

Overview

1. This approval applies to the draft plan prepared by Ontario Land Surveyor, Annis O'Sullivan Vollebakk Ltd., on December 2, 2024 which shows a total of one-hundred-and-ten lots (Lots 1 to 110), thirty-four (38) blocks (Blocks 111 to 149), nine (9) streets (Streets 1-7 as well as DePencier Drive and Sentosa Street. Of the blocks identified within the Draft Plan:
 - a. Block 123 is reserved for a community centre, however ownership will be retained by the LA Development Inc. with the ability for potential future partnerships with the Municipality.
 - b. Blocks 129-132, inclusive, and Block 142 are proposed to be dedicated to the Municipality as green links/linear parks and are contributory towards parkland dedication.
 - c. Blocks 133-136, inclusive, are proposed to be transferred to the Municipality for open space, with Block 133 being considered for parkland dedication and Blocks 134, 135 and 136 as drainage conveyance.
 - d. Block 141 is proposed to be transferred to the Municipality for pathway/road connections. Block 141 is not considered as parkland dedication.
 - e. Blocks 138-140 are proposed to be transferred for road-widening. Although this is the case, it is acknowledged that roadways are not currently proposed and that the lands would instead function as a vegetative buffer adjacent the Settlers Trail. Condition 17 below includes appropriate wording to be included in the Subdivision Agreement acknowledging the purpose of these blocks with a requirement for them to remain in a planted state so long as the Settlers Trail remains as a trail.
 - f. Blocks 143-145 represents the Niblett Wetland and adjacent lands. These lands are to be transferred to the Municipality for ownership, although this does not contribute to parkland dedication.
 - g. Blocks 146-148, inclusive are to be deeded to the appropriate road authority and would only be released back to the developer upon consent of future phases of development.
 - h. Blocks 111-122 and blocks 124-128 are proposed as future residential blocks, being generally townhouse and multi-dwelling blocks.
2. This Draft Approval is granted for a 3-year period from the date of original Notice of Decision, at the end of which, should the lots not be registered, the Draft Approval shall lapse. This shall be to the satisfaction of the Municipality of North Grenville (the "Municipality") and the United Counties of Leeds and Grenville.
3. An extension of the Conditions of Draft Approval may be sought from the United Counties of Leeds and Grenville. The Draft Approval may be extended for additional periods not to exceed 12 (twelve) months and shall be granted only with the written concurrence of, and to the satisfaction of, the Municipality and the United Counties of Leeds and Grenville.
4. That the Owner enter into a subdivision agreement between the Owner and the Municipality 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 executed. This shall be to the satisfaction of the Municipality.
6. Prior to registration, 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.
7. 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, parking facilities, access for fire protection and maintenance of facilities. This shall be to the satisfaction of the Municipality.
8. The Owner covenants and agrees that the streets included in this draft plan shall be shown and dedicated as public highways.
9. The Owner covenants and agrees that the streets shall be named to the satisfaction of the Municipality.
10. Prior to registration, The Owner covenants and agrees to provide an overall phasing plan which will identify distinct phases of the subdivision for development. The Owner further covenants and agrees that wording will be included within the subdivision agreement indicating triggers for entering into subsequent phases of development.

Traffic related

11. Prior to registration of the subdivision agreement, the owner covenants and agrees to provide a more detailed transportation impact study for the proposed subdivision, consistent with the most current policies such as the Official Plan and Transportation Master Plan. This report will be consistent with the document titled "Transportation Impact Study – Oxford Village Phase 2" prepared by Arcadis and dated November 17, 2023, not precluding additional requirements at the reasonable discretion of the Municipality. This addendum shall be prepared by a licensed or registered professional with expertise in the field of transportation planning and/or traffic operations and the Owner agrees to design and construct, at no cost to the Municipality, fully accessible walkways, and related works through the length of public lands to the satisfaction of the Municipality. The study shall comply with, but not be limited to compliance with, the Municipality's Transportation Master Plan, Engineering Standards, Developer's Guide and Trails Master Plans. The addendum will be consistent with other relevant Traffic Impact Studies completed within

the study area prior to the date of registration. The Addendum report will need to demonstrate the following:

- a. How the wetland crossing connection can be advanced in the event that Country Road 43 is not widened west of County Road 44; and that before consideration is given to developing new infrastructure, the use of existing infrastructure should be optimized as per the Provincial Planning Statement, 2024.
 - b. That any necessary infrastructure upgrades to municipal or county roads, including but not limited to, County Road 43, County Road 44, or DePencier Drive, to allow the site to operate at acceptable levels of service are identified, including arrangements regarding the developer's financial contribution requirements. Necessary infrastructure upgrades may include interim construction or off-site expansion of existing road networks.
 - c. That the Owner has developed a staging program outlining the specific costing arrangements and responsibilities including financial mechanisms by which other benefiting property owners will contribute to the financial reimbursement of the Owner and the Municipality for the provision of the infrastructure. This may include any required upgrades should post-development analysis warrant additional works.
 - d. Identify the timing, performance standards and thresholds of each phase and the corresponding service level required, with provision thereof before progressing to subsequent stages.
 - e. How traffic considerations are consistent with the Municipality's Developer's Guide, including:
 - i. Complete streets
 - ii. Sustainable design (including low-impact development) and support of zero-and low-emission vehicles
 - iii. That development is oriented to back onto collector roads rather than fronting onto them and oriented to maximize passive solar gain
 - f. How the subject lands have considered adjacent developments, and their transportation impact reports (cumulative effects).
 - g. It has referenced other reports submitted in support of the subdivision, including any submitted Environmental Impact Statement (EIS), geotechnical analysis, stormwater management report, servicing report and planning rationale. Of particular note, other reports submitted in support of the development advocate for the use of permeable pavement materials where possible and maintaining the 30-metre buffer surrounding the wetland.
12. Prior to registration of the subdivision agreement, for all or part of the lands, the Owner covenants and agrees to develop and submit a plan for traffic calming measures, or coordinate with adjacent developers and developments, focusing on pedestrian and cyclist safety around crossing(s) of the Settler's Trail. This is to be incorporated into the addendum of the Traffic Impact Statement referenced in Condition #11 above.

13. Prior to registration of the subdivision agreement, the Owner covenants and agrees to develop and submit a construction safety plan to address pedestrian and user safety around Settler's Trail during the construction of all roads and lots that cross over or are adjacent to the trail.
14. The Owner covenants and agrees that the subdivision agreement will include provisions outlining responsibilities for a four-season, off-site active transportation multi-use pathway to be built upon municipal road allowances and specifically the DePencier and Pinehill unopened road allowances. The Owner acknowledges that this path will extend from the boundary of the Phase 1 Oxford Village Subdivision along the DePencier road allowance until it intersects the Pinehill Road allowance, where it will turn south and continue until it connects to County Road 43. The Owner further acknowledges that all construction and design costs for the multi-use path will be his responsibility. The Owner and Municipality acknowledge that an illumination plan will be submitted by the Owner for the multi-use pathway. The Owner and the Municipality further acknowledge that the Municipality will agree to cost-sharing 50% of the design and construction of the proposed illumination plan for the multi-use pathway.
15. The Owner covenants and agrees that the subdivision agreement will include provisions outlining responsibilities for street entrances, on-street parking, highway related improvements, including, but not limited to, the expansion of County Road 43 west of the County Road 44 / County Road 43 intersection as outlined in the final Traffic Impact Statement or Addendum and that any and all required measures identified are in place before each threshold is met.
16. The Owner covenants and agrees that the subdivision agreement shall include wording requiring the Owner to, at their own expense submit a post-development analysis, of the traffic impacts, mitigation measures and verification of assumptions. Dependent on the post-development analysis, the Owner will be responsible for any additional works to be completed where previously identified and implemented measures have proven to be insufficient or the resulting impact is greater than initially indicated. This analysis will be consistent with e-mail correspondence between the Municipality and Arcadis IBI dated December 18, 2024. For clarity, a copy of this correspondence is included as an appendix to these draft conditions (Appendix "A"). The post-development analysis shall occur upon full occupancy of the existing Oxford Village Phase 1 subdivision, or 2028, whichever comes first and shall be completed between the months of September and November.
17. Prior to registration, the Owner shall provide for temporary turnarounds or 0.3 metre reserves for all streets terminating at the edge of any phase of development, to the satisfaction of the Municipality. The Owner agrees that it will convey to the Municipality at no cost, any temporary easements that may be required in order to establish the temporary turnarounds. Turning circles(s) may include a 0.3 metre reserve along the perimeter of any temporary turning circle(s), to the satisfaction of the Municipality. For any portion of the temporary turn-around, easements that do not form part of the permanent road allowance, the easements shall be released at the expense of the Owner when the easements are no longer required by the Municipality.

