



**CORPORATION OF THE
MUNICIPALITY OF NORTH GRENVILLE**

DRAFT MINUTES

Special Committee of the Whole No. 1

**Wednesday, January 15, 2020, 6:30 p.m.
Held in Council Chambers, 285 County Road 44**

PRESENT
Mayor Nancy Peckford
Deputy Mayor Jim McManaman
Councillor John Barclay
Councillor Doreen O'Sullivan

Staff Present
Cahl Pominville, Director of Corporate Services/Clerk
Phil Gerrard, Director of Planning & Development
David Nanton, Planner
Amy Martin, Planner

A. APPROVAL OF AGENDA

Deputy Mayor McManaman assumed the Chair until Mayor Peckford arrived and opened the meeting at 6:32 p.m.

SPCW-2020-001

Moved by John Barclay
Seconded by Doreen O'Sullivan

That the Special Committee of the Whole Meeting agenda of January 15, 2020, be approved as presented.

CARRIED

B. DISCLOSURE OF INTEREST

None

C. PUBLIC MEETINGS

1. Zoning By-Law Amendment Application ZBA-12-19, Proposed Plan of Subdivision and Environmental Assessment (eQuinelle Subdivision Phase V)

Deputy Mayor McManaman opened the public meeting at 6:34 p.m. to consider Zoning By-Law Amendment Application ZBA-12-19, Proposed Plan of Subdivision and Environmental Assessment for the lands described as Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville.

Planner David Nanton provided the following information to the Committee: background of the file, notice of the meeting and the date notice was given, purpose of the application, presentation of written submissions, overview of the site and surrounding land uses, and review of the North Grenville and County Official Plan policies and Zoning By-Law requirements. Staff recommends approval of the zoning amendment application.

Mayor Peckford assumed the Chair at 6:40 p.m.

David Nanton reviewed letters received regarding the application.

Steve Pentz, Novatech Consulting, on behalf of the applicant, advised that he will answer questions if needed.

Questions of Committee

Councillor O'Sullivan

- Are any of the higher density units for affordable housing? Steve Pentz advised that this is not in the design but there is a mix of housing types.

Mayor Peckford

- Does this meet the affordable housing requirements of our Official Plan? Erin O'Connor of Regional Group advised that the affordable target for 2019 was \$405,000. We are looking at two-storey townhouses which will meet this target.
- Does the proposal speak to density and affordability? David Nanton provided an update. The development does make efficient use of the land. The mix is compatible with the subdivision. The Official Plan has a target of 25% but does not require each subdivision to meet this. The developer has restrictions to work within.

Councillor Barclay

- What are the access points to this phase? Erin O'Connor advised that there are two access points onto County Rd. 44. There are none onto River Road.

Questions of the Public

Richard Beggs 139 Royal Landing Gate

- The plan was shared with us in the late summer.
- It is in an area in the subdivision that have 5 or 6 trees that are over 30 metres high. It would be sad to see them disappear. The Novatech document says they will look at saving trees but are not specific. There is a natural pond with turtles and frogs. It is felt that it adds to the area.
- Lives close to the park. There is no sidewalk on the north side of Royal Landing Gate. The cars mostly park on the north side of the road. There is not much parking along the gravel road. The park is very well used.
- Mayor Peckford- How does the municipality address trees in growth areas? David Nanton advised along with the submission is an environmental impact statement as required by the Conservation Authority.
- Mayor Peckford- Were they part of the study? David Nanton advised that he will have to review the document.

