



Municipality of North Grenville

Report No.
PD-001-2019

File No.
07-T-13003

Agenda Date:	January 7th, 2019 – Committee of the Whole
Subject:	Shaker Village Subdivision – Execution of Subdivision Agreement
Attachments:	Appendix 1: Location Map Appendix 2: Subdivision Plan Appendix 3: Draft Approval Conditions Appendix 4: PD-067-2013 Proposed Plan of Subdivision

RECOMMENDATION

The following recommendation is provided for Committee of the Whole's consideration:

That Committee of the Whole recommend that Council authorize the Mayor and Clerk to execute the Subdivision Agreement for the Shaker Village Subdivision.

BACKGROUND

Shaker Village is a privately-serviced subdivision to be located in the hamlet of Oxford Mills as an extension of the Tel-Marc Subdivision. (**Appendix 1**) A total of 14 residential lots are planned along with an extension of Tilly Lane. (**Appendix 2**)

Following a public meeting held in late 2013, Council passed resolution 2014-011 on January 27, 2014, which states "that the proposed Draft Plan of Subdivision (Shaker Village) be recommended for approval to the United Counties of Leeds and Grenville". Subsequent to this Council resolution, the Subdivision received draft plan approval from the Counties on February 14, 2014, with a lapsing period of three years. (**Appendix 3**)

Prior to the lapsing date of February 14, 2017, the applicant requested that a one-year extension be granted due to the property becoming part of an estate transaction. An extension was granted to extend the lapsing date to February 14, 2018. Addressing estate matters and clearing the conditions of draft approval took longer than anticipated, therefore, another extension was requested and supported by Council in early 2018 to permit an additional one-year extension with a lapsing date of February 14, 2019.

The developer has now cleared all the draft approval conditions and reconciled all matters with the estate transaction. As such, they are now in a position to have the Subdivision Agreement executed by the Municipality.

Due to the short timeline with the upcoming February 14, 2019 lapsing date, a request for a 90-day extension to the draft approval has also been submitted in the event that Committee of the Whole or Council require additional time to consider the recommendation to execute the Subdivision Agreement.

ANALYSIS

Staff prepared a Subdivision Agreement that addresses the conditions of Draft Approval as approved by the United Counties of Leeds and Grenville. Additionally, the agreement contains standard conditions for subdivisions that address developer responsibilities as they relate to construction and servicing requirements, securities, and timelines.

The Subdivision Agreement has been executed by the owner and is now in a position to be executed by North Grenville. It is the recommendation of staff that the Mayor and Clerk be authorized to execute this Agreement on behalf of the Municipality.

As detailed in the December 16, 2013 report to Committee of the Whole (**Appendix 4**), the Subdivision is consistent with the Provincial Policy Statement, conforms to the Municipality's Official Plan, and is appropriately zoned for single detached dwellings. Overall, the subdivision represents good planning and appropriate growth within an existing community.

ALTERNATIVES

1. That Committee of the Whole recommend to Council that they approve an extension to draft approval of the Shaker Village subdivision for a period of 90 days;

And Further That this support be conveyed to the United Counties of Leeds and Grenville who are the Subdivision Approval Authority;

And Further That a report regarding the execution of the Subdivision Agreement be brought back to Committee of the Whole by March 15, 2019.

This alternative is provided in the event that Committee of the Whole requires additional time to review the Subdivision Agreement process or to have specific questions answered regarding the Shaker Village subdivision. It ensures that the draft approval of the Shaker Village subdivision does not lapse and that the execution of the Subdivision Agreement is reconsidered by Committee of the Whole for recommendation to Council within a timeline that will not exceed the 90 day extension.

2. That Committee of the Whole recommend that Council does not authorize the Mayor and Clerk to execute the Subdivision Agreement for the Shaker Village Subdivision.

This alternative is not recommended as the proposed subdivision is an appropriate use of land, complies with all policies, and supports growth within an existing community.

FINANCIAL/STAFFING IMPLICATIONS

This item has been identified in the 2019 budget: Yes ☐ No ☐ N/A **X**

This item is within the 2019 draft budgeted amount: Yes ☐ No ☐ N/A **X**

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

LINK TO COMMUNITY STRATEGIC PLAN

The development of Shaker Village Subdivision will support the Section 5.6.1 of the Community Strategic Plan, which addresses 'smart growth'. With the Subdivision being located in the Hamlet of Oxford Mills as an extension of the existing Tel-Marc Subdivision, it supports the direction for development to be within existing communities to support efficient and compact land use.

