

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT  
RAPPORT

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Your File/V/Réf.

DATE 2 June 1997

TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SHADOW RIDGE ESTATES, VILLAGE OF GREELY  
COMMUNAL SERVICES DEMONSTRATION PROJECT**

#### **DEPARTMENTAL RECOMMENDATIONS**

**That the Planning and Environment Committee recommend that Council:**

- 1. Lift Deferral No. 9 to the Township of Osgoode Comprehensive Official Plan insofar as it affects parts of lots 8 and 9, Conc. IV and approve the designation of "Residential" as described on the Approval Page attached as Annex I;**
- 2. Approve Official Plan Amendment No. 2 to the Township of Osgoode Plan as modified by the Approval Page attached as Annex II;**
- 3. Grant draft approval to the subdivision in part of lots 8, 9 and 10, Concession IV, (06T-95027) subject to the conditions attached as Annex III;**
- 4. Delegate to the Regional Planning and Development Approvals Commissioner the authority to give final approval to the above subdivision including amending conditions if deemed necessary;**
- 5. Approve the Donwell Holdings Ltd. Shadow Ridge Estates Subdivision as a communal services demonstration project for water treatment and sanitary sewage treatment provided that:**
  - a) the Ministry of Environment and Energy (MOEE) grants a Certificate of Approval for the communal water system and communal sanitary sewage system;**
  - b) the detailed engineering design is in accordance with the design objectives adopted by Council on 8 September 1994, to the satisfaction of the Region's Environment**

**and Transportation Commissioner;**

- c) **the developer enters into legal agreements with the Regional Municipality of Ottawa-Carleton and Osgoode Township;**
6. **Approve the assumption of the communal water and sanitary sewage systems into the Region's ownership, after a minimum two year warranty period, a minimum of 45 units are occupied, and once the performance of the systems have been demonstrated to the satisfaction of the Region;**
  7. **Authorize Regional staff to:**
    - a) **Charge the rate of \$2.00 per cubic meter of water consumption to the users for each residential unit in the Shadow Ridge Estates Subdivision to cover the cost of operation, maintenance and capital cost replacement of the communal water and sanitary sewage systems once the systems have been commissioned;**
    - b) **Review the above rate after a minimum two year warranty period, after there are a minimum of 45 occupied units, and prior to the assumption of the systems by the Region;**
  8. **Authorize Regional staff, as representatives of the future owner, to endorse the developer's applications to the MOEE for Certificates of Approval for the communal water and sanitary sewage treatment systems, subject to the Region's approval of the final engineering designs;**
  9. **Authorize the Regional Regulatory Code, Part 4.1 including Schedule A be amended to include a rate of \$2.00 for the Shadow Ridge Estates Subdivision.**

## INTRODUCTION

Regional Official Plan Amendment No. 47 permits Council to consider demonstration projects comprising communal water and/or sewage systems. A landowner in the Village of Greely has come forward with a proposal for a residential subdivision where the communal sanitary sewage treatment and collection system consists of a peat filtration/constructed wetland in combination with sewage collection by gravity or pressure sewers. A communal water system is also proposed for the development with a groundwater supply and water treatment facility, and a distribution network and services consisting of high density polyethylene piping (HDPE). There will be no capacity for fire protection.

## THE PROPOSAL

The proposal consists of a residential subdivision of 45 hectares at the south end of the Village of Greely which would accommodate 567 units - 127 single-detached, 182 semi-detached and 258 row units. The first phase of development will consist of 151 units of a mix of the three types.

The subdivision also includes 28 ha. immediately adjacent to and south of the residential development where the communal sanitary sewage treatment facility and the communal water treatment facility will be located.

The sanitary sewage system will be comprised of a proprietary peat filtration bed and a constructed wetland process with sewage collection by the STEP (septic-tank-effluent pumping) and/or small diameter gravity sewers where gradients permit.

The first of three components, known as the Primary Treatment, consists of a conventional septic tank and pump, or gravity connection, from which the tank effluent will be discharged into a forcemain, or small bore sewer. Solids that settle into the tank would be pumped out and hauled away on a regular basis as a requirement of the Region and the Ministry of the Environment and Energy.

The collection network will discharge to a treatment facility in which effluent will be discharged to the peat filter beds. Secondary treatment occurs as the effluent percolates through the peat installed below the distribution laterals.

The treated effluent then goes into a constructed wetland to provide final treatment. The final effluent is discharged through the ground.

The water supply will be obtained from the high yield shallow groundwater aquifer. A minimum two 250 mm diameter wells will be constructed and equipped with submersible pumps. A small storage building will contain pressure tanks, treatment equipment and pump controls. Water will be distributed through a network of watermains located in the roadways.

#### PLANNING AND ENGINEERING APPROVALS REQUIRED

The development is being considered concurrently under the Planning Act and the Environmental Assessment Act using what is termed the “approved development plan” approach. This approach permits the requirements of the Environmental Assessment Act to be satisfied through the planning approval process providing the draft plan of subdivision satisfies the following:

- 1) The plan (as submitted for approval under the Planning Act), or supporting documentation, must include a description of the proposed water, wastewater or road project.
- 2) The description must include:
  - the physical location of the proposed project; and
  - the physical dimensions of the proposed project.
- 3) The plan and supporting documentation must have been the subject of review by potentially affected persons, the public, and appropriate government and private agencies. While the majority of these review requirements should be achieved during the normal

development review process, the general public must be informed. Thus, a public meeting or like may be necessary, requiring a general notice in a local newspaper.

- 4) The plan must then have received approval under the Planning Act. Draft approval constitutes “approval” for the purposes of this definition.

Criteria 1) and 2) have been satisfied by the material provided by the applicant - specifically “Planning Study in Support of an Official Plan Amendment”, Simmering and Associates Ltd. June 1995 and revised December 1995 - the date when the subdivision application was submitted.

Criteria 3) has been satisfied by consulting with agencies and with public notice and a public meeting held under the Planning Act, on 18 June 1996. the results of these consultations are discussed more fully under “COMMENTS FROM AGENCIES AND THE PUBLIC”.

Criteria 4) will be satisfied if Council as recommended gives draft approval to the subdivision.

The following is a summary of the key approvals needed before the development can take place:

		Comments
1.	Partial lifting of Deferral No. 9 to the Township of Osgoode Official Plan.	This forms Recommendation No. 1 and is discussed below under “OSGOODE” COMPREHENSIVE OFFICIAL PLAN”
2.	Approval of Amendment No. 2 to the Osgoode Official Plan.	This forms Recommendation No. 2 and is discussed below under “OSGOODE OFFICIAL PLAN AMENDMENT NO. 2”.
3.	Zoning By-law Amendment	By-law 93 of 1996 enacted on 8th October 1996. It affects only the first phase of the subdivision and rezones the land to three types of residential holding zones. No appeal was launched; however, under the Planning Act the by-law does not come into force until OPA 2 is approved.
4.	Plan of Subdivision	Recommendation No. 3 is to give draft approval subject to conditions.
5.	Approval by the Region of the engineering design.	Receipt of the detailed engineering Design is pending.
6.	Certificates of Approval for the sanitary sewage and water systems	These will be issued by MOEE and are addressed in Recommendation No. 8.
7.	Certificates of Approval for the storm sewers.	Submission to MOEE by Regional Municipality of Ottawa Carleton pending receipt of design proposal.

## REGIONAL OFFICIAL PLAN

The Regional Official Plan designates Greely as a “Village” and the land to the south as “General Rural Area”. The residential subdivision falls within the boundaries of Greely as identified in the Osgoode Official Plan. The communal sewage and communal water systems fall in the “General Rural Area”. The proposed uses conform to the Regional Official Plan.

With regard to servicing, the Regional Official Plan contains the following:

- a) Notwithstanding rural servicing policies of this Plan, Council may consider a development on the basis of communal water and/or communal sewer systems, as defined in b) below, as a demonstration project, without further amendment to this Plan. Such a proposal will be evaluated on the following basis:
  - i) the development is a plan of subdivision or condominium;
  - ii) the development conforms to all objectives and policies of the Regional Official Plan, with the exception of the servicing requirements and density requirements;
  - iii) the servicing proposal meets the Design Objectives approved and adopted by Regional Council;
  - iv) the local official plan permits the development on the basis of communal services; and
  - v) that legal agreements satisfactory to the Region have been executed.
- b) For the purpose of policy a) above, a communal water and communal sewage system is a system for the common use of more than five units of residential or industrial/commercial occupancy and owned by the Regional Municipality of Ottawa-Carleton.

Criteria a) i) is satisfied as the development is by plan of subdivision.

Criteria a) ii) is satisfied as the development is within the Village of Greely as noted above.

Criteria a) iii) is not yet satisfied but need not delay the planning approvals. Recommendation 5b) protects the Region’s interest with regard to the need to satisfy engineering requirements.

Criteria a) iv) is satisfied by the amendments introduced by LOPA 2.

Criteria a) v) has not yet been satisfied and Recommendation No. 5c) calls for this before the development can proceed.

Criteria b) is addressed by Recommendation No. 6 and by the fact that the communal water and sanitary sewer systems will serve more than 5 units.