Melanie Riddell, Novatech Consulting and Evan Garfinkel, Regional Group

- The submission included the environmental impact statement. The species of trees have been identified and included. We will do our best where possible to retain trees. Some lots have to be raised for drainage. Our biologist did not find any species at risk in the area.
- Evan Garfinkel advised that the park is constraint based. The park area would be a passive park and will connect to the existing park with the splash pad.
- Councillor Barclay- What is the difference between the lot width and the road allowance. Melanie Riddell advised that this area is lined up with existing homes in Phase 1. Blocks were dedicated for access.
- Deputy Mayor McManaman- Has the Regional Group building processes changed over the years with regard to retaining trees? Evan Garfinkel advised that they have always had qualified environmental and biologists reviewing their designs. Melanie Riddell added that legislated requirements have not changed over the years. Our clients are aware of the natural environment and wish to have it retained. We have planted native species to fill in the gaps. It has been an ongoing issue which we have always taken into account.
- Deputy Mayor McManaman- Is there a policy to replace trees? Melanie Riddell advised that it depends on many factors. eQuinelle appreciates the impact on their residents and the environment. Additional walkways, paths, parks, etc. on the low land will be enhanced to add to the environment.

- Councillor O'Sullivan- Do you plant a tree on every lot and do you replace trees removed? Evan Garfinkel advised that eQuinelle takes part in a tree planting program.
- Councillor O'Sullivan- Is it 25% affordable housing in a development? David Nanton advised that he will look for the correct wording. Municipalities shall attempt to have 25% of housing affordable. Erin O'Connor added that there were two items from the Task Force recommendations. \$405,000 is an affordable price for those coming to the eQuinelle Subdivision. We are looking now at a variety of homes compared to the earlier Phases and at a variety of options for the community. Construction costs and the market have pushed the price up.

Ken Green, 157 Royal Landing Gate

- The plan six years ago showed parking for the park with the splashpad. This does not exist on the current plan. Mayor Peckford asked if there are parking challenges. Mr. Green noted that there was. There is a lot parking on the street.
- Melanie Riddell- There was parking shown historically. There is still some land where a parking lot could built. It can be put in the second phase of the park. There will be parallel parking available. We will work with the Municipality to identify parking spaces
- Councillor O'Sullivan- Since there is no parking at the park, will there be sidewalks? Melanie Riddell advised that sidewalks will be constructed on Street 1 and 2.

Carl Cannon, Affordable Housing Task Force Co-Chair

- The Task Force provided a submission to staff. It was not provided to Council. It suggests that the practice change.
- The plan is for 93 single detached houses. The plan does not speak to what the other types of housing will be. The density meets the requirement. Having houses cheaper than Ottawa does not make it affordable. Affordable units would not have the same finishing and amenities. This is an objective of this community. Now is the time to address affordable housing.
- Recommends that comments be reviewed and brought back to Council. The Municipality needs to identify how many of the various types will be constructed and be part of the staff report that will come back to Council. The report should also identify if there will be any rental units.
- Councillor O'Sullivan- What constitutes a lower price? Carl Cannon advised that the Province identifies how you calculate affordable. He calculates it at \$346,000. Council has provided incentives to reduce the costs of construction.

Robert Noseworthy, Chair of the North Grenville Homebuilders Assoc.

- Totally understands need, etc. of affordable housing.
- Objects to eQuinelle having to make changes to their community. If you are going to impose affordable restrictions, it should be made on new land and new subdivisions. You are imposing restrictions on a 10 year old subdivision.
- Councillor Barclay- The Official Plan calls for certain goals for affordable housing. Robert Noseworthy noted that the Official Plan is one year old. Everyone who buys a home from eQuinelle or from me, is because it is affordable to them. eQuinelle has invested millions. It is difficult to have homes at \$346,000.
- Councillor O'Sullivan- eQuinelle has said that they have changed their plans based on market demands. Tempo Subdivision changed theirs as well. To increase density is not an unreasonable request of the Municipality. Affordable housing is for everyone. Erin O'Connor advised that they are looking at various housing choices including two-storey townhouses. There is currently not a market for apartments in eQuinelle. I am not saying we don't want to meet the targets. eQuinelle is identified in the Official Plan. There is a general idea of the where the housing types will be located. We will strive to meet the 25% requirement.