Prepared by:

Reviewed and submitted by:

Original signed

Kersten Nitsche
Senior Planner

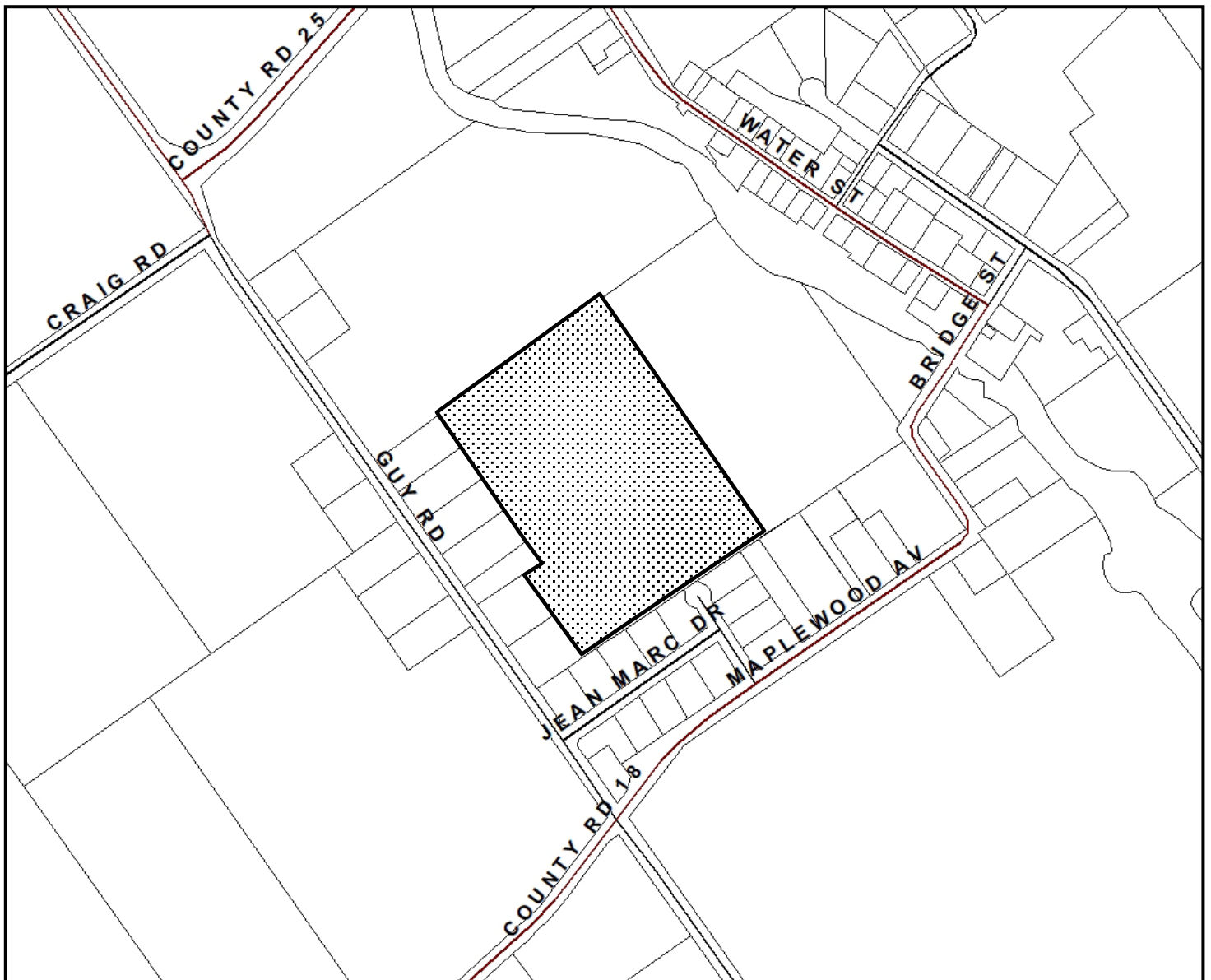
Philip Gerrard
Director of Planning & Development