## OSGOODE COMPREHENSIVE OFFICIAL PLAN

The Comprehensive Official Plan for the Township of Osgoode was partially approved by Regional Council on 28 June 1995. One of the areas withheld from approval was certain lands in the Village of Greely (see Annex IV) and part of these lands are the subject of the subdivision application. The reason for these lands being deferred was described in the staff report as follows:

“A number of concerns have arisen during the review process. Historically, Greely has developed from a concentration of a number of village-type residential subdivisions. These subdivisions tended to centre on the west side of Highway 31 and along RR 25, forming Greely East and Greely West, respectively. Greely’s development pattern has suffered not only from having two separated core areas but also some of the long established land uses; i.e., sand pits have segmented the residential community. Greely’s growth, as a result has been somewhat “ad hoc”. The Township has recognized and responded to Greely’s growth, and to this end, has in concert with the South Nation River Conservation Authority initiated a sub-watershed study of the North Castor River, a tributary of the South Nation River. Osgoode Council has also supported the development of the industrial park within Greely, and developed a number of major recreation and community facilities within the Village. While the Region supports these initiatives, there remains a need to undertake a comprehensive review of the Village of Greely. Concern has been expressed by a number of agencies regarding the cumulative impact of continued growth on private services and while the Region shares its concerns, the Region also recognizes a need to provide for the continued growth of the Village in the interim. For this reason, limited growth in the western area of Greely may be considered on a site specific basis and is not subject to Deferral No. 9. Past experience with the growth of other villages have lead to a number of planning problems and for the need to retroactively provide sewer and water necessitated in part by the number and scale of growth on private services. In summary, while the Region is not opposed to the growth of the village of Greely, the Region foresees a need that appropriate studies, particularly servicing and land use, be undertaken prior to any further development. As well, given the implications of communal services coupled with expanded boundaries, further study within a Regional context policy may also be required”.

The issue that the above raises is whether the proposed development would violate the intent of Deferral No. 9.

The main intent of the deferral is to preclude random subdivisions on private wells and septic tanks in the absence of understanding the servicing impact on the whole area. In this regard as the proposed development is on communal services as opposed to individual services, the concern is greatly lessened. In addition, the Planning Study submitted by the applicant notes the following:

-there is land adjacent to the proposed communal sewage system which could be used to accommodate additional communal systems to serve most if not all of the deferral lands north of the proposed development.

-road allowances in the proposed development will permit a connection from the deferral lands to the north to the area where the expanded communal sewage system would be located.

-water supply required for development of the deferral lands to the north can be provided either from new wells in the area set aside for communal water supply or from new wells in the deferral area.

-because of the substantial well yields expected from aquifers on the property, interference with properties to the north is unlikely either by immediate drawdown or long term mining of groundwater.

-the location of the sewage treatment facility is down gradient from the deferral lands to the north and therefore will have little opportunity for affecting groundwater or sewage disposal options in that area.

-the Provincial Policy Statement under the Planning Act favours communal services over private individual services for servicing multi-lot developments and it is therefore unlikely that the rest of the deferral area would proceed on individual services.

In addition to the servicing issue is the matter of an overall plan for the deferral area. All of the deferral area is designated “Residential” in the Osgoode Official Plan with “Open Space” shown as a conceptual circle. The Planning Study shows a road network of collector and minor collector roads for the whole of the deferral area west of the Old Prescott Road including the subject property. The Carleton Board of Education has asked that a site for a school be reserved in the proposed subdivision and the other Boards have no requirements.

Given the above, the only substantive unknown is the future density of residential development on the lands to the north. To address this will require a servicing study but as has been described above, the development of the subject lands at the south will not adversely impact or prejudice what can occur to the north.

In conclusion, it is recommended that Deferral No. 9 can be lifted for the subject lands but that to ensure that any development to the north does not adversely impact the subject property (or other lands) the following modification will be introduced into the Official Plan Amendment in Section 4.11.4. to read as follows:

“4.11.4. Prior to any residential subdivisions or severances being considered in lots 6, 7 and 8, Concession IV of the area shown as Deferral No. 9 on Schedule A, Map 2, Village of Greely except for the land in lot 8 contained within Amendment No. 2 to this Official Plan, a study of the overall area will be required that will recommend methods of servicing and residential densities and identify what the servicing and land use impacts will be on the rest of the Village of Greely”. (Modification No. 11 see Approval Pages Annex II).

This modification has not been applied to the Deferral 9 lands east of the Old Prescott Road (see Annex IV) as these consist of two smaller blocks of land separated from one another by a wetland. Development of these lands will still be subject to the usual requirements for servicing studies but do not need to form part of the overall study recommended above.

## **OSGOODE OFFICIAL PLAN AMENDMENT NO. 2**

Official Plan Amendment No. 2 (see Annex V) is the enabling amendment which means that, as required by the Regional Official Plan, it introduces policies to permit the development on the basis of communal services. It amends several sections of the text of the comprehensive Official Plan as well as Schedule 1, the rural schedule, where the communal sewage and water supply systems are to be located.

### **AGENCY AND PUBLIC COMMENTS**

#### **Ministry of Natural Resources**

The Ministry raised three issues: compatibility between the development and a licensed pit south of the village; compatibility with potential aggregate resources in the general area and stormwater impact on the Osgoode Bog wetland and the Castor River.

#### **Staff Response:**

With regard to the licensed pit, this is separated from the proposed residential development by the area set aside for the communal sewage and water supply systems which is a band of land 190 metres across. This is greater than the 120 metres established in the Regional Official Plan, being the distance within which impacts of proposed residential development on licensed pits has to be evaluated. In addition, phases 1 and 2 of the extradition as identified in the license have been completely excavated and MNR indicate that phase 3 may never be excavated because of the poorer quality of the material. Another factor is that as prevailing winds are from the north-west and as the material is fairly heavy sand and gravel, the potential of material blowing onto the residential area is reduced. In summary, the likely impact of this pit on this residential area is sufficiently low as to not act as a prohibition to development.

Another factor is whether the operation of the pit might adversely affect the level of the groundwater where the communal well will be located. It was noted above that most of the pit has already been excavated. Extraction has gone down to the level of the water table and the high water transmissivity of the gravel aquifer restricts the feasibility of dewatering for the purpose of mineral extraction as pumping rates would be impractically high. It is therefore not expected that any further operation of this pit will affect groundwater levels on adjacent properties.

With regard to the impact on potential aggregate resources, this is no longer an issue as further investigation and the release of the draft Regional Official Plan has concluded there are no potential reserves any closer to the development than the licensed pit discussed above.



With regard to stormwater management, MNR has accepted that for Phase 1 of the subdivision in view of the fact that effective lot controls, best management practices and in-pipe technologies are proposed and that as additional treatment is provided by the municipal drain and existing ponds immediately south of the property, it is not necessary to evaluate whether the required level of treatment will be met at the boundary of the site. However this evaluation - and the identification of any further treatment needed - will be undertaken prior to a second phase of the subdivision being registered. In this way, the evaluation will be based on what is actually occurring.

This requirement will be included as a condition of subdivision approval.

### Ministry of the Environment and Energy

The Ministry is satisfied that the preliminary hydrogeological study provides sufficient information to support draft approval of the subdivision on the basis of a communal water supply. A detailed hydrogeological assessment will be required prior to final approval.

The Ministry is prepared to accept the proposed method of sewage disposal for Phase 1 of the development (151 units). Monitoring of effluent quality and system performance should be directly linked to the approval of subsequent phases. The Ministry makes no commitment to the density or number of lots that will be approved in subsequent phases. These numbers will have to be justified through on-going monitoring of the water supply system and the effluent quality produced by the experimental sanitary sewage system.

Due to the subsurface wastewater discharge a Reasonable Use Assessment Report will be required with the Certificate of Approval application.

Any expansion or oversizing of the systems to service lands outside the boundaries of the subdivision will require the undertaking of a Schedule C Class Environmental Assessment.

The Ministry is prepared to grant a Certificate of Approval for the communal water and sanitary sewage systems provided that an agreement between the developer and the Region has been approved.

With regard to any possible impacts from the pit operation to the south, the Ministry note that Phase 1 of the subdivision certainly will not be affected because of its location. When subsequent phases come forward it will be possible to assess if any mitigation measures are required.

### Staff Response:

The Ministry's concerns with regard to phasing of development and monitoring the performance of the water and sewage systems will be covered by conditions of subdivision approval.

The reference to the need for a class Environmental Assessment to expand the systems is supported by Modification No. 11 which will preclude further development to the north without an overall study looking at servicing and residential densities.

The need for MOEE to approve a Certificate of Approval is recognized in Recommendation No. 5.

With regard to the pit operation, it was noted in discussing the comments of the Ministry of Natural Resources, that adverse impacts are not anticipated. However, staff agree with MOEE that this matter can be further considered, if necessary, before later phases of the subdivision are registered.

#### Comments From Other Agencies

Other agencies either had no comments or had comments directed at the subdivision rather than the Official Plan Amendment and whose concerns are addressed as a condition of draft subdivision approval.

#### Comments From The Public

Several submissions have been received on behalf of the Lakeland Estates Lotowners Association. Lakeland Estates is a development to the west of the subject land and consists of 40 lots averaging 0.35 ha in size on private individual services. The subdivision includes two ponds (former sand pits) and one of these is located between the lots and the proposed new development. The concerns raised by the Association are as follows:

- a) Sanitary Sewage Treatment System: possible impact on water quality in the ponds and in private wells.
- b) Communal Well: possible impact on water levels, the ponds and in private wells - an independent consultant should review the applicants' conclusions.
- c) Use of Fertilizers by Residents: possible impact on water quality in ponds (e.g. algae growth).
- d) Arrangement of Housing Densities: want lowest density (singles) closest to Lakeland Estates grading to semi-detached and then rows.
- e) Stormwater: possible lowering of water table because drainage will be by use of perforated pipe.
- f) Fencing: want fencing as a visual buffer and to keep children away from the ponds (liability).
- g) Buffer: want mature conifer buffer between the sewage treatment area and Lakeshore Drive and between the development and the nearby pond.
- h) Technology: is there a fall-back position if the communal sanitary sewage system does not work?

