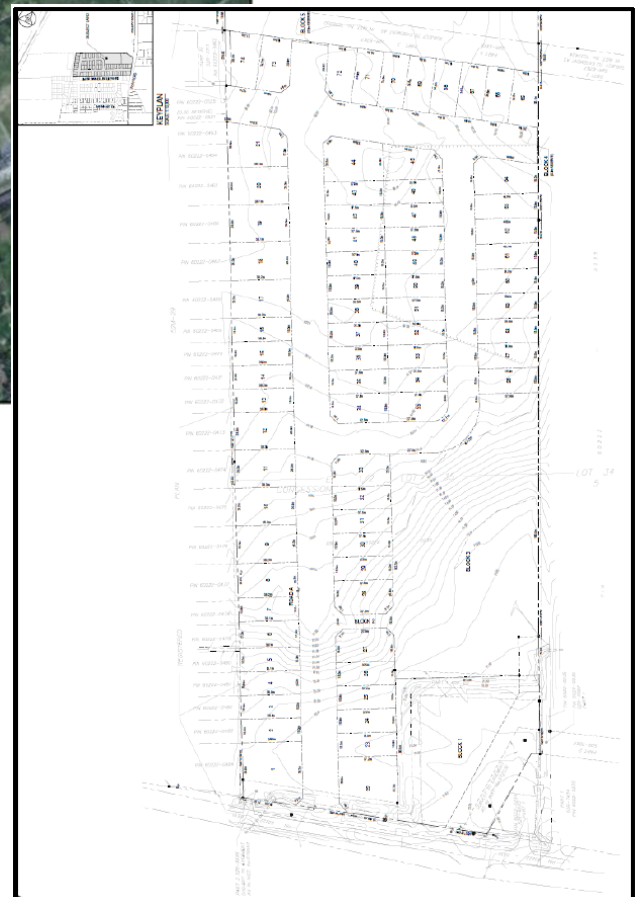


**Township of South Stormont**  
ACTION REQUEST  
Planning and Building Department



**To:** Council  
**From:** Karl Doyle, Director of Planning and Building  
**Date of Meeting:** January 12, 2022  
**Subject:** Plan of Subdivision Comments - John Chase Subdivision  
**SDG File:** 01-SS-S-2021  
**Owner:** Newell and Grant Brown Ltd.  
**Roll No:** 040600101420002  
**Location:** County Road 36 - CORNWALL CON 5 E PT LOT 35; RP 52R7890 PARTS 1 TO 3 PT; PARTS 4 AND 5



**Recommendation:**

That Council supports Plan of Subdivision Application No. 01-SS-S-2021, based on the conditions of approval described in Appendix A of the Action Request dated January 12<sup>th</sup>, 2022 and further, that these conditions, representing the Township's formal comments on the proposal, be forwarded to the United Counties of SDG and the applicant.

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**Executive Summary:**

This report recommends these approval conditions representing the Township's formal comments on the proposal, be forwarded to the United Counties of SDG and the applicant.

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**Background:**

A Plan of Subdivision application (Application No. 01-SS-S-2021) was received by the United Counties in July, 2021 and forwarded to the Township for commentary. In conjunction with the Draft Plan application submission a Zoning By-law amendment application (Z-2021-04) was submitted to the Township. The proposed residential subdivision is located along the north side of County Road 36 (Post Road), immediately east of Chase Meadows Subdivision. The proposed residential development is located on Concession 5 East Part of Lot 35; 52R-7890 PARTS 1 TO 3; Parts 4 and 5, Geographic Township of Cornwall, Township of South Stormont.

The applicant intends to develop a residential subdivision on approximately 9.83 hectares. The proposed development will consist of 74 residential lots that will accommodate (65) single detached and (9) semi-detached dwellings and a 1.43 hectare Block that will accommodate multi residential low rise quadruplexes, the residential development will be serviced by municipal water and sewer. The development will be served via a centralized access running north from County Road 36 (Post Road) to a west road connection (Barry Street East) at the mid-block of the subdivision. The north and east roads will contain a 1 foot reserve and will allow for connectivity with future development(s).