**Recommendation submitted
for Committee of the Whole
consideration by:**

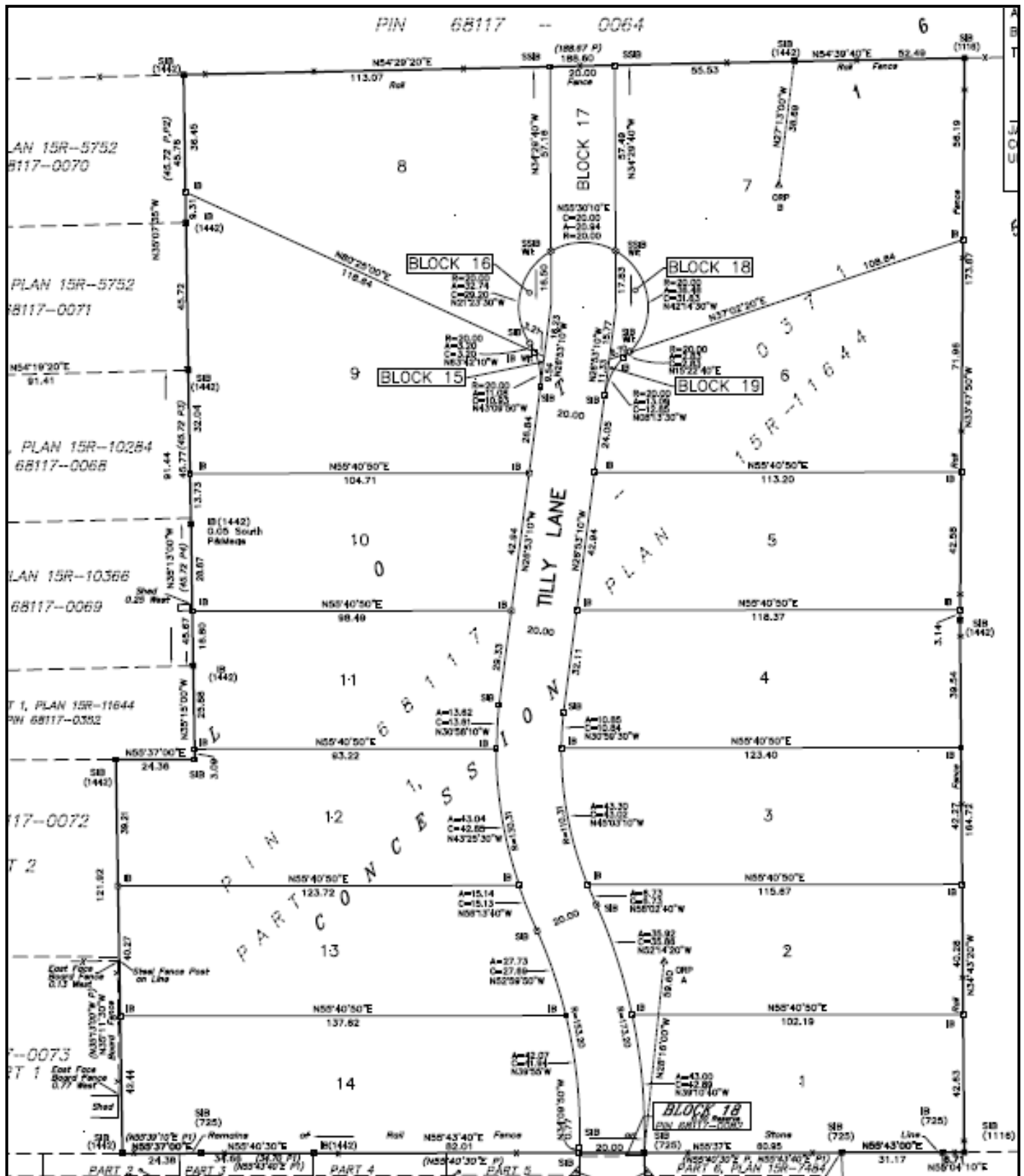
Original signed

Brian J. Carré
CAO

Location Map



Subdivision Plan



Draft Approval Conditions



United Counties of Leeds and Grenville

Public Works Division	25 Central Ave. W., Suite 100
Asset Management	Brockville, ON K6V 4N6
Consent Granting Authority	T 613-342-3840
Forestry	800-770-2170
Geographical Information Systems	TTY 800-539-8685
Planning	F 613-342-3069
Roads	www.leedsgrenville.com