Staff Response:

These concerns were brought to the attention of this applicant who met with the Lakeland Estates Association and who provided the following comments to the points raised above. Staff comments are also provided where appropriate.

- a) Sewage Treatment System. The sanitary sewage treatment system involves an ultimate discharge draining away from Lakeland Estates. However, we do not object to installing piezometers between the sewage treatment area and Lakeland Estates to monitor groundwater levels and flow directions. Staff have included this as a condition of subdivision approval.
- b) Communal Well: As the system has to be approved by the RMOC and the MOEE, there is no need for an independent consultant to review the design.
- c) Use of Fertilizers by Residents: Staff note that the Township of Osgoode has requested a subdivision condition requiring a drainage study which shall address the affects of surface run off and ground water level impacts on the abutting Lakeland Estates property.
- d) Arrangement of Housing Densities: Staff note that the Township of Osgoode has requested a subdivision condition that the Block closest to Lakeland Estates (Block 65) be developed for single family housing (This block is 200 metres from the back of the nearest lot in Lakeland Estates and is separated from this by open space and a pond).
- e) Stormwater: We acknowledge the possibility that the construction of storm sewers adjacent to Lakeland Estates could affect the level of the ponds. We have no objection to a requirement for technical assessment of this during later stages of the development (i.e. that closest to Lakeland Estates) with a requirement for mitigating action by the proponent if found necessary. Staff have addressed this in a subdivision condition.
- f) Fencing: Staff note that the Township of Osgoode has requested a subdivision condition requiring a sight-obscuring fence along the west boundary of the subdivision with timing of installation to be contained in the subdivision agreement.
- g) Buffer: Staff note that the Township of Osgoode has requested a subdivision condition requiring a landscape plan which is to include buffering on the west boundary.
- h) Sanitary Sewage System Technology: Staff note that the sanitary sewage treatment system known as the Peat Land System incorporates two major elements; a peat filter bed and a constructed wetland. Separately, both technologies have been utilized successfully in Ontario. In Ottawa-Carleton, combining the use of both technologies has not been used on a large scale. It is also noted that development will take place gradually with a modular expansion of the sanitary sewage system such that its performance will be evaluated and minor design changes incorporated if found necessary.

## REGIONAL MUNICIPALITY COMMENTS

### Planning and Development Approvals Department

Several modifications are required to the Official Plan Amendment (Annex V) and are discussed below:

1. The reference to the Schedules states the following:

“Schedule A, Map 1, Land Use and Roads, is hereby amended by deleting the land use MX for a portion of the subject land and replacing it with the Residential Designation and adding the MX-1 to part of Lot 10, Concession IV adjacent to the Village of Greely boundary.”

The reference to “the Residential Designation” is wrong as this designation applies within the village boundary whereas what is intended is to amend the MX designation outside the village so that the communal sewage and water systems can be permitted.

Modification No. 1 will read as follows:

1. “H. Details of the Amendment, (i) Revisions to Schedules Section 1: is modified by deleting the words: “..the Residential Designation and adding..”
2. Despite the above, no schedule was included as part of the amendment and it is not possible from the text to precisely delineate the affected lands.

Modification No. 2 will read as follows:

“H. Details of the Amendment, (i) Revisions to Schedules Section 1: is modified by adding at the end after “...Village of Greely boundary”, the following: “The affected lands are shown on the attached map ‘Schedule A, Township of Osgoode Official Plan Amendment No. 2’ which forms part of this Amendment.”

3. In the revisions to the text, the reference to Section 3 is wrong as there are only two sections to the Amendment.

Modification No. 3 will read as follows:

“H. Details of the Amendment, (ii) Revisions to Text is modified to delete the “3” in “Section 3:” and replace it with a “2”.

4. The first paragraph of the amendments to the text states:

Section 2.2.5, Basis of the Plan, is hereby amended by adding the following after “densities”. Communal water supply and sewage collection and treatment will be permitted in part of Lots 9 and 10, Concession IV within the Village of Greely,

“which may result in higher densities than elsewhere in the Township.” This is a direct result of the approval of Regional Official Plan Amendment No. 47 (Communal Services Amendment).

The reference to Lots 9 and 10 being within the Village of Greely is wrong. The reference should be to Lots 8 and 9.

Modification No. 4 will read as follows:

“H. Details of the Amendment (ii) Revisions to Text, first paragraph is modified by deleting “Lots 9 and 10” and replacing it with “Lots 8 and 9”.

A further modification is needed to correct the placement of parentheses.

Modification No. 5 will read as follows:

“H. Details of the Amendment (ii) Revision to Text, first paragraph is modified by adding parenthesis before the phrase “Communal water supply”... and after the phrase (Communal Services Amendment)” and by deleting parentheses before the phrase “which may result..” and after the phrase...” in the Township.”

5. The second paragraph of the amendment states:

Section 3.1.7.5, Residential Uses, is hereby amended to include the following after the last line of the third paragraph, “Notwithstanding the above, on land located within the Village of Greely that have communal services, the lot sizes may be reduced”.

The reference to “Section 3.1.7.5 Residential Uses” is wrong both as to numbering and to title, which was modified when Regional Council approved Osgoode’s Comprehensive Official Plan.

Modification No. 6 will read as follows:

“H. Details of the Amendment (ii) Revisions to Text, second paragraph is modified by deleting “3.1.7.5 Residential Uses” and replacing it with “3.1.7.5 Residential Uses in Villages, Hamlets and Existing Clusters of Development”.

6. The third paragraph of the amendments to the text states:

Section 3.12.1, Servicing, is hereby amended by inserting the words “a portion of the Village of Greely” after the word ‘Metcalf’.

Section 3.12.1 is a section of the Comprehensive Official Plan which states that all development will be serviced by private water and sewer supply except in the Villages of Metcalfe and Marionville where municipal water supplies are to be

developed. In these Villages, the Communal water supplies will be initiated by the Region in order to address problems with regard to private water supplies. However, in Greely this is not the case, as the communal services are a private initiative and will only later be assumed by the Region. It is therefore misleading to mention Greely in the same context as Metcalfe as Marionville.

Modification No. 7 will read as follows:

“H. Details of the Amendment (ii) Revision to Text; third paragraph is modified by deleting the phrase “the words... the word Metcalfe” and replacing it with:

“a new paragraph numbered “2” between paragraphs “1” and “2” as follows:

‘2’. In the Village of Greely where a privately initiated communal water system and a communal sewage system is to be developed in accordance with policy 7a) of Section 10.1.2 of the Regional Official Plan; and by

renumbering paragraph ‘2’ as ‘3’”.

7. The fourth paragraph of the amendment states:

Section 3.12.2, Water Supply and Sewage Disposal, is hereby amended by adding a new Section entitled 3.12.2.7 which states that “notwithstanding the foregoing, Council intends to permit a communal water supply and sewage collection and treatment system for a portion of the Village of Greely as an experimental project within the guidelines of Regional Official Plan Amendment No. 47”.

Because of Modification No. 7 above, this paragraph becomes redundant.

Modification No. 8 will read as follows:

“H. Details of the Amendment (ii) Revisions to Text, fourth paragraph is modified by deleting this paragraph in its entirety.”

8. The fifth paragraph of the amendment states:

Section 3.17.5, Residential Uses, is hereby amended to include the following after the fifth paragraph, “Notwithstanding the above, Council may wish to approve of a Plan of Subdivision for a portion of the Village of Greely that exceeds the targets for numbers of multiple dwellings based on communal water supply and sewage collection and treatment for this portion of the Village of Greely.

A modification is needed to correct the title of 3.17.5 (see Modification No. 6) and to add parentheses.

Modification No. 9 will read as follows:

“H. Details of the Amendment (ii) Revisions to Text fifth paragraph is modified by adding between “Residential Uses” and “, is hereby amended” the following:

“in Villages, Hamlets and Existing Clusters of Development”

and by adding inverted commas at the end of the paragraph.

9. The sixth paragraph of the amendment states:

Section 4.5.4, Mineral Resource Special Policy Areas, is hereby amended to include the following new Section, 4.5.4.5 “Notwithstanding the above, on Part of Lot 10, Concession IV, communal sewage and water facilities are permitted to serve portions of the Village of Greely. These facilities would be owned and operated by the appropriate public body or agency following the completion of construction by the landowner”.

The intent of this modification is to permit the communal sewage and water systems in a Mineral Resource designation, however, there is no reference to the MX-1 designation, which is the ‘exception’ designation introduced in the first paragraph of this amendment under “Revisions to Schedules”.

Modification No. 10 will read as follows:

“H. Details of the Amendment (ii) Revisions to Text, sixth paragraph is modified by deleting everything after the words “... following new section” and inserting:

‘4.5.4.5. In the MX-1 designation as shown in Lot 10, Concession IV, communal sewage and water facilities are permitted.’

### Environment and Transportation Department

The comments provided relate to the development proposal overall and are not specific to the Official Plan Amendment.

### Water

The Shadow Ridge Estates Subdivision water supply will be obtained from the high yield shallow groundwater aquifer. A minimum of two 250mm diameter wells will be constructed and equipped with submersible pumps. A small storage building will contain pressure tanks, treatment equipment and pump controls.

