

August 14, 2020

United Counties of Prescott and Russell
Planning and Forestry Department
PO Box 304, 59 Court Street
L'Orignal, ON K0B 1K0

To Whom it May Concern:

**RE: Applications for Plan of Subdivision
1490 and 1384 Baker Road
Lot 20, Concession 4, Geographic Cambridge
Nation Municipality
United Counties of Prescott and Russell
Owners: Luc Belisle and Patrice Miron**

ZanderPlan was retained by Luc Belisle and Patrice Miron to assist with two concurrent Plan of Subdivision applications for lands located on Baker Road near Casselman. The first application, which will be referred to in this report as the "Belisle Subdivision" will consist of five single detached dwelling lots, four of which will face to Baker road and one of which will be located on the corner of Baker Road and Lacroix Road. The second application, which will be referred to in this report as the "Miron Subdivision", will consist of three single detached dwelling lots, all of which will face to Baker Road and one of which will contain an existing dwelling. All lots will be serviced by individual wells and septic systems.

SUBJECT PROPERTIES

The subject properties are both located within Lot 20, Concession 4, in the Geographic Township of Cambridge, in the Nation Township. They are both located on the east side of Baker Road, north of Lacroix Road, as shown in Figures 1 and 2 below. The Belisle Subdivision lands consist of 6.21 hectares of land, with 452.65 metres of frontage on Baker Road and 69.93 metres of frontage on Lacroix Road. The lot to be created at the corner of Baker Road and Lacroix Road will include an existing single detached dwelling and outbuildings with associated private services; this lot has a civic address of 1384 Baker Road.

The Miron Subdivision lands consist of 6.53 hectares of land, with 425.88 metres of frontage on Baker Road. This parcel also includes an existing single detached dwelling on private services, with a civic address of 1490 Baker Road, which will fall on one of the subdivision lots. The balance of the lands on both parcels are vacant rural lands with mixed vegetation.



Figure 1: Belisle Subdivision Location

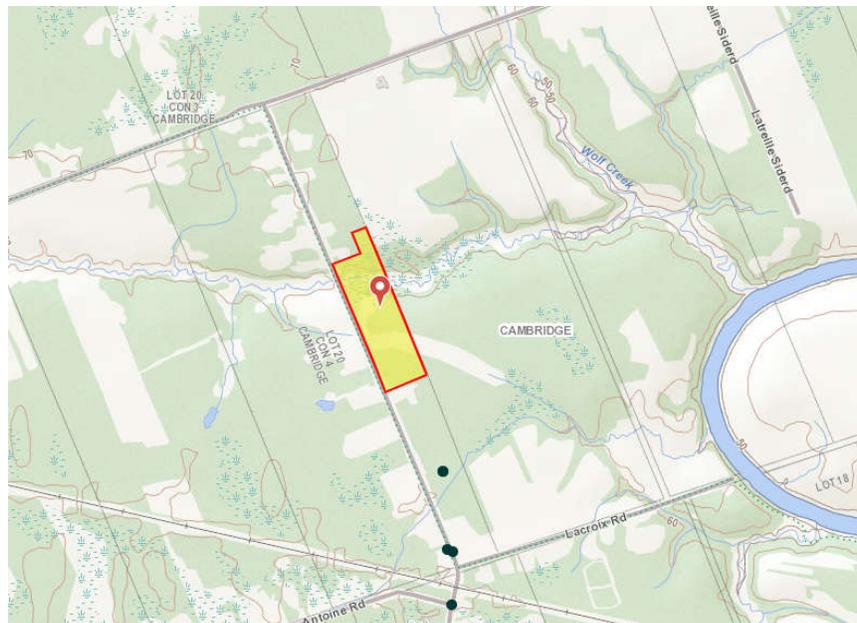


Figure 2: Miron Subdivision Location

SURROUNDING LAND USES

The subject properties are located at the west end of the Nation Township, northwest of the Casselman Settlement Area and just north of Provincial Highway 417. The surrounding land uses consist primarily of rural residential lots of varying sizes on private services. The Nation River is located to the east, with streams associated with the River extending through the properties. A rail corridor is also located to the south of the properties.

UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN

The subject properties both fall in the Rural Policy Area designation on **Schedule A** of the Official Plan of the United Counties of Prescott and Russell. The Rural Policy Area policies are included in **Section 2.5** of the Official Plan. **Section 2.5.2.3** of the Plan notes the following:

The rural area is not the principal sector for residential development. Population growth is intended to be directed to the Urban Policy Area and Community Policy Area. The intent of this Official Plan however is not to prohibit residential development in the rural areas, but rather to provide a framework for appropriate country lot development which will support the objective of preserving the identity and character of the rural and urban areas.

The subdivision proposals will create country lots on private services which are consistent with the surrounding rural character, including two existing dwellings which will fall on subdivision lots. **Section 2.5.2.6** notes that “residential development in the Rural Policy Area shall generally proceed on the basis of private water and waste water systems”, which is the intended form of servicing for the subdivision lots. **Section 2.5.2.8** of the Plan includes single detached dwelling units as a permitted use. **Section 2.5.2.10** notes that local municipalities will regulate development, including the establishment of subdivisions, subject to ensuring that a range of housing types and sizes are permitted, there is appropriate buffering between incompatible land uses, and natural heritage features are protected. **Section 2.5.2.12** notes that the minimum lot area shall be 0.4 hectares, subject to appropriate private servicing and supporting studies. The proposed lots will exceed the minimum lot area, there are no incompatible land uses nearby, and natural heritage features will be protected as described in greater detail later in this report. Overall, the establishment of single detached dwelling lots on private services would be supported by Section 2.5.2 of the Official Plan.

Portions of both properties are affected by a Significant Woodland Overlay, as shown on **Schedule B** to the Official Plan. The Significant Woodlands and Vegetation Cover policies are included at **Section 5.5.6** of the Official Plan. The Plan notes that the woodlands as mapped on Schedule B are based on Provincial mapping and have not been ground checked. Section 5.5.6.1.2 of the Plan notes that “development (subdivisions...) and site alteration within significant woodlands may take place in accordance with the underlying land use designation shown on Schedule A to this Plan only when it has been demonstrated through an Environmental Impact Study carried out in accordance with the policies of Section 5.6 and prepared by a qualified professional that there shall be no negative impacts on the natural features or ecological functions of the woodland.” In order to address this Policy, an Environmental Impact Statement was completed by Gemtec Consulting (January 15, 2020). The EIS, which is described in greater detail later in this report, concludes that development can occur with minimal impact on the

significant woodland, through the establishment and enforcement of defined buildable areas on each lot. This will minimize the amount of tree removal that is permitted and help to retain the majority of the woodland area.

Section 5 Natural Heritage in the Official Plan speaks to a variety of other natural heritage features such as wetlands, ANSIs, fish habitat, wildlife habitat, species at risk habitat, etc. As noted, an Environmental Impact Study has been undertaken to assess all the natural heritage features and functions on the subject lands; this report was completed consistent with **Section 5.6** of the Official Plan to support the proposed lot creation and assessment the potential for negative impacts on existing natural heritage features and functions.

The EIS notes the presence of Significant Woodlands, a small area of Provincial and Local Wetland, an area of Significant Valleyland at the north end of the Miron property and fish habitat in two streams that cross the sites. In order to ensure appropriate protections for these natural heritage features, the EIS provides recommended building areas on each of the proposed lots, including a 30 metre development setback from the local wetland, a 30 metre setback from the watercourse on the Miron property, and a 15 metre development setback from the watercourse on the Belisle property. The Significant Valleyland will be avoided with the watercourse setback on the Miron lands, while the watercourse setbacks will protect fish and wildlife habitat. Exclusion fencing is also recommended during construction. Specific Avoidance and Mitigation Measures, which are included in Section 7.0 of the EIS, can be implemented through the Subdivision Agreements. Overall, the EIS concludes that development can proceed on the two proposed subdivisions and that, with the implementation of various avoidance and protection measures, and best management practices, the natural heritage features and functions can be protected.