Applicant:	Shaker Village	Date of Decision:	February 14, 2014
File:	07 T 13003	Date of Notice:	February 14, 2014
Municipality:	Municipality of North Grenville	Last Date of Appeal:	March 6, 2014
Location:	Pt. Lots 16 (Oxford), Concession 5	Lapsing Date:	February 14, 2017

The United Counties of Leeds and Grenville conditions and amendments to final plan approval for registration of this Plan of Subdivision are as follows:

1. That this approval applies to the draft plan prepared by Novatech Engineering Consultants Ltd., and certified by John H. Kennedy, OLS, November 22, 2012 which shows a total of fourteen (14) residential lots (Lots 1 to 14 inclusive) to be developed for single detached dwellings on private services, one (1) future road reserve Block (Block 15) and one (1) public street.
2. The Owner covenants 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 covenants 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 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.
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 Ontario Municipal Board exhausted. This shall be to the satisfaction of the Municipality.
5. The Owner covenants 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.

- a. The subdivision agreement shall also contain the following covenant:

where **lifestyle**
grows good business

synonyme de **qualité de vie**
et de **réussite en affaires**

- b. The Developer covenants and agrees to provide the Municipality of North Grenville with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation, at the time of sidewalk and/or curb installation. The Developer further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB, provided the Developer has paid for the activation and equipment installation of the CMBs.
 - c. This condition shall be to the satisfaction of the Municipality.
- 6. The Owner covenants and agrees to 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 all or a portion of the conveyance.
- 7. 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.
- 8. 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.
- 9. The Owner covenants and agrees that prior to final approval the Owner shall enter into agreements with Hydro One Networks, Bell Aliant 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.

10. The Owner covenants and agrees that such easements as may be required for drainage purposes shall be granted to the appropriate authority.
11. The Owner covenants and 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.
12. The Owner covenants and agrees to implement all of the recommendations of the EIS *"RE: Residential Subdivision, Tilly Lane, Oxford Mills – Environmental Impact Study – Significant Woodlands"* dated August 7, 2013 prepared by Muncaster Environmental Planning Inc. This shall be to the satisfaction of the Rideau Valley Conservation Authority and the Municipality.
13. The owner covenants 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 local Conservation Authority.
14. The Owner covenants and agrees that the subdivision agreement shall 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 said plan approved by the Municipality and the Rideau Valley Conservation Authority; and
 - c. provide certification to the Municipality of North Grenville and the Rideau Valley Conservation Authority by a professional engineer that the plan has been implemented.
15. The Owner covenants and agrees that the subdivision agreement between the Owner and the Municipality shall contain clauses whereby:
 - a. all utility services within the subdivision shall be underground services.

- b. all of the recommendations in the final approved detailed storm water management plan will be implemented 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.
- c. the adjacent property is within the 1:100 year floodplain of Kemptville Creek and the regulation limit is subject to Ontario Regulation 174/06 *"Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation"* under Section 28 of the *Conservation Authorities Act* as administered by the Rideau Valley Conservation Authority. 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.
- d. prior to the commencement of any lot grading or issuance of any building permit, the Owner shall submit to the Municipality a grading, drainage and development plan, including drawings and site plans, prepared by a qualified professional and certified as complete by the Municipality's engineer, which will show:
 - i. the location of all buildings and structures to be erected on the site and all final grades and elevation;
 - ii. the means whereby the storm drainage will be accommodated;
 - iii. the means whereby erosion and siltation will be contained and minimized, both during and after construction;
 - iv. the demonstration of legal and adequate outlet for storm water;
 - v. the grading, drainage and development plan shall be to the satisfaction of the Municipality and the Rideau Valley Conservation Authority.

16. The Owner covenants and agrees that the construction of the storm water management drainage feature and outlet requires the prior written approval of the Rideau Valley Conservation Authority prior to the undertaking of any works.
17. The Owner covenants and agrees 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 covenants and agrees that all well construction, including test wells, shall be in accordance with the recommendations of the approved hydrogeological and terrain analysis 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 the 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 and septic system.