The following documents were submitted as part of the application:

- **Draft Plan of Subdivision**, prepared by EVB Engineering, dated April, 23<sup>rd</sup>, 2021;
- **Preliminary Servicing Report**, prepared by EVB Engineering, dated May 18<sup>th</sup>, 2021;
- **Aggregate Impact Study**, prepared by GRI Inc., dated June 22<sup>nd</sup>, 2021.

**Site Context**

Site Location	Concession 5 East Part of Lot 35; 52R-7890 PARTS 1 TO 3; Parts 4 and 5, Geographic Township of Cornwall, Township of South Stormont.
Subject Property Area	9.83 hectares. (24.29 acres)
Development Area	9.83 hectares. (24.29 acres)
Present Use(s)	Large residential parcel containing a residential dwelling and accessory structure(s).

Proposed Use(s)	Residential Subdivision 65 Single Detached Dwelling Units (65 Lots) 18 Semi-Detached Dwelling Units (9 Lots) 28 Units Multi-Residential (6 to 7 - 4 unit Low Rise Townhouse Buildings +/-) (1 Block) Density: 11.29 dwelling units/hectare (4.57 dwelling units /acre)
Official Plan Designation	Urban Settlement Area - Residential District
Zoning By-law Designation	<u>Current:</u> Residential Serviced First - holding (RS1-h) <u>Proposed:</u> Residential Serviced First - holding (RS1-h) Residential Serviced Second - holding (RS2-h) Residential Serviced -Multiples - holding (RS3-h) * ZBLA (SDG File; 01-SS-S-2021 File Z-2021-04) *
Surrounding Land Uses	North: Vacant Residential Lands/CN Rail (Industrial) East: Residential (Single Residence) South: Residential (Arrowhead Estates Subdivision) West: Residential (Chase Meadows Subdivision)

## **Planning Context**

### **Provincial Policy Statement (PPS) 2020**

Provincial Policy Statement, 2020 focuses on directing growth and development towards settlement areas and away from significant or sensitive resources, including areas that may pose a risk to public health and safety. The proposed subdivision is designated as Urban Settlement Area – Residential District within the United Counties of SD&G Official Plan. The settlement areas of the Township are the areas that have been designated for concentrated development and have been either partially or fully serviced by municipal sanitary sewage system and water supply.

Section 1.1.3 of PPS (2020) emphasizes the need to promote vitality of settlement areas through implementation of efficient development patterns that effectively use infrastructure and public service facilities and minimize unnecessary public expenditures. The proposed subdivision is located on the north side of County Road 36 (Post Road) in close proximity to the abutting Chase Meadows Subdivision located to the west of the development site and directly north of the Arrowhead Estates Subdivision. The proposed 74 lot

residential development fits in with the planned residential character of the surrounding area and each of the lots will be fully serviced by a public sanitary sewage system and Township water supply. The proposed development would be in keeping with the PPS (2020) intent to direct growth and development to designated settlement areas that maximize the use of municipal infrastructure.

Section 1.1.3.4 of PPS (2020) further outlines that appropriate development standards should be promoted within settlement areas such that they facilitate intensification, redevelopment and compact form of development, while avoiding or mitigating risk to public health and safety. The proposed subdivision has been reviewed based on the Township of South Stormont Subdivision Design Guidelines to ensure that any outstanding issues are addressed through conditions of draft plan approval. The conditions of draft plan approval would include a requirement to enter into a subdivision agreement with the Township to address all aspects of development including road design, street lighting, drainage, stormwater management etc.

#### United Counties of SDG Official Plan (OP)

The proposed subdivision is designated as Urban Settlement Area – Residential District within the United Counties of SD&G Official Plan (2018). Table 3.5 of the Official Plan outlines permitted land uses within the designated urban and rural settlement area and the rural area. Within the Urban Settlement Area – Residential District, the scope of permitted uses includes a full range of low, medium and high-density housing types. The proposed subdivision will be developed with 65 single detached, 9 semi-detached dwellings and a 1.43 hectare Block, that will accommodate multi residential low rise quadruplexes at the south east quadrant of the subject development site. The proposed residential development is considered a low/medium density residential development. There is a slight increase in density in comparison with other residential subdivisions located to the south side of County Road 36, but would be similar in character to the other subdivision to the west. The residential development aligns with housing goals set out in the Official Plan, as it proposes a range of housing types.