The design and capital costs of the water system will be the responsibility of the developer.

### Sanitary Sewage

A communal sanitary sewage system is proposed for the entire mixed density residential development. The sanitary sewage system will be used as a demonstration pilot project as identified by ROPA No. 47 and consists of the proposed proprietary peat filtration/constructed wetland process with sanitary sewage collection and distribution by the STEP (septic tank effluent pumping) and/or small diameter gravity sewers where gradients permit. In the future, this technology may be transferred to other developments and villages in the RMOC. The septic tanks will remain in the ownership of each homeowner who will provide an easement to the Region so that the Region can pump out the tanks at a frequency to be determined. The cost of this will be charged to the homeowner and included in the user fee.

The design and capital costs of the sanitary sewage system will be the responsibility of the developer.

### Cost of Systems

It is proposed that the developer will own the communal Water and Sanitary Sewage Systems following Preliminary Acceptance and during the minimum two-year warranty period and until 45 units are occupied in Phase 1, following which the systems will be conveyed to the Region. During this warranty period, the Region or a designated agent will operate both the communal water and communal sanitary sewage systems. The Region will explore several service delivery models in order to reduce operation and maintenance costs including the following: contracting out; Water Division or Water Environment Protection Division operates both the water and sanitary sewage systems; partnership with the Township of Osgoode and other agencies.

The Developer will install water meters for each individual unit in accordance with the requirements of the RMOC. The Region will also bill and collect from the homeowners the cost of water consumed at a rate of \$2.00 per cubic meter. The proposed rate is a blended charge covering the delivery cost of water consumed, the Regional sewer surcharge and the sewer levy. (For comparison, in the urban area, a typical household will pay a blended rate of approximately \$1.50 per cubic meter of water consumed based on an average monthly consumption of 30 cubic meters). The difference in the urban rate and the proposed rate for the Shadow Ridge Subdivision reflects the remoteness of this development from the urban area, the economies of the scale at its early stages, and the start up costs of the communal water and sanitary sewage systems. During the warranty period, the Region will track the actual operation and maintenance costs, reassess the proposed rate of \$2.00 per cubic meter of water and report back to the Planning and Environment Committee and Council with a revised rate.

A development agreement with the developer and the RMOC must be executed prior to the issuance of building permits and prior to construction of the communal water and sanitary sewage systems. This agreement will address issues such as the facility design,



operation, maintenance, warranty period, letters of credit during construction and during the warranty period, etc.

#### Acceptance and Warranty of the Systems

Staff propose the following steps be followed once the developer has submitted to the RMOC a detailed Engineering Design, the MOEE has issued Certificates of Approval for the communal systems, and the Development Agreement between the developer and the Region is executed:

1. A letter of credit for 100% of the cost of the communal water and sanitary sewage systems must be posted by the developer prior construction, for a minimum two-year warranty period and until 45 units are built and occupied. This letter of credit will protect the Region in the event that the developer fails to construct the facilities and associated works to the satisfaction of the Region or the project fails financially. The letter of credit will be returned when the facilities are assumed by the Region. Once the Region has given preliminary acceptance to the facilities the letter of credit insofar as it relates to the value of the piping will be reduced by 90%.
2. Once the water and sanitary sewage treatment systems are commissioned and the RMOC is satisfied that the facilities operate as designed, the RMOC will give preliminary acceptance to the facilities.
3. Preliminary acceptance of the facilities will trigger a minimum two-year warranty period and until 45 units are built and occupied. During the warranty period, the Region will operate and maintain the systems. The Region will bill the homeowners at a rate of \$2.00 per cubic meter to cover water and sewer related costs.
4. After the minimum two-year warranty period, once 45 units are built and occupied and once it has been demonstrated that both the effluent criteria for the communal sanitary sewage system and the water quality for the communal water system have been met for 12 consecutive months, the Region will assume ownership of the systems.
5. Prior to assumption of the communal systems, the user charge of \$2.00 per cubic meter of water consumed will be subject to the review and approval of Regional Council.

Staff Response:

These comments are addressed in Recommendations 5, 6 and 7 and 9.

#### CONSULTATION

The Clerk of the Township of Osgoode has certified that Official Plan Amendment No. 2 was adopted and processed in accordance with the notice and public meeting requirements of the Planning Act.

A public meeting under the Planning Act was held on 18 June 1996 which dealt with the plan of subdivision, the official plan amendment, the zoning amendment and also satisfied the requirements of the Environmental Assessment Act with regard to public notification concerning the communal sewage and water treatment systems.

#### FINANCIAL IMPACT

Approval of the Shadow Ridge Estates communal sanitary sewage and water treatment systems is based on the principles of “developer financed” and “user pay” for the construction, maintenance, operation and capital replacement cost.

*Approved by  
N. Tunnacliffe, MCIP, RPP*

NTB/kc

#### FINANCE DEPARTMENT COMMENT

The departmental report recommends servicing the proposed Shadow Ridge Estates subdivision in the Village of Greely with a communal water and sanitary sewerage system which is to be built by the developer, Donwell Holdings Ltd. The developer will own the system for a minimum two year warranty period and until 45 units are occupied in Phase 1 after which time ownership will be transferred to the Region.

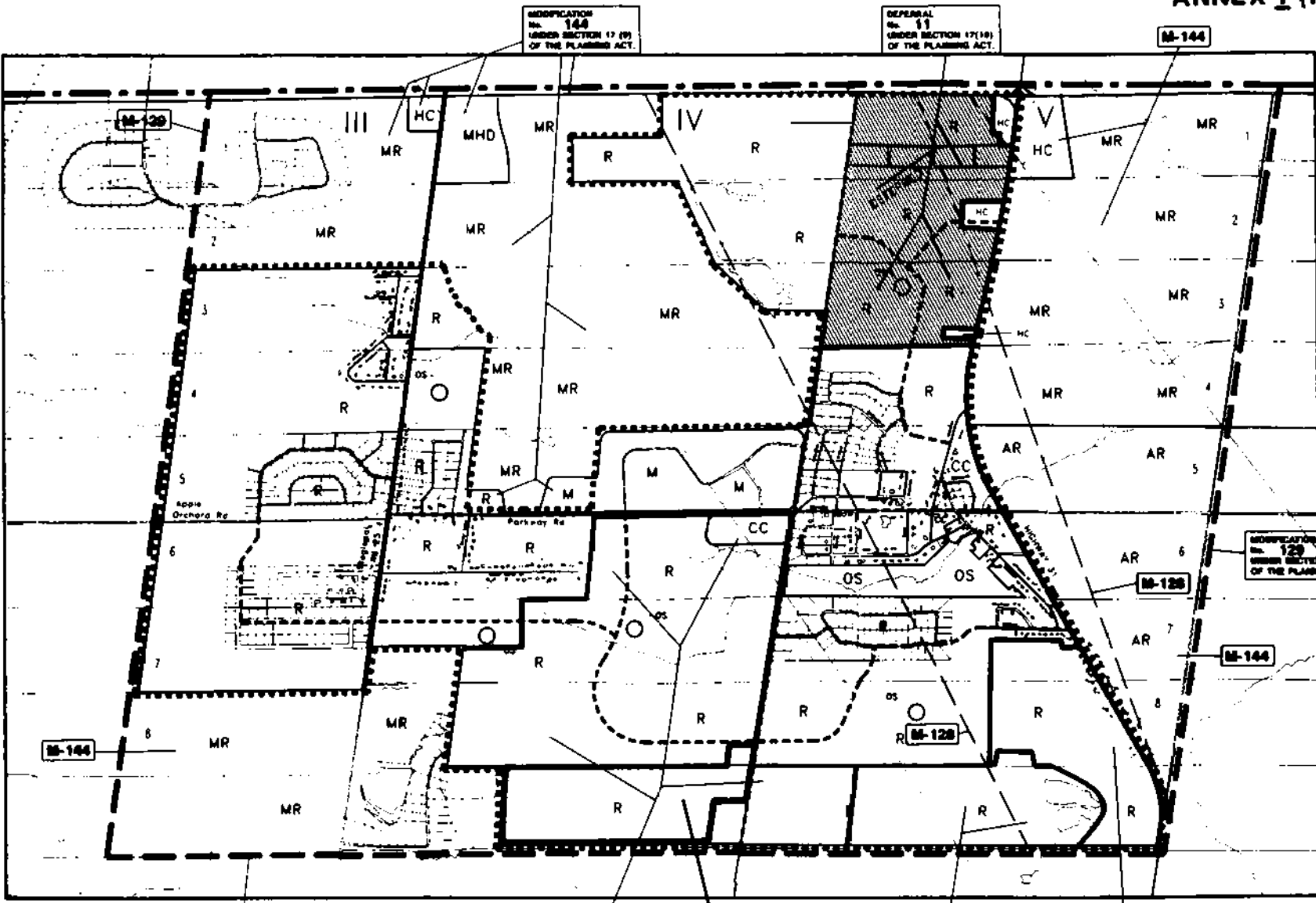
The operating and maintenance costs of the system including the costs of pumping the septic tanks for each homeowner and the capital replacement cost of the system is to be recovered from user fees. The report recommends the implementation of a user fee of \$2.00 per cubic metre of water consumed. Should this rate not be sufficient to recover the yearly operating, maintenance and capital replacement costs of both the water and sewer communal systems, the resulting shortfall will be the responsibility of the Region.