- j. that envelopes for conventional leaching beds must be maintained, regardless of the type of sewage system installed.
 - k. that discharge from water softeners and/or greensand filters used to condition the water must not discharge to the sewage system unless the system has been designed and approved to accept such discharge.
 - l. A site grading, drainage and development plan is to be developed identifying portions of each lot which may be utilized for construction of houses, wells, and septic systems. The sewage system envelopes are to be large enough to accommodate conventional leaching beds having a daily design flow of 3000 liters per day.
 - m. Envelopes for conventional leaching beds must be maintained regardless of the type of sewage system installed. The estimated size of septic envelopes calculated by Morey Associates was 750 square meters.
18. The Owner covenants and agrees that the subdivision agreement shall contain a clause whereby once the roads are roughed in place, the front corners of each lot must be identified and arrangements made with the Leeds, Lanark and Grenville District Health Unit for a lot by lot inspection of the site.
19. The Owner covenants and agrees that a traffic impact statement will be prepared by the Owner 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.
20. 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 storm water collection and treatment system;

- b. obtaining all necessary approvals from the Ontario Ministry of Environment and the Rideau Valley Conservation Authority and provide copies of said approvals to the Municipality;
 - c. the subdivision agreement shall contain appropriate provisions for the Municipality to assume ownership and operation of the works and systems. The provision of works shall be specifically outlined within the servicing agreement and the subdivision agreement shall reflect conditions therein.
- 21. 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.
- 22. 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.
- 23. 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 drainage report and final storm water management report, in accordance with the conceptual plan "*Conceptual Stormwater Management Report – Oxford Mills Subdivision, Municipality of North Grenville*" dated October 25, 2012 the subsequent letter dated July 3, 2013 prepared by Novatech Engineering Consultants Ltd., which will be to the satisfaction of the Municipality and the Rideau Valley Conservation Authority. The report shall include recommended long term maintenance procedures and address the following issues:
 - a. the final storm water 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 Rideau Valley Conservation Authority and the Municipality.
24. The Owner covenants and agrees that prior to final approval, a tree preservation plan which clearly identifies the specific trees to be retained within the drainage corridor shall be prepared and submitted to the satisfaction of the Municipality and the Rideau Valley Conservation Authority.
25. The Owner covenants and agrees that 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.
26. That prior to final approval the Rideau Valley Conservation Authority shall advise the approval authority in writing how Conditions 12-16, inclusive, and 20 and 24 have been satisfied.
27. That prior to final approval, the Leeds, Grenville and Lanark District Health Unit shall advise the approval authority in writing how Condition 17 and 18 have been satisfied.
28. That prior to final approval the Municipality shall advise the approval authority in writing how all of the above conditions have been satisfied.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded to the United Counties of Leeds and Grenville and copied to the Municipality of North Grenville, quoting File No 07 T 13003.
2. It is suggested that the municipality register the subdivision agreement as provided by subsection 51(26) of The Planning Act, R.S.O. 1990 and the Responsibility Agreement against the land to which it applies, as notice to prospective purchasers.
3. All measurements in the subdivision final plan must be presented in metric units.

4. Easements may be required by Bell Canada subject to the final servicing decision. All other easements required for utility or drainage purposes shall be granted to the appropriate authority.
5. If final approval is not given within three years of the date of this draft approval, and no extensions have been granted pursuant to subsection 51(33), then draft Approval shall lapse February 14, 2017 pursuant to subsection 51(32) of The Planning Act.

Clearances Are Required From the Following Agencies

Municipality of North Grenville

Rideau Valley Conservation Authority

Leeds, Grenville, and Lanark District Health Unit

Notice Request

N/A





Municipality of North Grenville

Report No.
PD-067-2013

File No.
07-T-13003

Agenda Date:	December 16th, 2013 – Committee of the Whole
Subject:	Shaker Village – Proposed Plan of Subdivision (Forbes Building Material Limited) Part Lot 16, Concession 5, Village of Oxford Mills
Attachments:	Appendix 1: Location Plan Appendix 2: Draft Plan of Subdivision

RECOMMENDATION

The following recommendation is provided for Committee of the Whole's consideration:

The following report is provided for the Committee's information only.

BACKGROUND

An application has been received by the United Counties of Leeds and Grenville for a plan of subdivision consisting of fourteen (14) Lots, which will be developed for single detached dwellings, on private well and septic systems. The draft plan also shows one (1) street which will eventually be dedicated as a public road, and one (1) road access Block.