Section 3.52 of the Official Plan outlines applicable planning principles in the review of any development applications including adequacy of lot sizes, servicing capacity, frontage and access and land use compatibility. A detailed review of the subject application to the Official Plan planning principles has been undertaken in the discussion section of the subject report.

Section 3.52 of the Official Plan further outlines community structure and design criteria in review of development applications. It outlines that compact development should be encouraged by directing it to vacant lands within existing settlement areas. Furthermore, it notes that development contiguous to existing built-up area within these settlement areas should be prioritized over fragmented or un-serviced development.

## Township of South Stormont Zoning By-law (ZBL)

### Zoning By-law Amendment (ZBLA) (File Z-2021-04)

The subject lands are intended to be zoned "Residential Serviced – First, Second and Multiples (Holding) (RS1-h, RS2-h and RS3-h) and Open Space (OS)" under the Township of South Stormont Zoning By-law 2011-100. The proposed Draft Plan of Subdivision will be reviewed for compliance with the applicable Zoning By-law requirements once the Holding (h) provision is removed. The section below outlines applicable zone standards to the RS1, RS2 and RS3 zone(s):

#### SECTION 5: RESIDENTIAL ZONES

No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

##### 5.1 Residential Serviced – First (RS1) Zone

###### (a) Permitted Uses:

- a) ~~dwelling, accessory apartment;~~
- b) ~~dwelling, single detached;~~
- c) ~~dwelling, secondary unit;~~
- d) group home, type 1;
- e) group home, type 2;
- f) home-based business.

###### (b) Zone Requirements:

- (i) Notwithstanding the provisions of this By-Law to the contrary, all ~~Dwelling, Secondary Units~~ are subject to the provisions of Section 3.8.

###### (ii) All other permitted uses:

Lot Area (minimum sq.ft.)	460 m <sup>2</sup>	(4,951.39 sq.ft.)
Lot Frontage (minimum)	15 m	(49.21 ft.)
Yard Requirements (minimum)		
Front	6 m	(19.69 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	3.5 m	(11.48 ft.)
Interior Side	1.2 m	(3.94 ft.)
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)
Lot Coverage (maximum)	40%	
Floor Area (minimum)	70 m <sup>2</sup>	(753.47 sq.ft.)
Floor Area per Accessory Apartment Dwelling (minimum)		
Bachelor Unit	45 m <sup>2</sup>	(484.37 sq.ft.)
One Bedroom Unit	55 m <sup>2</sup>	(592.01 sq.ft.)
Two Bedroom Unit	60 m <sup>2</sup>	(645.83 sq.ft.)
More than 2 Bedroom Unit	65 m <sup>2</sup>	(699.65 sq.ft.)
Dwelling(s) per lot (maximum)	1	

##### 5.2 Residential Serviced - Second (RS2) Zone

###### (a) Permitted Uses:

- ~~boarding house;~~
- ~~dwelling, accessory apartment;~~
- ~~dwelling, duplex;~~
- ~~dwelling, semi-detached;~~
- ~~dwelling, single detached;~~
- ~~dwelling, secondary unit;~~
- group home, type 1;
- home-based business.

###### (b) Zone Requirements:

- (i) For single detached dwellings ~~and accessory apartment dwellings~~ in accordance with the provisions of Section 5.1. Notwithstanding the provisions of this By-Law to the contrary, all ~~Dwelling, Secondary Units~~ are subject to the provisions of Section 3.8.

###### (ii) Semi-detached, Duplex:

Lot Area (minimum)	600 m <sup>2</sup>	(6458.35 sq.ft.)
Lot Frontage (minimum)	20 m	(65.6 ft.)
Yard Requirements (minimum)		
Front	6 m	(19.69 ft.)
Rear	9 7.5 m	(29.53 ft.)
Exterior Side	6 m	(19.69 ft.)
Exterior Side	3.5m	(11.48 ft.)
Interior Side	1.2 m	(3.94 ft.)
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)
Lot Coverage (maximum)	40%	
Floor Area (minimum)	70 m <sup>2</sup>	(753.47 sq.ft.)
Dwelling per lot (maximum)	1	

### 5.3 Residential Serviced – Multiples (RS3) Zone

#### (a) Permitted Uses:

- dwelling, apartment building;
- dwelling, duplex;
- dwelling, townhouse;
- dwelling, secondary unit;
- dwelling, street townhouse;
- dwelling, semi-detached;
- group home, type 1;
- home-based business.