The PD&A department has indicated that during the warranty period, a report on the actual costs and revenues of the system will be prepared and submitted to the Planning and Environment Committee and Council. The report would contain recommendations on any required user rate revisions.

*Approved by T. Fedec  
on behalf of the Finance Commissioner*



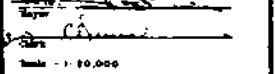
# ANNEX I (PART)



- LEGEND**
- R RESIDENTIAL
  - CC COMMUNITY CORE
  - HC HIGHWAY COMMERCIAL
  - M INDUSTRIAL
  - MX MENTAL RESOURCE
  - OS OPEN SPACE
  - AR AGRICULTURAL RESOURCE
  - MR MARGINAL RESOURCE
  - HL HAZARDOUS LAND
  - I SPECIAL POLICY AREAS
- DESIGNATION BOUNDARY
  - ARTERIAL ROAD
  - EXISTING COLLECTOR ROAD
  - PROPOSED COLLECTOR ROAD
  - FUTURE ROAD CONNECTIONS
  - AIRPORT POSE ZONES (30 MET)
  - VILLAGE BOUNDARY
  - 200 M BYSET LIMITS

TOWNSHIP OF OSGOODE  
Official Plan

SCHEDULE A  
MAP 2  
VILLAGE OF GREELY



Wright/Smith/Beauregard Ltd  
Planners & Landscape Architects

LIFT  
DEFERRAL

APPROVAL PAGESTOWNSHIP OF OSGOODE OFFICIAL PLAN  
AMENDMENT NO. 2

I hereby certify that Amendment No. 2 to the Township of Osgoode Official Plan which was adopted by the Council of the Township of Osgoode on 2 July 1996 was approved by the Council of the Regional Municipality of Ottawa-Carleton on            day of            1997 under Section 17(20) the Planning Act (Bill 163) except the following which have been modified.

IN PART 2 - THE AMENDMENT,

Modification No. 1

H. Details of the Amendment, (i) Revisions to Schedules Section 1: is modified by deleting the words: "...the Residential Designation and adding."

Modification 2

H. Details of the Amendment, (i) Revisions to Schedules Section 1: is modified by adding at the end after "...Village of Greely boundary", the following: "The affected lands are shown on the attached map 'Schedule A, Township of Osgoode Official Plan Amendment No. 2' which forms part of this Amendment."

Modification No. 3

H. Details of the Amendment, (ii) Revisions to Text is modified to delete the "3" in "Section 3:" and replace it with a "2".

Modification No. 4

H. Details of the Amendment (ii) Revisions to Text, first paragraph is modified by deleting "Lots 9 and 10" and replacing it with "Lots 8 and 9".

Modification No. 5

H. Details of the Amendment (ii) Revision to Text, first paragraph is modified by adding parenthesis before the phrase "Communal water supply" ... and after the phrase "(Communal Services Amendment)" and by deleting parentheses before the phrase "which may result.." and after the phrase ".. in the Township."

Modification No. 6

H. Details of the Amendment (ii) Revisions to Text, second paragraph is modified by deleting “3.1.7.5 Residential Uses” and replacing it with “3.17.5 Residential Uses in Villages, Hamlets and Existing Clusters of Development”.

Modification No. 7

H. Details of the Amendment (ii) Revision to Text; third paragraph is modified by deleting the phrase “the words... the word Metcalfe” and replacing it with:

a new paragraph numbered “2” between paragraphs “1” and “2” as follows:

“2 In the Village of Greely where a privately initiated communal water system and a communal sewage system is to be developed in accordance with policy 7a) of Section 10.1.2 of the Regional Official Plan;” and by

renumbering paragraph ‘2’ as ‘3’.

Modification No. 8

H. Details of the Amendment (ii) Revisions to Text, fourth paragraph is modified by deleting this paragraph in its entirety.

Modification No. 9

H. Details of the Amendment (ii) Revisions to Text fifth paragraph is modified by adding between “Residential Uses” and, “is hereby amended” the following:

“in Villages, Hamlets and Existing Clusters of Development”

and by adding inverted commas at the end of the paragraph.

Modification No. 10

H. Details of the Amendment (ii) Revisions to Text, sixth paragraph is modified by deleting everything after the words “... following new section” and inserting;

“4.5.4.5. In the MX-1 designation as shown in Lot 10, Concession IV, communal sewage and water facilities are permitted.”



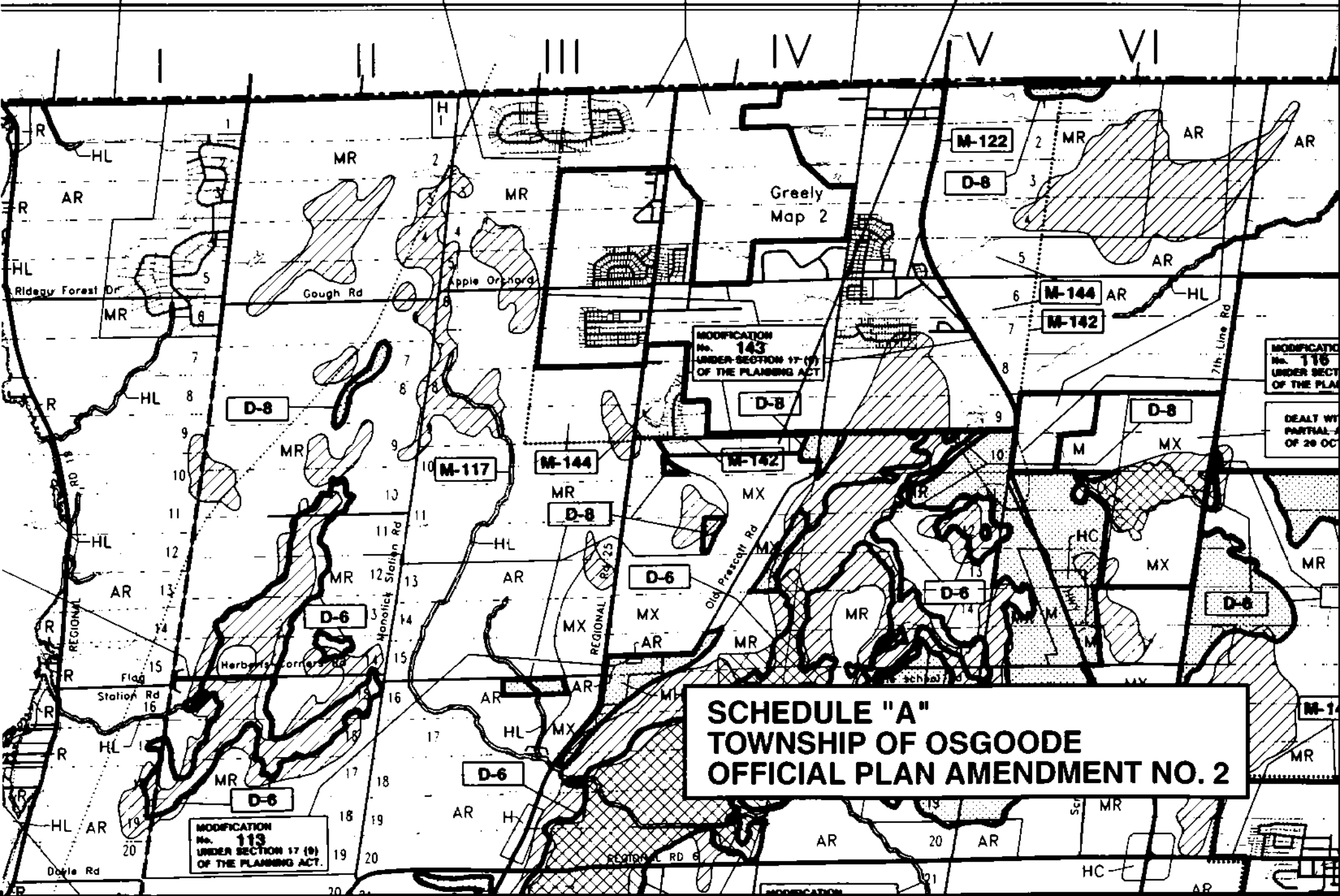
MODIFICATION  
No. 125  
UNDER SECTION 17 (9)  
OF THE PLANNING ACT.

MODIFICATION  
No. 142  
UNDER SECTION 17 (9)  
OF THE PLANNING ACT.

MODIFICATION  
No. 144  
UNDER SECTION 17 (9)  
OF THE PLANNING ACT.

AFFECTED LANDS  
(See Modification No. 2)

DEALT WITH BY  
PARTIAL APPROVAL  
OF 11 JAN, 1993



**SCHEDULE "A"  
TOWNSHIP OF OSGOODE  
OFFICIAL PLAN AMENDMENT NO. 2**

MODIFICATION  
No. 113  
UNDER SECTION 17 (9)  
OF THE PLANNING ACT.