The property is located within the boundaries of the Hamlet of Oxford Mills, between Guy Road and the South Branch of the Rideau River. The site is approximately 8.3 Hectares in area. Access to the subdivision will be via an extension of Tilly Lane, in the abutting Marc-Tel Subdivision to the south.

The surrounding lands to the west and south consist of existing developed residential lots within the Hamlet. The lands on the east side are one large residential lot, which separates the subdivision from the South Branch of the Rideau River. The abutting land on the north side consists of cleared rural lands.

OFFICIAL PLAN/PROVINCIAL POLICY STATEMENT/ZONING

Official Plan

The subject lands are designated "*Hamlet*" on Schedule 'A' of the Municipality's Official Plan. Section 8 of the Official Plan identifies Hamlet areas as, "*... the locations where some concentrated growth will be encouraged.*" The policies for development within the Hamlet designation (Section 8.1) go on to state that, "*new lot development will generally occur by plan of subdivision.*"

Provincial Policy Statement

In general terms, the Official Plan echos the Provincial Policy Statement, which requires that growth be focused in "*settlement areas*", such as the Hamlet of Oxford Mills (Section 1.1.3.1). It also states that land use patterns within settlement areas shall be based on densities and a mix of land uses, which efficiently use land and resources; avoid the need for unjustified and/or uneconomical expansion (of the settlement areas); and promote a range of uses and opportunities for intensification and redevelopment.

The Provincial Policy Statement also provides policies related to the protection of public health and safety. Policies address matters relating to natural hazards (3.1) such as landslides and flooding; and human-made hazards (3.2) such as chemical hazards, contamination hazards and mine hazards. No portion of this site is situated within an area subject to natural hazards such as flooding, erosion, and hazardous sites. Furthermore, there is no information to suggest that the site has been subject to human-made hazards such as mining and aggregate extraction.

Therefore, this proposal is consistent with the Provincial Policy Statement in that the proposed use is located within a designated Settlement Area, is compatible with its surroundings, and does not interfere with any natural heritage, agricultural, mineral or cultural heritage resource, or contain any natural and human-made hazards

Zoning

The lands are zoned Residential – First Density – Special Exception - holding (R1-16-h) on Schedule "B-1" of the Municipality's Comprehensive Zoning By-Law No. 50-12. The "*special exception*" provision allows for a reduction of the minimum lot frontages from 30 metres to 25 metres, and also imposes the holding symbol (-h). The holding symbol will remain in place until a subdivision agreement has been executed between the Municipality and the property owner. Therefore, there is no requirement for an amendment to the zoning, as the proposed uses and zone provisions all comply with the existing zone requirements.

DISCUSSION & CONCLUSION

Discussion

This application has been reviewed internally by Municipal staff and the Development Review Team and has been circulated to the public and outside commenting agencies in accordance with the prescribed regulations under the *Planning Act*. As a result of that notification process, there were no written comments received at the time of writing of this report.

In support of this application, the following documentation has been provided:

- "Planning Rationale" – prepared by Novatech Engineering Consultants Ltd. (March 2013)
- "Conceptual Stormwater Management Plan" - prepared by Novatech Engineering Consultants Ltd. (25 October 2012)
- "Hydrogeological Investigation and Terrain Evaluation" - prepared by Morey Associates Ltd. Consulting Engineers (December 2012)
- "Additional Hydrogeological Information" - prepared by Morey Associates Ltd. Consulting Engineers (17 October 2013)

- *"Phase 1 Environmental Site Assessment"* – prepared by Morey Associates Ltd. Consulting Engineers (December 2012)
- *"Environmental Impact Study – Significant Woodlands"* – prepared by Muncaster Environmental Planning Inc. (14 October 2012 and updated on 7 August 2013)
- *"Stage 1 and 2 Archaeological Assessment"* – prepared by Past Recovery Archaeological Services (22 December 2011).

CONCLUSION

This application has been reviewed internally by Municipal staff and the Development Review Team. The purpose of this public meeting is to elicit comments from the public and other agencies on this development proposal. As a result of this meeting, conditions of draft approval can be formulated and added to those of staff and the commenting agencies. Those recommendations for conditions of draft approval will then be forwarded on to Council for approval, in the form of a resolution, which will then be provided to the United Counties of Leeds & Grenville, who are the approval authority for Plans of Subdivision.