#### (b) Zone Requirements:

(i) For semi-detached dwellings and duplex dwellings in accordance with the provisions of Section 5.2. Notwithstanding the provisions of this By-Law to the contrary, all *Dwelling, Secondary Units* are subject to the provisions of Section 3.8.

#### (ii) Townhouse:

Lot Area (minimum)	180 m <sup>2</sup>	(1937.50 sq.ft.)
Lot Frontage (minimum)	8.5 m	(29.53 ft.) for each end unit plus 6 m (19.69 ft.) for each additional unit
Yard Requirements (minimum)		
Front	6 m	(19.69 ft.)
Rear	10 m	(32.81 ft.)
Exterior Side	6 m	(19.69 ft.)
Interior Side	0 m except for one side of an end unit which shall be a minimum of 2.5 m (8.2 ft.)	
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)
Lot Coverage (maximum)	45%	
Floor Area per Dwelling Unit (minimum)	70 m <sup>2</sup>	(753.47 sq.ft.)
Dwelling Units per Lot (maximum)		
Townhouse	6	
Density (maximum)	40 units/ha	(16.0 units/ac)
Dwelling per lot (maximum)	1	

#### (iii) Apartment Dwelling:

Lot Area (minimum)	2000 m <sup>2</sup>	(0.49 ac.)
Lot Frontage (minimum)	30 m	(98.43 ft.)
Yard Requirements (minimum)		
Front	6 m	(19.69 ft.)
Rear	10 m	(32.81 ft.)
Exterior Side	6 m	(19.69 ft.)
Interior Side	6 m	(19.69 ft.)
Building Height (maximum)		
Main Building	15 m	(49.21 ft.)
Accessory Building	4.5 m	(14.76 ft.)
Lot Coverage	40%	
Floor Area per Dwelling Unit (minimum)		
Bachelor Unit	45 m <sup>2</sup>	(484.37 sq.ft.)
One Bedroom Unit	55 m <sup>2</sup>	(592.01 sq.ft.)
Two Bedroom Unit	60 m <sup>2</sup>	(645.83 sq.ft.)
More than 2 Bedroom Unit	65 m <sup>2</sup>	(699.65 sq.ft.)
Density (maximum)	75 units per hectare	(30 u/ac.)
Landscaped Open Space (minimum)	35%	
Dwelling per lot (maximum)	1	

The Holding (h) provision is typically implemented in order to delay development until municipal services are available to a site. The subject lands are currently zoned "Residential Serviced First - holding (RS1-h)", a Zoning By-law Amendment application was submitted to rezone the subject lands to "Residential Serviced - First, Second and Third (Holding) (RS1-h, RS2-h and RS3-h)". If the proponent is successful in rezoning the subject lands, the holding category will be removed later in the subdivision development process once the site has been fully serviced or a subdivision agreement with securities has been registered.

It should be noted that the above zone requirements are considered minimums and greater setbacks and lots sizes can potentially be required through the subdivision process in accordance with the required studies, neighborhood character, functional layout, and other considerations. A draft condition of approval has been included to ensure that all requirements of the Township's Comprehensive Zoning By-law #2011-100 are maintained. The implementing by-law will be brought to Council at a later date once the lot layout is finalized.

## **Discussion**

### **Lot Configuration and Lot Size**

With respect to the zoning of the subject site, a minimum lot frontage of 15 metres and lot area of 460 m<sup>2</sup> (0.11 acres) is required to accommodate a single detached dwelling, a minimum lot frontage of 20 metres and lot area of 600 m<sup>2</sup> (0.14 acres) is required to accommodate a semi-detached dwelling and a minimum lot frontage of 8.5 metres for each end unit + 6 metres for each additional unit with a lot area of 180m<sup>2</sup> / per unit (.04 acres) is required to accommodate a multi-residential dwelling (Townhouse).