- Councillor O’Sullivan- 35 of the 141 homes are to be affordable. Erin O’Connor advised that we will look at the type of housing. It will be two years before we will be selling homes in this phase.
- Mayor Peckford- Our community has identified that affordable housing is needed. We want to strike a balance with eQuinelle. Our Official Plan was developed with public input. We would like eQuinelle to meet with our Planning staff to review their housing plans.
- Councillor O’Sullivan- There were comments of devaluing other homes in eQuinelle. I don’t think this will happen. The people in eQuinelle make the community. Robert Noseworthy noted that the number for an affordable homes in eQuinelle is \$405,000. This number was derived from resale homes. This number would go up if new home sales were included. Erin O’Connor noted that a lot of initial costs are trying to be recouped.
- Mayor Peckford- What is the rationale to arrive at the dollar figure? Carl Cannon noted that eQuinelle has progressed through time. This is a new development and it needs to meet the requirements of the Official Plan and Council. What will the mix of housing look like?
- Melanie Riddell reviewed the concept plan. There will be bungalow townhouses, semis and singles.
- Steve Pentz- eQuinelle lands are subject to a specific policy area. The Official Plan has a cap of 1108 units in the eQuinelle Subdivision. This limit was based on water/sewer capacity. Upgrades can be made but the pipe along County Rd. 44 cannot. This policy is different from other subdivisions.
- Councillor Barclay- Can you move towards your target? Steve Pentz advised that 7.2 units per hectare is what is being met which is well below the requirements. Melanie Riddell added that there will be a Phase 6 where we will be moving towards our 1108 limit.
- Councillor O’Sullivan- What is it without the golf course? Steve Pentz advised that it would be 13 units per hectare.
- Deputy Mayor McManaman- Would like Phil Gerrard to explain the Official Plan changes for eQuinelle. Phil Gerrard advised that the original development predates amalgamation. The size of the subdivision could take up a lot of the capacity in the Wastewater Treatment Plant. That was the rationale for a max of 1108 units. eQuinelle constructed pipes to the subdivision and back to the treatment plant. It allowed Tempo Subdivision to connect. To change the 1108 there would have to be an Official Plan amendment which would include a capacity review. Mayor Peckford noted that the Official Plan is a living document which can be changed every five years. Phil Gerrard advised that additional capacity usage will take away from other developments.
- Deputy Mayor McManaman- When council first spoke with Mr. Gerrard we spoke about a subdivision design plan. Affordability came in later. Developers should have clear direction. Rules should be very clear. Council needs to know what tools the Planning staff need and where our vision is for subdivisions in the future.
- Councillor Barclay- Policies we are looking to put in place need to be based on our market.
- Councillor O’Sullivan- In the early stages was 1108 the goal? How many houses are in Phases 1-4? How many will be in Phase 6. Do they all add up to 1108? Melanie Riddell advised that 1108 units was the original plan. There have been many changes to the plan over the years. The current concepts gets us close to 1108. We track the numbers to get to 1108. 650 units are registered + 141 units in Phase 5. There will be approximately 200 in Phase 6. The cap is used to illustrate that the density was to be different than other developments. Erin O’Connor added that we can offer different types of housing that is smaller as we are well under the cap.
- Mayor Peckford- There needs to be flexibility to make changes to the Official Plan if needed.
- Deputy Mayor McManaman- Concerns of safety at the entrances to eQuinelle. Density and traffic are a concern. David Nanton noted that two letters received raised concerns about the entrances, pedestrians and increased densities.

- Deputy Mayor McManaman- There will be a lot of traffic with 1100 homes in eQuinelle. Melanie Riddell advised that our traffic studies always based at full build out. We also reviewed the County Rd. 44 improvement plan. There have been many traffic counts conducted. They are used to project future traffic counts.
- Mayor Peckford- Is there consideration for who is driving the vehicles in your neighbourhood? There is growth in other areas of North Grenville. Melanie Riddell advised that we use North Grenville growth as well as our own growth.
- Councillor O'Sullivan- Have you accounted for golf course traffic, etc. Melanie Riddell advised that each of the traffic counts include all traffic in and out of eQuinelle.

Mayor Peckford closed the public meeting at 9:05 p.m.

Committee discussed the proposed recommendation.