Prepared by:

**Reviewed and
submitted by:**

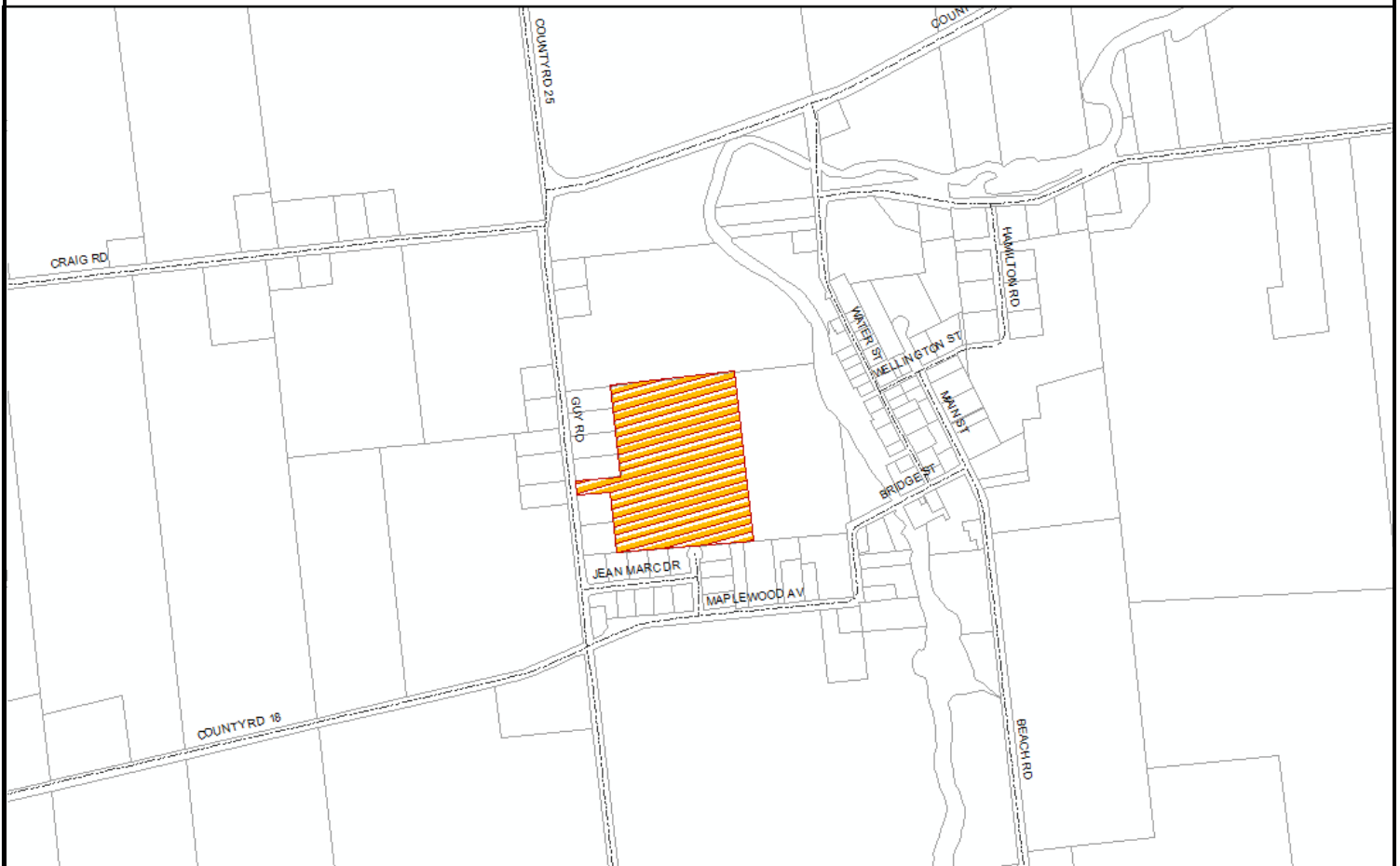
**Reviewed and submitted
for Council/Committee
Consideration by:**

Original signed
Philip Gerrard
Senior Planner

Original signed
Forbes Symon
**Director of Planning &
Development**

Original signed
Brian J. Carré
CAO

LOCATION PLAN



Subject Land:

Part Lot 16, Concession 5, Village of Oxford Mills
Geographic Township of Oxford-on-Rideau
Now the Municipality of North Grenville

DRAFT PLAN OF SUBDIVISION