The subject plan of subdivision proposes 74 lots with an average frontage of 15-16 metres for the single detached dwellings and 24 metres for the semi-detached dwellings. The proposed lots comply with the minimum lot area requirements and are large enough to accommodate the intended residential typologies while meeting the minimum required yard setbacks. The proposed multi residential Block will require site specific exceptions to accommodate the intended use, the preliminary detailed design is expected to be received by mid January 2022 and will be evaluated.

### **Servicing**

The proposed subdivision will be serviced by municipal sanitary sewers and water supply. The proposed subdivision will tie into existing water and sewer mains both located immediately south of the subject site on County Road 36 (Post Road). Both mains will be extended to serve the development in accordance with minimum Township Standards.

### **Stormwater Management**

Storm water runoff from the proposed development will be conveyed to the new stormwater management facility via lot grading, swales, and a series of proposed storm sewers. The stormwater management facility (pond) is located at the south east quadrant of the Draft Plan on Block 1 and was designed to achieve both qualitative and quantitative requirements. As noted in the preliminary servicing report, this stormwater management facility was designed and constructed to accommodate the build-out area. The Forrester Municipal Drain runs along the south-eastern limit of the property and a petition for Drain Improvement has been sent for the re-alignment. The stormwater management plan is also being reviewed by the Raisin Region Conservation Authority who will provide further conditions/comments.

### **Frontage and Access**

Access to the subdivision will be provided via County Road 36 (Post Road) and Barry Street East. New 20 metre wide road allowances, "Roads A and B", will run in a north/south fashion with a 20 metre west road connection proposed at the mid-block abutting Chase Meadows subdivision (Barry Street East). The proposed road network will allow for connectivity to an existing subdivision and



with future development(s) to the north and east, a 1 foot reserve will be applied to both the north and east limits represented as (Blocks 4 & 5). The multi-residential complex (Block 3) will be accessed by an East / West 9.0m wide segment located between Lots 27 and 28 identified as (Block 2).

The road network will be constructed to the Township of South Stormont's standards for a 20m Road Allowance Residential Cross Section. This can be generally summarized as an asphalt roadway consisting of two (2) 4.0m lanes, one (1) standard barrier curb and gutter for each side and a 1.5m wide sidewalk located on the north/west side of the right-of-way. As a condition of approval, a 30 cm easement/reserve will be required to be dedicated to the Township at the termination point of each road to ensure that future access is available to undeveloped lands located to the north and east.

### Parkland

With respect to residential subdivisions, the Township requires the owner to convey up to 5% of the land included in the plan to the municipality for park purposes. Alternatively, the municipality may accept cash-in-lieu for all of a portion of the conveyance. This would be included as a condition of approval.

### Aggregate Impact Study

GRI Inc. prepared an Aggregate Impact study for the proposed residential subdivision. There is an aggregate pit (Zeran Pit) located on Part of Lot 34, Concession V, north-east of the subject site between the pipeline easement and the railway easement. The study is required to assess the potential impacts of the severances, published reports and data on the planning designations, geology, hydrogeology for the surrounding area, and the Site Plans (part of the Aggregate Resources Act, or ARA, license). As part of the summary and recommendations the QP is proposing that a dense buffer of trees, berms or noise attenuation fencing along the east property line will help attenuate the impacts of noise. Trees will also help attenuate dust. Furthermore, purchasers of the lots within 120 m of the pit should be advised that the lots are within the minimum separation buffer of the licensed pit, and that impacts from the operation may be encountered. The recommendations have been included in the Draft Plan conditions.

### Open Space

Open Space (OS) will be allocated to areas on the plan where no buildings will be located the Stormwater management Facility (BLOCK 1)



### Public Consultation

A notice of public meeting was mailed out to all landowners within 120 metres of the subject lands, and a sign was posted at the subject site on the north side of County Road 36 (Post Road). A formal public meeting was held on October 6<sup>th</sup>, 2021 that was attended virtually by the applicant's agent, United Counties of SD&G staff, members of Council and the public.

