

Agenda
Planning Advisory and Hearing Committee

Meeting #: 2
Date: Monday, April 19, 2021, 7:00 PM
Location: Zoom

Chair: Elaine MacDonald, Councillor
Prepared By: Ely Daniels, Administrative Assistant

Pages

Call Meeting to Order

Roll Call

Declaration of Conflict of Interest

Adoption of Agenda

The following Agenda is being presented for adoption as presented / amended.

Adoption of Minutes

1

The PAC Minutes of Tuesday, February 16, 2021 are being presented for adoption.

Business Arising from Minutes

Presentations

None

Review of Public Notice Requirements by PAC Secretary

A public Notice was advertised in the Standard-Freeholder on Saturday, March 20th, 2021 covering two Public Meeting Items with respect to Draft Plans of Subdivision Reviews for Folders 310 & 311 and corresponding Rezoning Application (PAC File #Z-01-21). In addition to the newspaper notice, a 400' radius Letter Notice was sent out to landowners around the subject properties on Thursday, March 22nd, 2021.

Public Meeting Item(s) - Public Hearing, 2021-60-Planning, Development and Recreation

1. Northwoods Forest Development – Draft Plan of Subdivision for Phases 3 – 10 with associated Zoning By-law Amendments., 2021-59-Planning, Development and Recreation

11

Action Recommended

- a. That Draft Plan of Subdivision approval be given to the Draft Plan prepared by Kirk L. Stidwill, O.L.S., dated February 17th, 2021 on Part of Lot 8, and Part of the east half of Lot 9, Concession 3, comprising of 14.41 ha (35.6 acres) of land. The proposed Draft Plan will afford a total of 8 Phases of Development which will accommodate 127 single detached lots, 39 small lot singles, and 24 semi detached lots. The proposed Draft Plan and municipal road dedication are subject to the fulfilment of the Draft Plan Conditions, as shown in Appendix A, (Refer to Attachment 1), and associated rezoning coming into effect.
- b. That the lands located on Part of Lot 8 and Part of the east half of Lot 9, Concession 3, also referred to as the Northwoods Forest Subdivision Phases 3 – 10 (total of 14.4 ha (35.6 acres); be rezoned from Residential 20 with a Hold (RES 20 (H) to Residential 10 (RES 10) and Residential 15 (RES 15) with Exceptions. The following site-specific exceptions will apply:
 - i) A rear yard setback of 8 metres in Phase 5 (Lot 36)
 - ii) A rear yard setback of 9 metres in Phase 8 (Lots 1-5 and 18-20)
 - iii) For an increase in percentage of Small Lot Singles from 25% to 27% in Phase 6, which equates to 8 lots. (see Map - Attachment 2).

2. Baldwin Avenue Development – Draft of Subdivision , 2021-66-Planning, Development and Recreation

52

Action Recommended

- a. That the Draft Plan of Subdivision approval be given to the Draft Plan prepared by K.L. Stidwill, O.L.S., dated March 12, 2021 on Part of Lot 7, Concession 1, comprising 0.452 ha (1.1 acres) of land. This plan will provide for 6 single lots and accommodate 6 single detached dwelling units, as well as a municipal road dedication, subject to the fulfilment of the Draft Plan (refer to Appendix A, Attachment 1).

PAC Discussion of Public Meeting Item(s)

1 Northwoods Forest Subdivision - Application by KEM Developments Inc. (J.F. Markell Homes Ltd.) - Draft Plan of Subdivision review and rezoning application for Lot 8 & east ½ of Lot 9, Concession 3, shown as Part 1 on 52R-7911, Cornwall. (Subdivision # 04T-2021-01, Folder 310 and PAC File# Z-01-21). The lands are located south of South Branch Road and east of Pitt Street.

2 Baldwin Avenue Subdivision - Application by J.F. Markell Homes Ltd. - Draft Plan of Subdivision review for Part of Lot 7, Concession 1, shown as Part 1 on 52R-8398, Cornwall. (Subdivision # 04T-2021-02, Folder 311. The lands are formally known as Whittaker Bros. Flowers, and municipally located at 304 Baldwin Avenue, Cornwall.

Other / New Business

None

Information

None

Next Scheduled Meeting

The next scheduled PAC Meeting will be held on Monday, May 17th, 2021 or at the call of the Chair.

Note

Any PAC recommendations resulting from this meeting will be considered at the Monday, April 26th, 2021 Meeting of Council. The Clerk's Department may be contacted at 613-932-6252 to verify that the report and resultant documents to which you have an interest is included in the Agenda of the above date.



Minutes
Cornwall City Council

Meeting #: 1
Date: Tuesday, February 16, 2021, 7:00 PM
Location: Zoom

Attendance
Committee

Members: Elaine MacDonald, Councillor, Chair
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Dean Hollingsworth, Councillor
Eric Bergeron, Councillor
Glen Grant, Councillor
Justin Towndale, Councillor
Maurice Dupelle, Councillor
Todd Bennett, Councillor
Amanda Brisson, Lay Member
Ronald Symington, Lay Member

Regrets: Bernadette Clément, Mayor
Syd Gardiner, Councillor

Attendance Administration: Mark A. Boileau, General Manager, Planning, Development and Recreation
Ely Daniels, Administrative Assistant
Kaveen Fernando, Development Planner
Mary Joyce-Smith, Division Manager, Planning
Dana McLean, Development Coordinator
Lindsay Parisien, Development Planner

Chair: Elaine MacDonald, Councillor
Prepared By: Ely Daniels, Administrative Assistant

1. Call Meeting to Order

Chair Elaine MacDonald called the meeting to order at 7:00 p.m.

2. Roll Call

Roll call was conducted by Recording Secretary Ely Daniels.