SPCW-2020-002

Moved by	John Barclay
Seconded by	Doreen O'Sullivan

That Committee of the Whole recommends that Council approve Zoning By-Law Amendment ZBA-12-19 for the lands described as Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville to amend the zoning of the property from Rural (RU) to Residential Third Density-Special Exception 19 (R3-19) to accommodate the proposed residential subdivision phase;

AND FURTHER THAT Committee of the Whole direct staff to prepare a report setting out proposed Conditions of Draft Approval based upon the merits of the application and comments received at the public meeting for this subdivision phase to be brought back to a subsequent meeting for consideration by Committee of the Whole.

CARRIED

The meeting recessed at 9:14 p.m.

The meeting reconvened at 9:28 p.m.

2. Proposed Plan of Subdivision-Conditions of Draft Approval - Peltons Corners Subdivision Phase II
 - David Nanton provided an update on the application and comments received from the public and agencies. Comments were received that affordable housing is not addressed. Correspondence and comments made at the public meeting were taken into consideration in preparation of the draft conditions. The highlights of the 31 draft conditions were reviewed.
 - Deputy Mayor McManaman- Is this an unusual number of conditions? David Nanton advised that it is higher than normal. All are important to provide to the County.
 - Mayor Peckford- Is there provisions for affordable housing? David Nanton advised that the interpretation is the target set out in the Official Plan. Phase 2 is compatible to the area. Rural residential lots are intended to accommodate a style that was started in Phase 1.
 - Councillor O'Sullivan- Secondary dwellings would be the only way to address affordability.
 - Councillor Barclay- Does the Official Plan make a difference to affordable housing in the rural area? Phil Gerrard advised that the Official Plan is a global document for the Municipality.
 - Councillor Barclay- We are applying affordability of the Official Plan that it is the rural atmosphere. David Nanton noted that phase 2 looked at compatibility with phase 1.

Robert Noseworthy, applicant and Steve Pentz, Novatech Consulting

- We are aware of the fact to create more affordable housing in North Grenville. Houses will start at \$465,000. Large lots are required in rural subdivisions so only single homes are built. We will be pushing for in-law suites in at least four of the homes. There are two homes with in-law suites in Phase 1. The zoning allows for a secondary dwelling. We will take advantage of it where possible.
- Mayor Peckford- No development charges will assist in selling secondary dwellings. Robert Noseworthy advised that conceptual plans showed homes with secondary dwellings. In-law suites are a good use of single family homes.
- Carl Cannon, Affordable Housing Task Force- The Official Plan does not preclude affordable housing. There is not the opportunity at this time to meet the Official Plan requirements. The developer is looking to have secondary dwellings to have affordable housing.

Robert Noseworthy highlights several of the draft conditions:

- #6 recreation purposes. Wants to have a park instead of paying cash-in-lieu. We need public spaces for residents to come together. We will put park benches along the pathway.
- #25 dry hydrant for the pond. No idea of the cost. David Nanton advised that this recommendation was included at the request of the Fire Chief.
- Deputy Mayor McManaman- Have we asked developers to do this before? Phil Gerrard advised that we have had storage tanks on other properties.
- David Nanton clarified condition #6. It allows a park but cash-in-lieu is paid if it is not done.
- Mayor Peckford- Do we have geothermal capacity? Phil Gerrard advised that it is included in the conditions. Robert Noseworthy noted that we use air source heat pumps.

SPCW-2020-003

Moved by Doreen O'Sullivan
Seconded by Jim McManaman

That Committee of the Whole recommends to Council that the following Conditions be recommended to the United Counties of Leeds & Grenville as Conditions of Draft Approval for the Peltons Corners Plan of Subdivision (File No. 07-T-19001):

That Council recommends approval of the proposed Draft Plan of Subdivision (Peltons Corners Phase II) to the United Counties of Leeds & Grenville, subject to the following conditions:

1. That this approval applies to the draft plan prepared by Novatech Engineering Consultants Ltd., dated May 25th, 2019, which shows a total of twenty (20) residential lots (Lots 1 to 20 inclusive) to be developed for single detached dwellings on private services, one (1) public street, and one (1) stormwater management Block, to accommodate an expansion to the existing stormwater management pond within Phase 1.
2. The Owner acknowledges and agrees that this Draft Approval is granted for a 3-year period from the date of Notice of Decision, at the end of which should the lots not be registered, said Draft Approval shall lapse. This shall be to the satisfaction of the Municipality and the United Counties of Leeds and Grenville.
3. The Owner acknowledges and agrees that an extension of the Conditions of Draft Approval may be sought from the United Counties of Leeds and Grenville; said Draft Approval may be extended for an additional period not to exceed 12 (twelve) months and shall be granted only with the written concurrence of, and to the satisfaction of the Municipality.
4. The Owner covenants and agrees that prior to registration of the plan of subdivision, the proposed plan of subdivision shall conform with a Zoning By-Law approved under the

requirements of the *Planning Act*, with all possibility of appeal to the Local Planning Appeals Tribunal exhausted. This shall be to the satisfaction of the Municipality.

5. The Owner acknowledges and agrees that the subdivision agreement between the Owner and the Municipality shall be registered against the lands to which it applies once the plan of subdivision has been registered. This shall be to the satisfaction of the Municipality.
6. That the Owner convey up to 5% of the land included in the plan to the Municipality of North Grenville for park or other public recreational purposes. Alternatively, the municipality may require cash-in-lieu of parkland for all or a portion of the conveyance.
7. The Owner covenants and agrees that prior to final approval the Owner shall enter into agreements with Hydro One Networks and other utility company for the provision of services to the development, and shall transfer such easements as and when required. This shall be to the satisfaction of the Municipality.
8. The Owner covenants and agrees that prior to final approval the Owner shall submit to the Municipality and United Counties of Leeds and Grenville a final storm water management report, which will be to the satisfaction of the Municipality and the South Nation Conservation Authority (SNCA). The report shall include recommended long term maintenance procedures.
9. The Owner covenants and agrees that such easements as may be required for drainage purposes shall be granted to the appropriate authority.
10. The Owner shall prepare a stormwater management plan to the satisfaction of the South Nation Conservation Authority and the Municipality of North Grenville, which addresses all issues including:
 - a) the final stormwater management design which includes a description of the drainage standards to be applied in the design of the development;
 - b) the water quality control objectives to be achieved by the design;
 - c) hydraulic calculation to demonstrate that post-development flows will not exceed pre-development flows from the site; and
 - d) a plan of the projected ponding on site for the 1:5 and 1:100 year storm events, satisfactory to the South Nation Conservation Authority and the Municipality.
11. The Owner covenants and agrees that prior to final approval the Owner shall submit a copy of the proposed grading and drainage plan to the Municipality, South Nation Conservation Authority, and Counties showing the intended treatment and runoff, all to the satisfaction of the Municipality.
12. The Owner acknowledges and agrees that the subdivision agreement between the Owner and the Municipality shall contain provisions for implementation of the grading/drainage/development plan and the Municipality shall not issue building permits until the drainage and grading has been certified as completed for all of Phase II to the extent that the Municipality's engineer is satisfied in accordance with this plan. This shall be to the satisfaction of the Municipality.
13. That the subdivision agreement between the Owner and the Municipality shall contain clauses whereby:
 - a) The Owner agrees to implement (construct, maintain, and operate, if applicable) the final stormwater management facility and to undertake appropriate erosion and sediment control during all phases of site preparation and construction in accordance with the "Guidelines on Erosion and Sediment Control for Urban Construction Sites", Government of Ontario, May 1987.

b) The Owner acknowledges that all watercourses are subject to the “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation” (Ontario Regulation 174/06 under Section 28 of the Conservation Authorities Act), as administered by the SNCA. The regulation requires that the Owner obtain the written approval of the South Nation Conservation Authority prior to any alteration, straightening, changing, diverting or interfering in anyway with the channel of the watercourse. Any application received in this regard would be assessed within the context of approved policies for the administration of the regulation, including those for the protection of fish habitat.