Portions of the Belisle lands include a Sand and Gravel Resource overlay on **Schedule E** of the Official Plan. In order to address this, an Aggregate Resource Impact Assessment was completed by Lascelles Engineering (February 14, 2020). Lascelles staff reviewed background mapping as well as using data from the Hydrogeological Investigation and Terrain Evaluation Report prepared by Kollaard Associates to address the OP policies for this designation, along with excavating test holes onsite and assessing the soils. The report concludes that the materials onsite are of very low quality for extraction, that the lands are small and would not be economical for a licensed pit operation, and that the surrounding sensitive land uses would already limit the ability to obtain an aggregate license on the site; the creation of additional residential lots would not pose any greater restriction to the establishment of a licensed aggregate operation than the existing land uses. The Aggregate Resource Impact Assessment is described in greater detail later in this report.

Appendix 1 of the UPCR Official Plan depicts Wildland Fire Risk Areas; a pocket of wildland fire area has been identified on the Belisle lands. In order to address this risk, a Wildland Fire Risk Assessment was completed by Lascelles Engineering, using the MNRF Wildland Fires Risk Assessment Guideline (2016). Lascelles completed a Level 1 and 2 Assessment of the site, considering the onsite features and vegetation communities, and concluded that *“the woodlands onsite have been determined to have a low risk for wildland fire. As such, no further mitigation measures are required for the proposed residential development.”* No further assessment is required.

Per **Section 7.4.23** of the OP, staff requested the submission of a Geotechnical Investigation to assess the geology and subsurface conditions on the sites. This Geotechnical Review was completed by Lascelles Engineering (February 12, 2020), per **Section 6.6.2** of the Official Plan, and included a review of available mapping, a drilling program onsite, and an assessment of soils. The Report provides specific recommendations for the construction of foundations which will be implemented through the subdivision agreements and during construction.

Due to the presence of a rail corridor in close proximity to the site, within 300 metres of the subject lands, a Noise Assessment was required per **Section 3.3.14.2** of the Official Plan. A Noise and Vibration Assessment was completed by Lascelles Engineering (February 2020), to determine if any mitigation or protection measures would be required to support the proposed development and ensure adequate protection for the existing rail corridor. As noted in the report, the closest proposed vacant lot to the rail corridor is 193 metres, with numerous existing residential dwellings located closer to the rail corridor; the dwelling located at 1384 Baker Road is already established and will fall on one of the subdivision lots to be created. The OP requires a Vibration Study when development is proposed within 75 metres of a rail corridor. Given that the closest new development will be 193 metres from the rail corridor, a Vibration Study is not required to support this proposal; therefore, the indoor and outdoor noise impacts for the development within 300 metres was assessed. The report concludes that all the new development lots will meet the MOE guidelines for outdoor and indoor living areas during daytime and nighttime periods, and therefore no mitigation is required. There is some sound exceedance for nighttime sleeping areas, and the report therefore recommends that the closest new lot include some architectural elements in the building design in order to minimize the sound impacts. These can be implemented through the subdivision agreement and site plan control process.

Overall, the proposed subdivisions are permitted under the Rural designation in the Official Plan. The natural heritage features, noise impacts, soils, and sand and gravel resources have been

appropriately assessed through the supporting studies. The proposed subdivision would comply with the policies in the Official Plan.

PROVINCIAL POLICY STATEMENT, 2020

Under the authority of Section 3 of the *Planning Act*, the Province of Ontario has developed a policy document to provide direction on matters that are of Provincial interest. When making planning and development decisions in Ontario, approval authorities are required to “be consistent with” the policies in the Provincial Policy Statement (PPS). The most recent statement came into effect on May 1, 2020.

Section 1.0 of the PPS speaks to Building Strong and Healthy Communities. In demonstrating consistency with these policies, it is notable that the proposed subdivisions will efficiently use land and land use patterns by creating residential lots in an established residential area, and will add to the supply of housing for the community. There are no public health or safety concerns as the lots will front to an existing municipal road and are large enough to support the proposed development on each lot. The lands are located outside a settlement area, and would not affect the ability of a nearby settlement area to expand. The proposed subdivisions would be consistent with these policies.