Prior to the Public meeting the Township received support from Jim Brownell via email dated October 20<sup>th</sup>, 2021 and a petition opposing the residential development from abutting Chase Meadows Subdivision residents dated October 26<sup>th</sup>, 2021. Two members of the public spoke with comments and questions relating to the proposal.

Some of the comments included further clarification with respect to the stormwater management pond, appropriateness of the planned residential development in a rural setting, proposed density, and traffic concerns along County Road 36 (Post Road).

Township staff and the consultant provided commentary to each item;

A resident expressed opposition to the subdivision noting that he had purchased his lot at a premium rate as the developer advised that the lot to the east of the Chase Meadows Subdivision (the now proposed subdivision site) would not be developed for many years. The resident also raised concern about the impact on property values and overcrowding, due to the proposed semi-detached and apartment-style housing proposed.

- The Township is not privy to the private land transactions and cannot provide commentary. However, the consultant clarified that the developer (Newell and Grant Brown Ltd.) did not anticipate the rate of growth in the housing market.
- Based on the proposal at hand, the proposed density is slightly higher than abutting subdivisions, the development is still considered low to medium density development when considering the typology mix. Both the PPS and County Official Plan directs municipalities to facilitate intensification, redevelopment, and compact form and to support a full range of low, medium and high-density housing types.
- Concerns relating to negatively impacting property values, staff indicated that no evidence was provided that would indicate negative impacts to property values. Since the public meeting no additional information was provided to the Township that would substantiate the concern.

(STMW Pond) - residents inquired about the purpose of Block 1 on the Plan;

- The purpose of Block 1 is to accommodate the stormwater pond for storm water purposes for the proposed residential development.

(Rural Setting) - a resident raised concerns about the character of the area and adding this subdivision in the middle of a rural area and impacts on the rural lifestyle;

- The property is located within the Urban Boundary with subdivisions located immediately to the west and south of the subject property. Furthermore, eventually subdivisions will be introduced both to the east and north. Although the location may appear rural, the area is fully serviced and designated to allow subdivision development and is further completing the neighborhood.

(Buffering) - council requested clarification as to whether the designated multi-residential Block will contain adequate buffering and if the subdivision will have landscaping elements introduced;

- Part of the Draft Plan submission fencing requirements are not typically examined. However, it will be reviewed during the detailed design phase. Township staff indicated, fencing and vegetative buffering will be discussed with the developer during the detailed design phase. The consultant will provide a detailed design for Block 3 by mid-January 2022 and will be evaluated. This has been included as a Draft Plan condition.

(Density) - residents requested clarification on the design of the subdivision specifically in relation to the placement of the Semi-Detached lots and nature of the multi-residential Block;

- Township staff and the Consultant clarified that the proposed (RS-2) lots were mirrored and paired with the existing (RS-2) zoned properties located to west in Chase Meadows proper. However, Chase Meadows Subdivision was developed as some of the (RS-2) zoned lots were used to build single detached dwellings. The current proposal meets all requirements of the current zoning.
- Township staff provided clarification as it was requested as to whether the proposed apartment-style housing (RS-3 Block) was intended to be single-story units. Staff clarified that units in the (RS-3) zone are intended to be single-story and will consist of 6-7 multi-residential 4 unit Townhouse dwellings that will be serviced by a single access with a communal parking area. The development block will be geared to seniors. Members were advised that the zoning will be presented for consideration at a later date once a detailed design is submitted for review.

(Traffic Concern) - a resident expressed concerns related to increase traffic and speeding along County Road 36;

- Commentary received from the United Counties of SDG and the submitted Traffic Impact Study indicate that the current speed limit and projected traffic generation is acceptable. However, residents can provide a formal request to the United Counties regarding the speed limit.

The abovementioned concerns will be further examined during the detailed design phase of the subdivision process.

**Attached: Appendix A – Proposed Conditions of Draft Plan Approval**

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**Alignment with Community Strategic Plan:**

Goal 3: Economic Growth

Objective 5.3: Housing

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**Risk and Asset Management Considerations:**

There is no risk in proceeding with the proposal as developing the subdivision is borne solely by the developer. The proposed subdivision will be serviced by municipal sanitary sewers and water supply and will tie into existing infrastructure.