18. The owner covenants and agrees that the subdivision agreement shall include appropriate wording acknowledging the purpose of Blocks 138-140 with a requirement for them to remain in a planted state so long as the Settlers Trail remains as a trail.
19. The owner covenants and agrees that daylighting triangles shall be provided as per the draft plan at all intersections and locations identified by the Municipality and shall be dedicated as part of the public highways on the final plan. This shall be to the satisfaction of the Municipality.

Parkland

20. The Owner agrees to convey up to 5% of the land included in the plan to the Municipality for park or other public recreational purposes. Alternatively, the Municipality may require cash-in-lieu for all or a portion of the conveyance. It is acknowledged that the Niblett wetland and their adjacent lands are not considered as contributory towards the 5% of parkland.

Zoning

21. The Owner covenants and agrees that prior to registration of the plan of subdivision, the proposed plan of subdivision shall be appropriately zoned with a Zoning By-Law Amendment approved under the requirements of the Planning Act, with all possibility of appeal to the Ontario Land Tribunal (OLT) exhausted. This shall be to the satisfaction of the Municipality.

Hydro / Utilities

22. The Owner covenants and agrees that prior to final approval the Owner shall enter into an agreement with Hydro One Networks and other utility companies 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.

Stormwater Management

23. The Owner covenants and agrees that prior to registration, the Owner shall submit to the Municipality a drainage report and stormwater management report, which will be to the satisfaction of the Municipality. The report shall include recommended long-term maintenance procedures. The final stormwater management report shall be in keeping with the "Functional Servicing Report / Design Brief" prepared by Arcadis and dated October 2023. Such reports shall be in accordance with any watershed or sub-watershed studies, conceptual stormwater management reports, Municipal or Provincial standards, specifications and guidelines. The reports shall include, but not be limited to, the provision of erosion and sediment control measures, implementation or phasing requirements of interim or permanent measures, and all stormwater monitoring and testing requirements. All reports and plans shall be prepared by a Professional Engineer, to the satisfaction of the Municipality. It is further acknowledged that the final report will consider geotechnical limitations which may be imposed based on Updated Geotechnical Investigation revised June 7, 2024. In addition to the above, it is expressly acknowledged that this report will need to address the following matters:
 - a. Details of rear yard catch basins and easement designs
 - b. hydraulic calculations to demonstrate that post-development flows will not exceed pre-development flows from the site.
 - c. Erosion and sediment control plans and related maintenance details.
 - d. Demonstration of compliance with the Municipality's Engineering Standards.
 - e. That it has referenced other reports submitted in support of the subdivision, including any submitted Environmental Impact Statement (EIS), geotechnical analysis, traffic report or planning rationale. Of particular note, other reports

submitted in support of the development advocate for the use of permeable pavement materials where possible and setbacks from the wetland.