MODIFICATION  
No. 143  
UNDER SECTION 17 (9)  
OF THE PLANNING ACT

MODIFICATION  
No. 116  
UNDER SECTION 17 (9)  
OF THE PLANNING ACT

DEALT WITH BY  
PARTIAL APPROVAL  
OF 28 OCT 1993



**REGIONAL CONDITIONS FOR FINAL APPROVAL**

**DONWEL HOLDINGS LTD. SUBDIVISION**

The Region's conditions applying to the approval of the final plan for registration of the Donwel Holdings Ltd. Subdivision (06T-950036) are as follows:

Agency  
to  
Clear

1. This approval applies to the draft plan of subdivision certified by Peter G. Smith, OLS, dated December 15, 1995, showing 54 lots and 3 Blocks for residential development, and 19 Blocks for future residential uses.
2. The owner agrees, by entering into subdivision agreements, to satisfy all requirements, financial and otherwise, of the local municipality and the Region, including, but not limited to, the phasing of the plan for registration, the provision of roads, installation of services and utilities, and drainage. RMOC  
(Leg)  
Osgoode
3. All streets shall be named to the satisfaction of the local municipality and the Regional Planning and Development Approvals Department. PDAD  
Osgoode
4. Prior to the approval of the final plan, the Region shall be advised that the proposed plan of subdivision conforms with a zoning by-law approved under the requirements of the Planning Act, with all possibility of appeal to the OMB exhausted. PDAD  
Osgoode.
5. The owner agrees that any residential blocks on the final plan shall be configured to ensure that there will generally be no more than 25 units per Block. PDAD
6. The owner agrees, via the Subdivision Agreements with the Region and the local municipality, to phase the development of this subdivision. Prior to the registration of each phase subsequent to the first phase, the operation of the Communal Sanitary Sewage System and Communal Water System servicing each previous phase of the development shall be shown to be satisfactory and capable of handling the increase in demand and load without any unacceptable deterioration in potable water supply and/or wastewater treatment. To assess this, the Region shall consult with the MOEE. Further, the owner agrees that prior to the registration of each phase, lots in that phase or any subsequent phase will not be offered for sale; nor will the owner apply for building permits. RMOC  
(Leg)  
PDAD  
Osgoode

7. The owner shall be required, in the Regional Agreement, to coordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below-grade or above-grade, including on-site drainage facilities and streetscaping) -- such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable RMOC  
(Legal)
  
8. Such easements and maintenance agreements which may be required for electrical, gas, water, sewer, telephone and cablevision facilities, shall be provided and agreed to by the owner, to the satisfaction of the appropriate authority; and that the owner shall ensure that these easement documents are registered on Title immediately following registration of the final plan; and the affected agencies are duly notified. Bell  
Cable  
(Rogers)
  
9. Where the relocation or removal of any existing on-site/adjacent utility facility, including water, sewer, electrical, gas, telephone and cablevision, is required as a direct result of the development, the owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority. Bell  
Cable  
(Rogers)
  
10. The owner covenants and agrees that it will at its expenses design and construct the Communal Sanitary Sewage System and Communal Water System to the satisfaction of the Region. The owner shall pay all related costs, including the cost of services provided by Regional personnel. PDAD
  
11. The owner covenants and agrees to utilize High Density Polyethylene Pipe (HDPE) (or other approved material) for the watermains, water services and private water services i.e. from the watermain in the road allowance to the building control valve to the satisfaction of the Regional Environment and Transportation Commissioner. PDAD
  
12. The owner acknowledges and agrees that the Communal Water System and Communal Sanitary Sewage System shall be conveyed to the Region at Final Acceptance, at no cost, free and clear of all encumbrances, to the satisfaction of the Regional Environment and Transportation Department Commissioner following a minimum two-year warranty period and a minimum of 45 occupied units once it has been demonstrated that the water quality for the communal water system and the effluent criteria for the communal sanitary sewage system have been met for 12 consecutive months. Regional assumption of the Communal Sanitary Sewage System and the Communal Water System shall include assumption of the piping in the roads, the water and sanitary sewage service laterals to the lot line as well as the communal water treatment and the communal sanitary sewage treatment systems. PDAD

13. The owner covenants and agrees that no construction of the Communal Water System and Communal Sanitary Sewage System shall commence until the necessary approvals from the MOEE, the Region and other agencies, if applicable, are secured. PDAD
14. The details for water servicing and metering shall be to the satisfaction of the Region. The owner shall supply and install individual water meters at his expense. PDAD
15. Upon completion of the installation of the Communal Water System and Communal Sanitary Sewage System, the owner shall provide the Region with mylar(s) of the “as-built” plan(s), certified under seal by a professional engineer, showing the location of the watermains, hydrants, sanitary sewage system plant and all services. Furthermore, the owner shall provide the “as-built” information and the attribute data for the water and sanitary sewage plant installations on diskette in a form that is compatible with the Regional computerized systems. PDAD
16. Financial security, in the amount of 100% of the value of the Communal Water System and Communal Sanitary Sewage System, in accordance with the MOEE certificate, must be filed with the Regional Legal Department, and shall remain in place until final acceptance of the Water and Sanitary Sewage Systems has been granted. The financial security for water and sewer piping installation shall be reduced by 90% at the time of Final Acceptance of each phase of development. PDAD
17. The owner acknowledges and agrees that the installation of the Communal Water System and Communal Sanitary Sewage System shall be subject to inspection by the Region at the owner’s expense PDAD
18. The owner prepares, entirely at his cost, a hydraulic network analysis of the proposed Communal Water System, hydrogeology study, terrain analysis, geotechnical study and water quantity and quality background reports. Said report shall be submitted to the Region for review and approval as part of the design submission. PDAD
19. The owner covenants and agrees to ensure that should the Communal Sanitary Sewage System not meet the MOEE effluent parameter criteria and/or should the Communal Water System not meet the Ontario Drinking Water Objectives, the owner shall respectively implement at his expense the necessary contingency plan(s) to dispose of the sewage and provide potable water. PDAD
20. The owner shall install the Communal Water System and Communal Sanitary Sewage System in accordance with the staging schedule approved by the Region. PDAD

21. The owner covenants and agrees to test the piping in the roads and the service laterals to the lot line, in the Sanitary Sewage System, for exfiltration/infiltration to the satisfaction of the Regional Environment and Transportation Commissioner upon completion of the system and at the Owner's expense. PDAD
22. The owner acknowledges and agrees that the building sewer connections to the Sanitary Sewage System shall be to the satisfaction of the Regional Environment and Transportation Commissioner. PDAD
23. The owner covenants and agrees to provide back-up power and a telemetering system-tied-in with the Regional SCADA system at the Owner's expense and to the satisfaction of the Regional Environment and Transportation Commissioner. PDAD
24. The owner covenants and agrees to provide written confirmation from the municipality and local Fire Department that the fire suppression system conforms with their requirements. PDAD
25. The owner acknowledges and agrees that its warranty period shall be a minimum of two years from the date of preliminary acceptance. The owner further acknowledges and agrees that Preliminary Acceptance shall be granted by the Regional Environment and Transportation Commissioner on the date that the Communal Systems are commissioned to the satisfaction of the Regional Environment and Transportation Commissioner. PDAD
26. The owner acknowledges and agrees that there shall be no occupancy on the subject lands until the Communal Water System and Communal Sanitary Sewage System are commissioned to the satisfaction of the Regional Environment and Transportation Department Commissioner and Preliminary Acceptance has been granted. The owner further acknowledges and agrees to commission the Communal Water and Communal Sanitary Sewage Systems at his expense. PDAD
27. The owner covenants and agrees that the Region will operate and maintain the Communal Water System and Communal Sanitary Sewage System once the communal systems have been commissioned to the satisfaction of the Regional Environment and Transportation Commissioner. PDAD
- 28.. The owner covenants and agrees that, if required, the cost of the review and approval of the Communal Systems by a third party consultant on behalf of the Region shall be borne by the owner. PDAD