Section 1.1.4 speaks specifically to Rural Areas in Municipalities. Lot creation in rural areas is supported, with a goal to supporting the rural character and using rural amenities and assets. The proposed lots will be consistent with other nearby rural residential lots and will front to an established road network. Two of the proposed lots will encompass existing residential dwellings. **Section 1.1.5** speaks to development on Rural Lands, and “*residential development, including lot creation, that is locally appropriate*” is permitted under **Section 1.1.5.2**. The proposed subdivisions would be consistent with these policies.

Section 1.4 speaks to Housing, noting that municipalities should provide for a range and mix of housing types and densities. The creation of eight new lots through these concurrent subdivision applications will contribute to the housing supply in the community. **Section 1.6.6** speaks to Sewage, Water and Stormwater. While piped municipal services are the preferred form of servicing, individual wells and septic systems are permitted on rural lands. The design of the servicing for the proposed lots has been completed by Lascelles Engineering, and a Hydrogeological Investigation and Terrain Evaluation as completed by Kollaard Associates; these are described in greater detail later in this report.

Section 2.0 of the PPS speaks to the Wise Use and Management of Resources, and in particular to Natural Heritage features and areas at **Section 2.1**. As previously noted, an Environmental Impact Study was completed by Gemtec, to assess the sites for various natural heritage features

and functions. Local wetlands, significant woodlands, and fish habitat were identified on the subject lands. Through the implementation of defined building envelopes on each lot, various avoidance and mitigation measures, development setbacks, and best management practices, the EIS concludes that development can proceed on the subject lands with appropriate protections for the natural heritage features and functions.

No prime agricultural areas are located on or within proximity to the site, per **Section 2.3** of the Official Plan. There are no mineral or petroleum resources (**Section 2.4**) identified on or within proximity to the site. The UPCR Official Plan identifies the presence of Sand and Gravel Resource through an Overlay. **Section 2.5** of the PPS speaks to Mineral Aggregate Resources, noting that these areas should be protected where possible. **Section 2.5.2.5** notes that “*development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted*” in limited circumstances, all of which have been addressed in the Aggregate Resource Impact Assessment completed by Lascelles Engineering that has previously been discussed. Specifically, the engineer concluded that the resource on the site would not be feasible for extraction given its poor quality, the elevation of the water table, the cost of extraction, the size of the land holdings, and the presence of numerous existing sensitive land uses that would severely limit the area of extraction that would be possible. The report concludes that the creation of lots would better serve the community over the long term.

No Cultural Heritage or Archaeology Resources (**Section 2.6**) are identified on or within proximity to the subject lands. Further, **Section 3.0** speaks to Natural Hazards and Human-Made Hazards. There are no natural hazards or human-made hazards identified on or within proximity to the subject lands. Overall, the proposed subdivisions would be consistent with the policies in the 2020 Provincial Policy Statement.

NATION MUNICIPALITY ZONING BY-LAW 2-2006

The subject lands are both zoned Rural (RU) in the Nation Municipality’s Zoning By-law 2-2006, with a portion of the Miron property falling into the Wetland (W) zone. This is consistent with all of the surrounding land uses. The Wetland area will be protected and there is a suitable building area on the affected lot to avoid the wetland features. The Rural zone permits a range of land uses including single detached dwellings. The Wetland area will fall on the large lot on the Miron subdivision and will not be negatively affected by the development proposal. The By-law requires a minimum lot area of 4000 m² for all Rural lots, and a minimum lot frontage of 45 metres. All the lots in the proposed subdivisions will exceed these minimum requirements. Overall, the proposed subdivision lots will comply with the provisions of the Township’s Zoning By-law.

SUPPORTING STUDIES AND REPORTS

NOISE AND VIBRATION ASSESSMENT

A Noise and Vibration Assessment was completed by Lascelles Engineering (February 2020) due to the presence of an active rail corridor located to the south of the subject lands. The assessment notes that the closest new vacant lot to be created will be 193 metres from the rail corridor, with numerous sensitive land uses already located in the intervening lands. The Report concludes that there are no concerns with noise impacts to indoor or outdoor living spaces in the day or nighttime hours; the report does recommend some architectural elements to minimize nighttime noise impacts to the sleeping area for the closest new dwelling to be constructed. The recommendations from this report can be implemented through the subdivision agreement.