- f. the final stormwater management system for the subdivision which includes a description of the drainage standards to be applied in the design of the development.
 - g. the water quality control objectives to be achieved by the design.
 - h. a plan of the projected ponding on site for the 1:5 and 1:100-year storm events, satisfactory to the Municipality.
 - i. Specific details on any proposed modifications to watercourses or the wetland.
24. The Owner covenants and agrees that the subdivision agreement contains a clause that prior to commencement of construction of the subdivision (clearing, grubbing, roads, utilities, and any off-site works, etc.) the Owner shall:
- a. have an erosion and sediment control plan prepared by a qualified professional engineer in accordance with current best management practices
 - b. have applicable plans and reports approved by the Municipality
 - c. provide certification to the Municipality by a professional engineer that the applicable plans and reports have been implemented.
25. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality whereby the Owner acknowledges and agrees to implement all of the recommendations of the final approved stormwater management plan and report.
26. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality whereby the Owner acknowledges and agrees that all supporting stormwater management infrastructure must be completed and operational prior to the commissioning of the storm sewers. This may include, but not be limited to, the north berm stormwater outlet control. This may require the prior written approval of the Rideau Valley Conservation Authority under Section 28 of the Conservation Authorities Act (or as amended).
27. 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 showing the intended treatment and runoff, all to the satisfaction of the Municipality.
28. The Owner covenants and agrees that the subdivision agreement shall contain appropriate wording for implementation of the grading / drainage / development plan. Implementation of the grading and drainage is completed in a number of steps throughout the construction timeline and the Municipality shall not issue building permits until the drainage and rough grading has been certified by the Owner's Engineer as sufficiently completed to ensure that drainage during construction will be directed to the designed system. This shall be to the satisfaction of the Municipality.
29. The Owner covenants and agrees that the subdivision agreement 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, as amended.
- b. The Owner acknowledges that all watercourses and floodplains are subject to the “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation” (Ontario Regulation 41/24 under Section 28 of the Conservation Authorities Act), as administered by the Rideau Valley Conservation Authority (RVCA). The regulation requires that the Owner obtain the written approval of the Conservation Authority prior to any alteration, straightening, changing, diverting, or interfering in anyway with the channel of the watercourse or any development within the floodplain. 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. 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. The grading, drainage and development plan shall be to the satisfaction of the Municipality.

Servicing

- 30. The Owner covenants and agrees that the subdivision agreement 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:
 - e. the required water distribution system.
 - f. the required wastewater collection and transmission system.
 - g. the stormwater collection and treatment system; and
 - h. the public road system.
 - i. The Owner shall obtain all necessary approvals from the Ontario Ministry of Environment, Conservation and Parks (or equivalent) and copies shall be provided to the Municipality. The above-mentioned 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.
 - j. All works shall be designed and constructed in accordance with the “Municipality of North Grenville Minimum Standards for Design, Construction and Approval of Municipal Infrastructure and Residential, Commercial and Industrial Development,” dated August 2022, as amended.

31. The Owner covenants and agrees that prior to registration of the subdivision agreement, a pre-servicing agreement outlining the infrastructure requirements for the development may be formalized and shall include financial commitments for the provision of sewage treatment capacity, sewage collection, water distribution and storage and water supply and stormwater management. The agreement shall also include the mechanism by which any other benefitting property owners will contribute to the financial reimbursement of the Owner and the Municipality for the provision of infrastructure.
32. The Owner covenants and agrees that the subdivision agreement will contain wording specifying that the development shall not connect to the Municipality's sewage collection or water distribution systems until a servicing agreement with respect to same, satisfactory to the Municipality, is executed between the Owner and the Municipality, and all applicable Municipal, County and Provincial approvals have been granted. The foregoing agreement shall include details with regard to all infrastructure, financial securities, facilities to be provided, inspections, timing of assumption of the services, and payment of all related costs associated with sewage treatment and water system capacity. These costs would include but not be limited to engineering design and/or review, construction and or/approval costs, legal, surveying and planning fees. The agreement shall include the repayment of any costs undertaken by the Owner by any benefitting property owners. This shall be to the satisfaction of the Municipality.
33. The Owner covenants and agrees that prior to registration of the subdivision agreement, a commitment of wastewater capacity will be required to be allocated. Additional capacity that exceeds the approved allocation will require approval from the Municipality. It is noted and agreed that the required phasing plan (condition 10) will need to be considered and that capacity allocation will only be granted for eligible phases.
34. The Owner covenants and agrees that the subdivision agreement will contain wording that such easements as may be required for drainage and municipal sewer and water service purposes shall be granted to the appropriate authority.
35. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality of North Grenville whereby the Owner acknowledges and agrees to implement preliminary information and recommendations regarding temporary dewatering during construction, if required.
36. Prior to registration of the subdivision agreement, the Owner covenants agrees that it shall submit detailed municipal servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario to the satisfaction of the Municipality.