c) That all utility services within the subdivision shall be underground services.

d) The Owner agrees that prior to commencing any grading or construction on any lot, to have prepared by a qualified professional a detailed report, drawings and site plans acceptable to the Municipality, which will show:

(i) the location of all buildings and structures to be erected on the site and all final grades and elevation; and

(ii) the means whereby the storm drainage will be accommodated; the means whereby erosion and siltation will be contained and minimized, both during and after construction; and the demonstration of legal and adequate outlet for stormwater. The grading, drainage and development plan shall be to the satisfaction of the Municipality and the South Nation Conservation Authority.

14. That the subdivision agreement between the owner and the municipality contain provisions, whereby all Offer of Purchase and Sale Agreements contain the following provisions with wording acceptable to the Leeds, Grenville and Lanark District Health Unit, advising potential owners:

a) that lots shall be made suitable for the installation of sewage systems prior to or at the building permit stage to the satisfaction of the Leeds, Grenville and Lanark District Health Unit in accordance with Ontario Regulation 350/06 made under the Building Code Act.

b) that the owner acknowledges and agrees that all well construction, including test wells, shall be in accordance with the recommendations of the approved hydrogeological and geotechnical report, in accordance with Ontario Regulation 903 (as amended), under the Ontario Water Resources Act. The recommendations contained in the hydrogeological report and terrain analysis may exceed the minimum requirements for well construction as specified by Ontario Regulation 903, depending on site specific circumstances

c) that in order to maximize the protection for well supplies from contamination the following well construction criteria are required for all new wells in this subdivision:

i) all wells shall be located in accordance with the site development plan;

ii) all wells shall be cased and grouted to a minimum of at least 3 metres into competent bedrock;

iii) no wells shall be constructed into the Nepean aquifer. Should no other suitable source of water be found, development of the lot may not be permitted;

iv) all wells shall be pressure grouted using quick-setting cement, which shall be allowed to cure for at least 24 hours, or bentonite may be used; and

v) all wells shall be constructed using rotary drilling equipment, and well construction using a cable tool shall not be permitted.

d) that the construction of water wells within this subdivision will be supervised by the Municipality of North Grenville inspectors and all wells shall be completed to the satisfaction of municipality prior to use;

- e) that the potential impact of groundwater source and/or vertical closed-loop heat pumps has not been assessed in the hydrogeological report and therefore are not permitted within this development (horizontal ground source heat pump systems are permitted subject to the appropriate building permit requirements);
 - f) that a restrictive covenant shall be used to further ensure that groundwater source and/or vertical closed-loop heat pumps are not permitted within this development;
 - g) that the lot number shall be posted on all lots prior to any application for a Building Permit being filed;
 - h) prior to any Building Permit application being filed the owner shall:
 - i) have an erosion and sediment control plan prepared by a professional engineer in accordance with best management practices and the requirements of an environmental impact statement;
 - ii) have this plan approved by the Municipality; and
 - iii) provide certification to the Municipality of North Grenville that the plan has been implemented.
 - i) that development on the lots shall be in accordance with the recommendations of a tree preservation plan, and to the greatest extent possible the owner will make every effort to preserve mature trees and natural vegetation on the lot, and limit removal of trees to only the area necessary for the building envelope, drainage works and septic system.
15. That the subdivision agreement contain a clause whereby the owner agrees that prior to commencement of construction of this subdivision (clearing, grubbing, roads, utilities, any off-site works, etc.) the owner shall:
- a) have an erosion and sediment control plan prepared by a professional engineer in accordance with best management practices;
 - b) have this plan approved by the Municipality and the South Nation Conservation Authority; and
 - c) provide certification to the Municipality of North Grenville and the SNCA by a professional engineer that the plan has been implemented.
16. The Owner agrees that a traffic impact statement will be prepared by a qualified professional and shall apply to this subdivision and, except where otherwise directed in writing by the Municipality, the development of this subdivision, the construction of all works, and the use by the Owner of the lands within the subdivision will be in accordance with the recommendations of this report, as satisfactorily amended or modified to the Municipality's requirements, and secured in the subdivision agreement:
17. The Owner agrees that the subdivision agreement will include provisions outlining responsibilities for street entrance, street lighting, highway related improvements and drainage works as outlined in the traffic impact statement.
18. The Owner covenants and agrees that the subdivision agreement between the Owner and the Municipality shall provide for the development of the following related requirements and all other requirements related but not otherwise listed herein, to the satisfaction of the Municipality:
- a) the stormwater collection and treatment system.
 - b) the Owner shall obtain all necessary approvals from the Ontario Ministry of Environment and the local Conservation Authority. Copies shall be provided to the Municipality. The above noted requirements shall be to the satisfaction and approval of the Municipality. Furthermore, the subdivision agreement shall contain appropriate