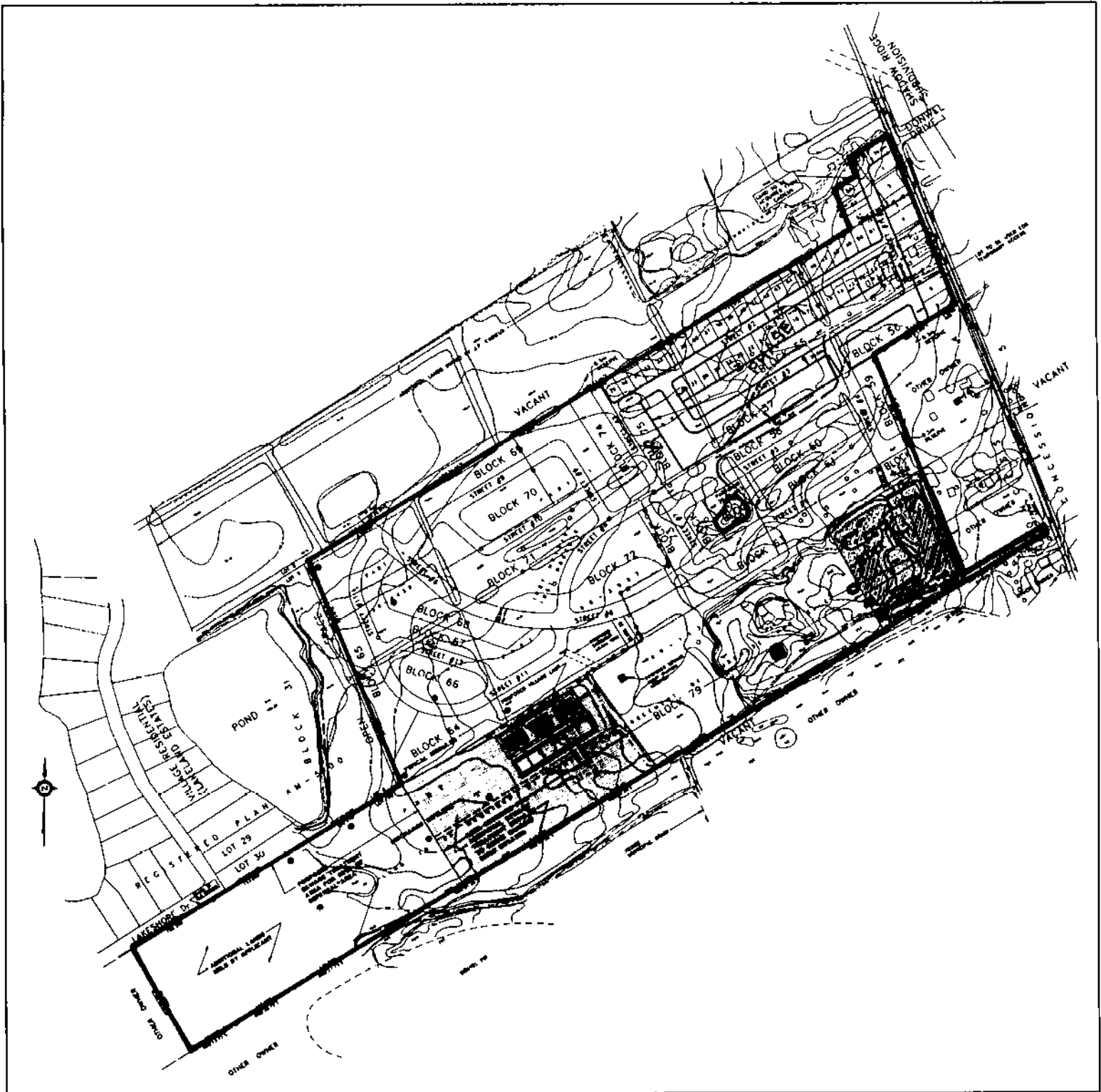
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| 29. | The owner covenants and agrees to include a clause in all Agreements of Purchase and Sale that until such time as the Region assumes ownership of the systems the user will be charged \$2.00 per cubic meter of water consumed for the maintenance and operation and capital replacement of the Communal Water System and Communal Sanitary Sewage System   | PDAD                     |
| 30. | The owner covenants and agrees to include a clause in all Agreements of Purchase and Sale advising prospective purchasers that purchasers will own the septic tank servicing their dwelling unit, that easements will be required in favour of the RMOC and the Township of Osgoode to permit access to each septic tank, and that the Region will be responsible for the pumping out of septic sludge on a periodic basis, said cost to be recovered through the user fee.  | PDAD                     |
| 31. | Prior to registration of Phase 1 of the subdivision plan, the owner shall obtain from the MOEE a Section 52 approval issued under the Ontario Water Resources Act. This will involve the preparation of a detailed hydrogeological assessment prepared in accordance with the MOEE's "Regional Guideline for Water Quality Assessments For Communal Wells" and the "Guidance Document For Information Required For The Review Of Certificate Of Approval And Permit To Take Water Applications For Communal Water Supplies". A temporary "Permit To Take Water" will be required to undertake the necessary testing. | MOEE<br>PDAD             |
| 32. | Prior to registration of Phase 1 of the subdivision plan, the owner shall obtain from the MOEE Certificates of Approval as required  | MOEE<br>PDAD             |
| 33. | Prior to registration of any phases beyond Phase 1, the MOEE shall be satisfied that the water and sewage works are in compliance with their Certificate of Approval and that the monitoring data supports the release of additional development. MOEE Certificates of Approval will also be required for the additional modules to the sewage system.   | MOEE<br>PDAD             |
| 34. | Prior to registration of Phase 1 of the subdivision plan, the Region shall advise the MOEE that an agreement between the developer and the Region has been executed for the assumption of the communal water and sewage works.   | MOEE<br>PDAD             |
| 35. | The owner agrees that prior to an application for a Certificate of Approval for any stormwater works to prepare a Stormwater Design Plan to the satisfaction of the Township of Osgoode, Regional Municipality of Ottawa-Carleton and the South Nation River Conservation Authority. The Stormwater Design Plan will specifically address the effects of surface run-off and ground water level impacts on the abutting Lakeland Estates property, and include pre and post development flow characteristics.  | PDAD<br>Osgoode<br>SNRCA |

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|-----|--|-----------------|
| 36. | <p>a) The owner acknowledges that prior to an application for a Certificate of Approval for any stormwater works, the Township of Osgoode will provide written confirmation to the RMOC that:</p> <ul style="list-style-type: none"> <li>i. The final design is in conformity with the Stormwater Design Plan as specified in Condition 35 above;</li> <li>ii. The subdivision agreement will contain clauses whereby the owner agrees to implement: <ul style="list-style-type: none"> <li>• the Stormwater Design Plan required in Condition 37 and to undertake erosion and sediment controls, appropriate to site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and 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)</li> <li>• Stormwater Best Management Practices to provide for protection of the receiving storm sewer or watercourse during construction activities.</li> </ul> </li> </ul> <p>b) The owner acknowledges and agrees that the construction of all stormwater works shall be subject to inspection by the Township of Osgoode who upon completion of the work shall provide written confirmation to the Regional Municipality of Ottawa-Carleton that the work has been implemented per the recommendations of the Stormwater Design Plan.</p> | PDAD<br>Osgoode |
| 37. | The owner agrees that prior to registration of any phase subsequent to Phase 1, to undertake an evaluation of the quality of the stormwater effluent at the boundary of the subdivision and to undertake any necessary remedial actions to meet Ministry of Natural Resources criteria.  | PDAD<br>Osgoode |
| 38. | The owner agrees that once development has occurred in any of Blocks 64, 65, 66, 67 and 68 to assess whether the storm sewer system is affecting the level of the ponds in Lakeland Estates and to take any necessary remedial action.   | PDAD<br>Osgoode |
| 39. | The owner agrees to install piezometers between the sanitary sewage treatment area and Lakeland Estates in order to monitor groundwater levels and flow directions and to take any necessary remedial actions.   | PDAD<br>Osgoode |
| 40. | Prior to the registration of any phase subsequent to Phase 1 of the Plan, the owner shall prepare a Traffic Study to the satisfaction of the Township of Osgoode.  | Osgoode         |

- |     |  |                                 |
|-----|--|---------------------------------|
| 41. | The owner agrees, via the Subdivision Agreement with the Township of Osgoode, to implement the results of the Traffic Study, including but not limited to intersection improvements, road widenings, signage, etc.   | Osgoode                         |
| 42. | That the owner agrees, via the Subdivision Agreement with the Township of Osgoode, that prior to the registration of any phase which includes Block 65 to install a visual barrier fence or alternatively as approved by the Township, a tree screen and restricted access fence along the west boundary of the Plan of Subdivision; the design, materials, location and timing of construction of this visual barrier shall be to the satisfaction of the Township.   | Osgoode                         |
| 43. | Prior to the registration of Phase 1, the owner shall prepare a Landscape Plan for the development which is acceptable to the Township. This Plan shall address such items as streetscaping, buffering at the west boundary, lawn lamps and paving of driveways. The owner shall agree to implement this Landscape Plan via the Subdivision Agreement with the Township.   | Osgoode                         |
| 44. | The Final Plan intended for Registration shall exclude the site inventory included on the Draft Plan.  | Osgoode                         |
| 45. | The owner agrees that Block 65 shall be developed for single family detached residential uses only.  | Osgoode                         |
| 46. | The owner agrees, via the Subdivision Agreement with the Township, to provide water storage facilities for use in fire protection; the quantity and location of the storage facilities shall be to the satisfaction of the Osgoode Township Fire Chief.  | Osgoode                         |
| 47. | The owner shall inform prospective purchasers through all Offer of Purchase and Sale Agreements, that accommodation problems exist in the CBE schools designated to serve this development, and that these problems are currently being addressed through the use of portable classrooms at local schools and/or by directing students to schools outside their community.   | RMOC<br>(Leg)<br>CBE            |
| 48. | The owner agrees, via the Subdivision Agreements with the Region and the Township, to reserve a school site in the vicinity of Blocks 70 and 71 for the Carleton Board of Education. The registration of phases of the subdivision subsequent to Phase 1 shall be subject to the written confirmation from the Carleton Board of Education that either: <ul style="list-style-type: none"> <li>i. a school site is not required in the Phase being registered, or</li> <li>ii. owner has entered into a legal agreement with the Board reserving a school site for a period of up to seven (7) years from the date of registration of the Phase being registered, or</li> <li>iii. a school site is not available</li> </ul> | RMOC<br>(Leg)<br>Osgoode<br>CBE |