Environmental Impact Statement

37. The Owner covenants and agrees that the subdivision agreement will contain wording to the satisfaction of the Municipality of North Grenville whereby the Owner acknowledges and agrees to implement all of the recommendations in the report "*Environmental Impact Statement – Proposed Plan of Subdivision, Part of Lot 25, Concession 1 and 2, Oxford (on Rideau)*" dated August 21, 2023, prepared by GEMTEC. Should additional reports be

submitted to replace the GEMTEC report, they would need to ensure all GEMTEC recommendations are carried out. These include but are not limited to:

- a. Providing RVCA permits for any relocated headwater drainage features or watercourses.
 - b. Provision of a mitigation plan for Species at Risk, including black ash and Blanding's Turtles.
 - c. Ensuring that development maintains a 30-metre setback from the wetland boundary, either through zoning or other appropriate control measures.
 - d. Provision of and implementation of the required tree planting plan / forest management and restoration plan.
 - e. Provision of the tree mitigation plan, with potential wording being included on all offers of purchase and sale.
 - f. Installation of permanent wildlife exclusion fencing in consultation with MECP.
 - g. Creation of pollinator habitat
 - h. Provision of an Erosion and Sediment Control Plan
 - i. Provision of a wetland removal plan and mitigation plan (if required) in consultation with MECP.
 - j. Requirements to implement the best practice measures for mitigating cumulative impacts during construction as identified in the "Environmental Impact Study" or any subsequent report.
38. Before registration of the subdivision agreement, the Owner covenants and agrees to prepare and implement a monitoring program related to wetland water levels that includes a mitigation program to maintain hydrology of the feature within pre-construction levels to the satisfaction of the Municipality of North Grenville. This monitoring program should include pre-development baseline data, which should be made available to the Municipality prior to preparation of the monitoring program.
39. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality of North Grenville where the results of any wetland monitoring program are implemented.

Affordability

40. The Owner acknowledges and agrees that the subdivision agreement shall contain wording to address housing affordability to the satisfaction of the Municipality in the following ways:
- a. provide 20% of new single-family dwellings that will be offered for sale with optional pre-designed secondary dwelling units as a means of providing affordable rental options.
 - b. That blocks 124 and 125 shall be developed via site plan control with a minimum of 10% of units being offered at affordable rates. "Affordable" can be defined based on the UCLG publication "Defining What is Affordable Housing in the United Counties of Leeds and Grenville", as amended, or based on other similar definitions to the mutual agreement of the Owner and the Municipality.