GEOTECHNICAL REVIEW

A Geotechnical Review was completed by Lascelles Engineering (February 12, 2020) to assess the soils and subsurface conditions on the subject lands. The Review included an assessment of available mapping and a test pitting program conducted onsite. The report includes specific recommendations for foundation design, footings, structural fill, drainage and frost protection. The recommendations of this report can be implemented through the subdivision agreement.

ENVIRONMENTAL IMPACT STATEMENT

Gemtec completed an Environmental Impact Statement to support the proposed lot creation (January 15, 2020). The assessment included a complete review of available mapping and a series of site visits and assessments including bird, turtle and amphibian surveys and a wetland boundary evaluation. A number of features, including Provincial and local wetlands, significant woodlands, fish habitat, wildlife habitat and valleylands were assessed on the subject lands. The report concludes with recommended building areas on each lot, and setbacks to protect natural heritage features, allowing the proposed lot creation to proceed with minimal impacts. The recommendations of this report can be implemented through the subdivision agreement.

AGGREGATE RESOURCE IMPACT ASSESSMENT

Lascelles Engineering prepared an Aggregate Resource Impact Assessment (February 14, 2020) to assess the potential for sand and gravel resources on the subject lands. The assessment included a review of available mapping and an onsite testing program. Based on the low quality of the aggregate on the site, along with the presence of wetland features, existing sensitive land uses and the small size of the land holding, the report concludes that there is limited value in protecting the sand and gravel resources that may be present onsite.

WILDLAND FIRE RISK ASSESSMENT

Lascelles Engineering completed a Wildland Fire Risk Assessment (February 20, 2020) to assess the potential for a significant wildland fire hazard on the subject lands. The report includes a Level 1 and 2 Site Assessment of the onsite conditions and the woodland characteristics, and concludes that the woodlands located on the subject lands would have a low risk for wildland fire.

HYDROGEOLOGICAL INVESTIGATION AND TERRAIN ANALYSIS

Kollaard Associates completed a Hydrogeological Investigation and Terrain Analysis (June 22, 2018) to assess the feasibility of providing individual wells and septic systems to support the proposed subdivisions. A test pitting program was undertaken along with the installation of test wells and the analysis of one existing well; water samples were also obtained from surrounding wells. The report provides recommendations for well and septic system locations on each lot, along with the proposed size for the septic systems. Water quality in the three onsite wells and several offsite wells resulted in specific water treatment recommendations for future wells; no water quantity issues were identified. The report provides specific recommendations for well and septic construction which can be implemented through the subdivision agreements.

STORMWATER MANAGEMENT PLAN/ENGINEERING PLANS

Lascelles Engineering prepared an Individual Lot – Stormwater Management Plan (July 28, 2020) to assess how stormwater from the proposed development should be managed. It is noted that the lands are generally flat, *“with surficial drainage directed towards local drainage features such as watercourses/wetland that bisects the properties”*. Given the oversized nature of the lots, Lascelles prepared a typical plan that can be applied to the lots, and has been included in the grading and drainage plans for the site. At the time of individual site development, the recommendations of the Lascelles plans can be implemented on a site-by-site basis.

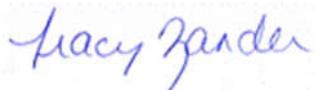
Lot Development Plans and Stormwater Management Plans were also prepared by Lascelles for each subdivision. These plans depict a conceptual building and septic envelope on each lot, as well as an onsite stormwater management feature for each lot and appropriate setbacks to natural heritage features and watercourses. These plans will be through the subdivision agreements and at the time of development of each lot.

SUMMARY

Luc Belisle and Patrice Miron are proposing the development of two concurrent plans of subdivision, each of which will encompass an existing residential dwelling. All lots will be serviced by individual wells and septic systems and will front to an existing Township road. The subdivisions comply with the policies of the Official Plan of the United Counties of Prescott and Russell, are consistent with the policies in the 2020 Provincial Policy Statement, and are appropriately Zoned. All supporting studies have been prepared to address relevant policy, with recommendations to be implemented through the subdivision agreements.

Should you require any additional information, please do not hesitate to contact the undersigned.

Sincerely,



Tracy Zander, M.Pl, MCIP, RPP