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**Options:**

1. That Council supports Plan of Subdivision Application No. 01-SS-S-2021, based on the conditions of approval described in Appendix A of the Action Request dated January 12<sup>th</sup>, 2022 and further, that these conditions be forwarded to the United Counties of SDG and the applicant, representing the Township's formal comments on the proposal. This is the recommended option.
2. That Council advise the United Counties that the Township does not support Plan of Subdivision Application 01-SS-S-2021.
3. Other.

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**Financial Impact:**

The costs of developing the subdivision are to be borne solely by the developer. The Township does not anticipate any unreasonable increases in costs to provide municipal servicing/services as a result of the subject lands being developed. Full buildout of the proposed development will add to the Township's tax base.

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**Others Consulted:**

Senior Management - Raisin Region Conservation Authority - SDG Counties

## **APPENDIX A - PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL**

**SDG File No.** 01-SS-S-2021

**Owner:** Newell and Grant Brown Ltd.

**Location:** Concession 5 East Part of Lot 35; 52R-7890 PARTS 1 TO 3; Parts 4 and 5, Geographic Township of Cornwall, Township of South Stormont.

1. That the owner enters into a Subdivision Agreement with the Township of South Stormont.
2. That the Subdivision Agreement between the Owner and the Township of South Stormont be registered against the land to which it applies once the plan of subdivision has been registered.
3. The Owner agrees, by entering into a Subdivision Agreement, to satisfy all terms, conditions and obligations, financial and otherwise, of the Township of South Stormont, at its sole expense, including, but not limited to, design and construction of roads, services, utilities, lot grading and drainage, in accordance with the Township's specifications and standards, all to the satisfaction of the Township of South Stormont.
4. That the Subdivision Agreement between the Owner and the Township of South Stormont indicate that such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
5. That prior to the registration of the Plan of Subdivision, the Township of South Stormont shall be satisfied that the proposed plan of subdivision conforms with the Zoning By-law approved under the requirements of the Planning Act, with all possibility of appeal to the Local Planning Appeal Tribunal exhausted.
6. That the road allowance(s) included in this draft plan shall be shown and dedicated as public highways.
7. That the public highway(s) shall be named to the satisfaction of the municipality.
8. The Owner agrees in writing to reimburse the Township for all legal, engineering, planning and other expense that the Township may incur in relation to the subdivision.
9. That a report on the detailed sediment and erosion control measures be implemented (pre, during and post development) be prepared for the subject lands and be submitted to the Township of South Stormont and the Raisin Region Conservation Authority for approval. The report should include a

detailed maintenance and inspection proposal with corresponding checklist to ensure the measures are properly implemented, routinely inspected, and in good working order.

- That the Subdivision Agreement includes the requirement that the approved report on sediment and erosion control prepared by the developer is implemented.
10. That prior to Final Subdivision Approval, the Owner shall submit a revised Plan, if required, to reflect any significant alterations caused from this Draft Plan Approval.
  11. That when requesting Final Approval from the United Counties, the Owner shall accompany such request with the required number of originals and copies of the Final Plan, together with a surveyor's certificate stating that the lots/blocks thereon conform to the frontage and area requirements of the zoning by-law. The surveyor's certificate regarding zoning compliance shall be accompanied by written confirmation from the Township of South Stormont.
  12. That the Subdivision Agreement shall contain provisions including but not limited to the dedication of blocks and/or easements and carrying out of any works deemed necessary by the Township, in its sole discretion, to provide access to parkland at the Owner's sole expense.
  13. That the subdivision agreement include a requirement for trees to be located in the front and rear yard of each lot.
  14. The Owner agrees to convey up to 5% or the lands cash-in-lieu of the land included in the Plan to the Township for park purposes.
  15. The Owner acknowledges there may be requirements for buffering/fencing along the rear and side yards of Block 3 during the design phase, based on the Township's updated subdivision guidelines.
  16. That the subdivision agreement include a requirement for the introduction of dense buffer of trees, berms or noise attenuation fencing along the east property line to help attenuate the impacts of noise consistent with the Aggregate Impact Study.
  17. That the subdivision agreement include a requirement for future purchasers of the lots within 120 m of the pit should advising that the lots are within the minimum separation buffer of the licensed pit, and that impacts from the operation may be encountered.