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|-----|---|-----------------------------|
| 49. | The final plan be referenced, where possible, to the Horizontal Control Network, in accordance with the municipal requirements and guidelines for referencing legal surveys.  | PDAD                        |
| 50. | The owner acknowledges in the Regional and local Agreements that the conditions run with the land and are binding on the owner's heirs, successors and assigns.   | RMOC<br>(Legal)<br>Osgoode. |
| 51. | Prior to the signing of the final plan by the Region, the owner shall provide updated information on housing affordability. This information shall include the following: <ul style="list-style-type: none"> <li>i. the approved zoning by-law for the site; and</li> <li>ii. the unit types that are permitted by the applicable zones; and</li> <li>iii. a comparable price range for these unit types if they were marketed within the same areas as the subject parcel on the date upon which conditions of draft approval were granted.</li> </ul> | PDAD                        |
| 52. | Prior to the signing of the final plan by the Region, the Region shall be satisfied that the processing fee, as prescribed in Part 6.3 of the Regional Regulatory Code, has been paid in full.  | PDAD                        |
| 53. | The owner acknowledges in the Regional Subdivision Agreement that at any time prior to final approval of this plan for registration, the Region may, in accordance with Section 51(44) of the Planning Act, 1995, amend, delete or add to the conditions and that this may include the need for amended or new studies.   | RMOC<br>(Legal)             |
| 54. | The owner, his heirs, successors and assigns covenant and agree to be responsible to ascertain if development charges are payable pursuant to the Regional Development Charges By-law and any amendment or revision thereto.  | RMOC<br>(Legal)             |
| 55. | The owner acknowledges in the Regional and local municipality subdivision agreements that prior to any further division of lots and/or blocks, the Region and/or the local municipality may require further agreement(s) to address any new or amended conditions   | RMOC<br>(Legal)<br>Osgoode  |
| 56. | If the Region has not given final approval to this plan within three years following the date of the Region's draft approval shall lapse pursuant to Section 51(32) of the Planning Act, 1995. Extensions may be granted under the provisions of Section 51(33) of the Planning Act, 1995.  | PDAD                        |
| 57. | Prior to the signing of the final plan, the Region is to be satisfied that Conditions 2-55 have been fulfilled.   | PDAD                        |





DONWEL HOLDINGS LTD. (SHADOW RIDGE ESTATES)

SUBDIVISION

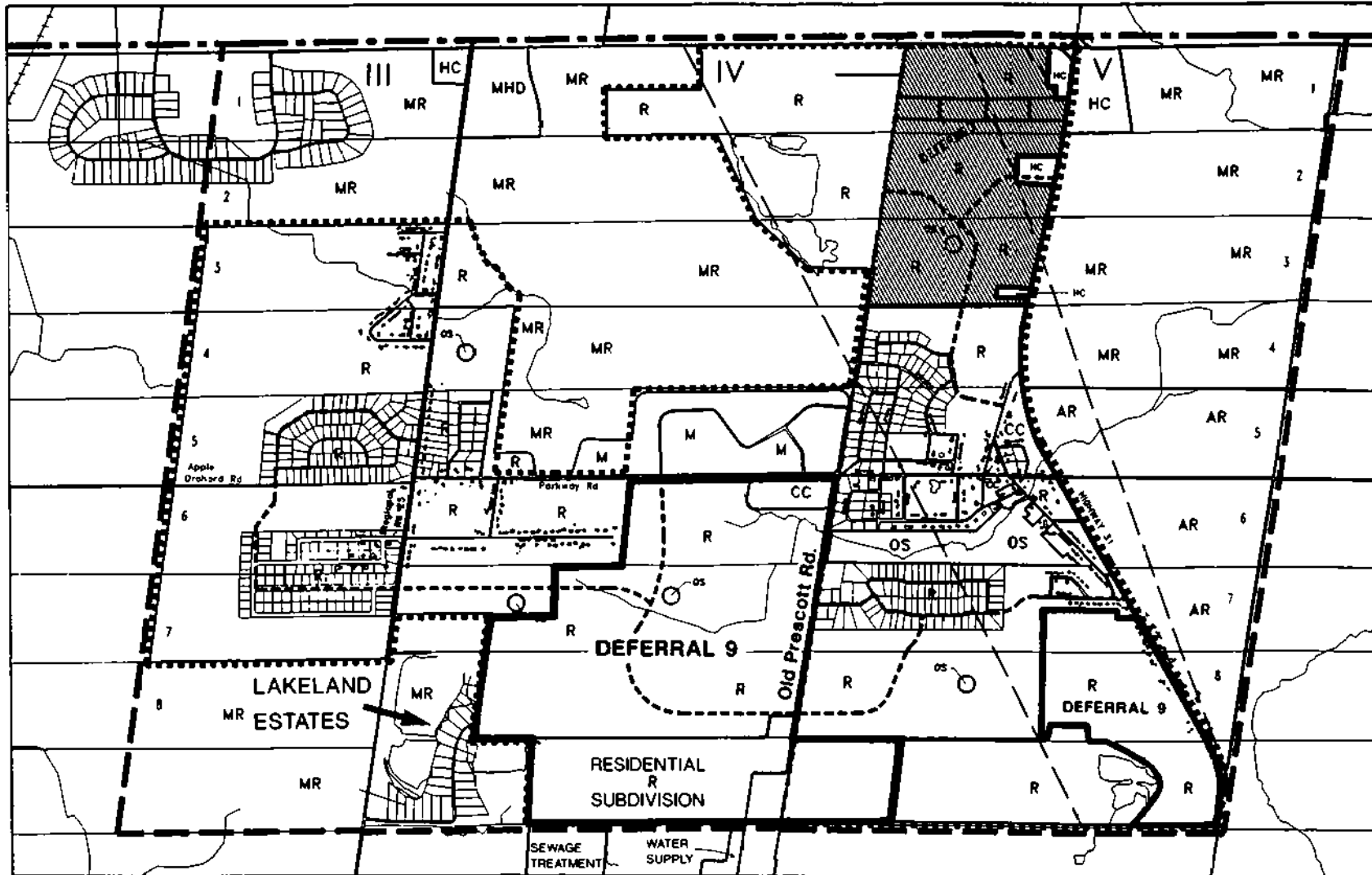
TWP. OF OSGOODE

15-95-0036

06T-95027

**NOTE:**  
 THIS REDUCED ILLUSTRATION IS FOR GENERAL INFORMATION PURPOSES ONLY. THE ORIGINAL ENLARGED PLAN IS ON FILE WITH THE PLANNING & DEVELOPMENT APPROVALS DEPARTMENT FOR REFERENCE IF REQUIRED.


# ANNEX IV



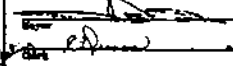
**LEGEND**


- R RESIDENTIAL
- CC CORRIDOR CORE
- HC HIGHWAY COMMERCIAL
- M INDUSTRIAL
- MX MIXED RESOURCES
- OS OPEN SPACE
- AR AGRICULTURAL RESOURCES
- MR MARGINAL RESOURCES
- ML MALLARD LANDS
- 1 SPECIAL POLICY AREAS

- DESIGNATION BOUNDARY
- ARTERIAL ROADS
- EXISTING COLLECTOR ROADS
- PROPOSED COLLECTOR ROADS
- ← FUTURE ROAD CONNECTIONS
- AIRPORT NOISE ZONES (30 FEET)
- VILLAGE BOUNDARY
- DIST LIMITS

  
 TOWNSHIP OF OSGOODE  
 Official Plan

SCHEDULE A  
 MAP 2  
 VILLAGE OF GREELY

  
 Mayor


 Hobbie/Seaman/Blair Inc.  
 Planners & Landscape Architects

**PART 2 - THE AMENDMENT**

All of this part of the document entitled, the Amendment, consisting of Schedules A and the following text, constitutes Amendment No.2 to the Official Plan of the Township of Osgoode Planning Area.

**H. Details of the Amendment**

(i) Revisions to Schedules

MODIFICATION

NO. 1  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT.

Section 1: Schedule A, Map 1, Land Use and Roads, is hereby amended by deleting the land use MX for a portion of the subject land and replacing it with ~~the Residential Designation and adding~~ the MX-1 to part of Lot 10, Concession IV adjacent to the Village of Greely boundary.

(ii) Revisions to Text

MODIFICATION

NO. 2  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT

Section 2.2.5, Basis of the Plan, is hereby amended by adding the following after "densities". "Communal water supply and sewage collection and treatment will be permitted in part of Lots ~~9 and 10~~ Concession IV within the Village of Greely, which may result in higher densities than elsewhere in the Township. This is a direct result of the approval of Regional Official Plan Amendment No.47 (Communal Services Amendment)."

MODIFICATION

NO. 3  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT

~~Section 3.1.7.5, Residential Use,~~ is hereby amended to include the following after the last line of the third paragraph, "Notwithstanding the above, on land located within the Village of Greely that have communal services, the lot sizes may be reduced."

MODIFICATION

NO. 6  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT

Section 3.12.1, Servicing, is hereby amended by inserting the ~~words "a portion of the Village of Greely" after the word Motelife.~~

MODIFICATION

NO. 7  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT.

MODIFICATION

NO. 8  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT.

~~Section 3.12.2, Water supply and Sewage Disposal, is hereby amended by adding a new Section entitled 3.12.2.7 which states that "notwithstanding the foregoing, Council intends to permit a communal water supply and sewage collection and treatment system for a portion of the Village of Greely as an experimental project within the guidelines of Regional Official Plan Amendment No.47".~~

MODIFICATION

NO. 9  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT.

Section 3.17.5, Residential Uses, is hereby amended to include the following after the fifth paragraph,  
"Notwithstanding the above, Council may wish to approve of a Plan of Subdivision for a portion of the Village of Greely that exceeds the targets for numbers of multiple dwellings based on communal water supply and sewage collection and treatment for this portion of the Village of Greely.

Section 4.5.4, Mineral Resource Special Policy Areas, is hereby amended to include the following new Section,

~~4.5.4.5 "Notwithstanding the above, on Part of Lot 10, Concession IV, communal sewage and water facilities are permitted to serve portions of the Village of Greely. These facilities would be owned and operated by the appropriate public body or agency following the completion of construction by the landowner".~~

MODIFICATION →

NO. 10  
UNDER SECTION 17 (9) OF  
THE PLANNING ACT.