Geotechnical Investigation

41. The Owner shall provide additional information prepared by a geotechnical engineer, licensed in the Province of Ontario, which is consistent with the updated Geotechnical Report provided by GEMTEC and dated June 7, 2024. Should additional reports be submitted to replace the GEMTEC report, they would need to ensure all GEMTEC recommendations are carried out. Any additional reports would be subject to third party review, and costs for review would be the responsibility of the Owner. Any additional report shall contain detailed information on applicable geotechnical matters and recommendations which matters shall include, but are not limited to:
- a. Sampling the silty clay for Atterberg Limit testing to supplement the requirements for tree planting setbacks.
 - b. Installing additional monitoring wells, to replace the ones that were destroyed from the original investigation, to measure the seasonal changes in groundwater levels, as well as seasonally high groundwater levels.
42. The Owner covenants and agrees that the subdivision agreement will contain wording, to the satisfaction of the Municipality, to address all recommendations contained within the GEMTEC June 7, 2024, Geotechnical Report, or subsequent additional reports. Should additional reports be submitted to replace the GEMTEC report, they would need to ensure all GEMTEC recommendations are carried out. Wording will address, but not be limited to:
- a. Recommended locations for stockpiling materials as well as recommended height of fill piles.
 - b. Construction recommendations for roads.
 - c. Recommendations for tree planting and tree-planting types based on the presence of silty clay deposits.
 - d. Incorporation of the City of Ottawa Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines.
 - e. Grade raise restrictions based on the presence of silty clay.
 - f. Groundwater management during dwelling excavation.
 - g. Pipe bedding, trench backfill and seepage barriers.
 - h. Winter construction
- It is further acknowledged that addressing these matters may lead to additional drawings, reports, studies or other similar documents that will be referenced in the subdivision agreement.
43. The Owner covenants and agrees that the subdivision agreement will contain satisfactory wording regarding the need to obtain any required Environmental and Sector Registry or Permit to Take Water approvals.

Canada Post

44. The Owner covenants and agrees to provide evidence to the Municipality that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mailboxes (CMB).
45. The Owner agrees to include in all offers of purchase and sale a statement which advises the purchaser that Canada Post will deliver mail via a Community Mailbox. The Developer

also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox.

Offers of Purchase and Sale

46. The Owner covenants and agrees that the subdivision agreement will include a schedule containing information to be provided on all offers of purchase and sale for lands within the subdivision. Information within said schedule may be variable based on the phase of development and may refer to specific information contained within any supplemental reports.

Appendix A – Scope of post-analysis transportation study (Related to conditions 11-18)

Purpose:

To validate trip generation assumptions and subsequent mitigations/warranted traffic control measures to support the OVI Phase 2 development. Also, to revisit timing of recommended infrastructure modifications, as warranted, to ensure transportation infrastructure will be implemented into accordance with the need for such measures as the development progresses.

Scope:

LA Group will undertake a 5-day (Monday to Friday), two-way traffic count (AADT and weekday peak periods) at all three points of vehicle entry/egress: DePencier west phase limit, DePencier east phase limit, and Remillard south phase limit at County Road 43. (Depencier phase limits can extrapolate projections from Phase 1 TIS using 2% growth rate).

The study will be conducted in the first fall season after Oxford Village Phase 1 subdivision has been fully occupied, or 2028, whichever comes first, and be conducted between September and November. This timing will ensure Phase 1 build-out is complete, the required roundabout at Sommerville/Remillard Rd is constructed, and verification of whether the required widening of County Road 43 by 2032 will occur.

This information will be used to:

- 1) Establish the actual weekday peak hour/AADT vehicular traffic generation, comparing against trip generation projections established in Arcadis Transportation Impact Study Oxford Village Phase 2 (November 2023) to verify assumptions.**
- 2) Note the two-way traffic volumes on CR43 east of Somerville Road and compare to typical operating capacity of 1000 vehicles per hour per lane. The observed volumes will be evaluated against the total traffic generation assumed in the Arcadis Transportation Impact Study Oxford Village Phase 2 (November 2023).**

- 3) Based on the post-analysis results, and further discussion with the Municipality and County, additional analysis may be required to identify a revised timeline and implementation of warranted transportation infrastructure. The analysis will evaluate actual volumes vs thresholds within the tabularized mitigation measures as discussed in Conditions 11-18 of these Draft Conditions.**

Deliverable: A brief technical memorandum comparing forecasted traffic generation against observed values to validate the assumptions of the Arcadis Transportation Impact Study Oxford village Phase 2 (November 2023). If warranted, additional analysis will be undertaken to identify advanced timing requirements and/or additional measures to address the forecasted capacity constraints as a result of the development.