provisions for the Municipality to assume ownership and operation of the works and systems in a manner satisfactory to the Municipality. The provision of works shall be specifically outlined within the servicing agreement and the subdivision agreement shall reflect conditions therein.

19. The Owner shall deposit with the Municipality, security in the form of a letter of credit representing 100% of the estimated cost of all on-site and off-site works to be provided with respect to the subdivision. The letter of credit shall be reduced, in accordance with the terms and conditions of the subdivision agreement, as works are completed to the satisfaction of the Municipality, including engineering and other certification of the works, and digitized copies of as-built drawings relating to the work for which the final release is sought.
20. The Owner covenants and agrees that prior to final approval the Owner shall have agreed to, or complied with, the Municipality's requirements concerning the construction of the development, landscaping, access for fire protection and maintenance of facilities. This shall be to the satisfaction of the Municipality.
21. Prior to final approval, a tree preservation plan shall be prepared and submitted to the satisfaction of the Municipality and the South Nation Conservation Authority.
22. Prior to final approval, the Municipality is to advise the approval authority that matters such as financial securities, facilities to be provided, inspections, timing for assumption of services and operation of facilities by the Municipality and any other such conditions have been set out in the subdivision agreement in a manner that is satisfactory to the Municipality.
23. The owner acknowledges and agrees that it is a condition of draft approval, that no on-site or off-site works involving tree and brush removal, clearing, grubbing, grading or excavation shall be undertaken until the erosion and sediment control plan and the tree preservation plan has been approved by the Municipality and South Nation Conservation Authority.
24. The Owner covenants and agrees that the subdivision agreement between the Owner and the Municipality shall contain restrictive covenants or other provisions, to the satisfaction of the Municipality, to address the following:
 - a) the permitted hours of construction activity on the site;
 - b) the location of the construction access to the site; and
 - c) the possibility of disruptions due to adjacent agricultural activities.
25. The Owner agrees that a dry hydrant be installed into the existing stormwater management pond with connections for emergency fire services to the satisfaction of the Municipality.
26. The Owner agrees that all identified outstanding engineering items from Phase I be addressed to the satisfaction of the Municipality.
27. That the Owner agrees that an amended stormwater ECA be completed for Phase II to the satisfaction of the Municipality.
28. That the Owner agrees that Canada Post provide centralized Community Mail Boxes for the subdivision be provided by adding one (1) module to the existing site on McGill Rd., and that project description changes be provided to Canada Post.
29. That the Owner agrees that the subdivision agreement will indicate, in words satisfactory to Bell Canada, that it will grant to bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or

easements, the Owner shall be responsible for the relocation of such facilities or easements.

30. That prior to final approval the Municipality shall advise the approval authority in writing how all of the above conditions have been satisfied.
31. That prior to final approval the South Nation Conservation Authority shall advise the approval authority in writing how Conditions 8, 10, 13, 15, 21 and 23 have been satisfied.

CARRIED

D. ADJOURNMENT

The meeting adjourned at 10:05 p.m.

NANCY PECKFORD
Mayor

CAHL POMINVILLE
Clerk