3. Declaration of Conflict of Interest

None

4. Adoption of Agenda

Motion to adopt the Agenda as presented.

Moved By: Claude E. McIntosh, Councillor

Seconded By: Glen Grant, Councillor

Motion Carried

5. Adoption of Minutes

That the Minutes of December 21, 2020 be approved as presented.

Moved By: Ronald Symington, Lay Member

Seconded By: Claude E. McIntosh, Councillor

Motion Carried

6. Business Arising from Minutes

None

7. Presentations

Proposed First Draft Comprehensive Zoning By-law and Zoning Map, City of Cornwall.

1. Presentation – First Draft Comprehensive Zoning By-law and Zoning Map, 2021-32-Planning, Development and Recreation

- a. That PAC endorse the First Draft of the Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law Review and recommend same to Council.

8. Review of Public Notice Requirements by PAC Secretary

PAC Secretary Mary Joyce-Smith advised that there was no specific notice requirement for the presentation by WSP Consultants (non-Planning Act item). The first draft Zoning By-law was posted on the City's website and advertised in the Saturday edition of the Standard Freeholder on January 23rd, 2021. A virtual Public Open House and Online Survey were also conducted from February 1st to February 19th, 2021. She added that this presentation is not the Statutory Public Meeting item under Section 34 of the Planning Act, and that only questions from members of PAC would be accepted.

WSP Consultant Team (Senior Project Manager, Nadia De Santi, Senior Planner, Anita Sott, and Kasper Koblauch, Bilingual Planner) each took turns in providing an overview of the First Draft Zoning By-law and Zoning Map. The First Draft was prepared in accordance with the recommendations set out in the Zoning Strategy Report presented at the September 21, 2020 PAC meeting. The presentation touched on key changes/improvements made to the document's format and structure, including a walk through of how to navigate the Zoning By-law document and Zoning Map to find information. This contains a revised Definitions section, which includes modernized terms and a definition for every permitted use in the Zoning By-law, as well as illustrations for certain definitions. They described how some Zones were consolidated and others removed to now reflect a total of 26 Zones, down from 32 in the City's existing Zoning By-law. The presentation also touched on proposed Maximum Building Heights which still require further adjustments based on feedback received from PAC, public, and City staff. The consultants also addressed proposed zoning provisions related to accessory uses, buildings and structures, additional residential units, community gardens, tiny homes, and pop-up shops. Community engagement is ongoing, project updates are posted on the City's website, public comments are directed to Planning, and future Public Open Houses and updates are shared through the City's social media, project website, community bulletins, and local newspapers. The consultants advised that an "As We Heard It" Summary Memo summarizing the Online Public Open House #3 survey responses is expected to be posted on the City's website on March 1st, 2021.

The Second Draft Zoning By-law and Zoning Map will be made available on the City's website, and a Statutory Public Open House is expected to be held, in Spring 2021.

At this time, Chair Elaine MacDonald requested that a motion to move the recommendation be put forth, followed by PAC questions and discussion.

A motion was made to move the recommendation provided.

Moved By: Carilyne Hébert, Councillor

Seconded By: Glen Grant, Councillor

Councillor Claude McIntosh asked for clarification regarding driveway widths and what would happen in a double car garage scenario. The existing By-law indicates that a driveway can be as wide as the garage, and asked if this is preserved in the new By-law?

Senior Planner, Anita Sott, replied that following discussions with City staff, it was determined that the existing provision has the potential to result in driveways of an unlimited width, depending on the width of a development's garage, which can result in impacts on landscaped areas and stormwater management due to excessive hardscaping. As a result, the provision permitting a driveway to be as wide as the garage was removed, however the First Draft Zoning By-law does permit for 6 m wide driveways. Anything wider would be a potential minor variance application for the Committee of Adjustment's consideration.

Councillor McIntosh also questioned whether marijuana would be permitted to grow in a Community Garden.

Senior Planner, Anita Sott, replied that the growing of marijuana falls under Provincial and Federal regulations. She added that growing a maximum of 4 plants is allowed per residential dwelling on private property only, and therefore, marijuana is not permitted to be grown as part of a Community Garden.

Councillor McIntosh indicated that due to the many restrictions imposed on Tiny Homes, such as water, sewer, setbacks, etc., there will not be many residential lots in the City able to accommodate them.

PAC Secretary Mary Joyce-Smith replied that Tiny Home inquiries have currently been directed to the Building Department for Ontario Building Code review. As it presently stands, there are no minimum lot area requirements in the existing By-law or the First Draft Zoning By-law to accommodate Tiny Homes, but a building permit is required for a Tiny Home under the Building Code.

Councillor Todd Bennett suggested whether it would be more feasible to have Tiny Homes constructed in a specific subdivision.

Mary PAC Secretary Mary Joyce-Smith replied that the interest in Tiny Homes is minimal right now.

General Manager of the Planning, Development and Recreation Department, Mark Boileau added that nothing has changed in the sense that you could build Tiny Homes previously, but it was not actually a term used in the By-law. You would be permitted to build a Tiny Home, including on a small lot, provided you met all the required setbacks and other zoning requirements; the only difference is that we are speaking of it now.

Councillor Dean Hollingsworth stated that the Maximum Height Chart was not clear in the Draft Zoning Bylaw, and suggested it needs to be improved for the public to understand how high they can build. He suggested that a chart or reference piece at the beginning of each section would be beneficial.

PAC Secretary Mary Joyce-Smith replied that staff is presently reviewing the areas in the City that can support increased building heights.

For clarification, Senior Project Manager, Nadia De Santi added that the Maximum Building Height is addressed in each Zone and will be revised based on the feedback provided, and that as part of the project they will also create a user-friendly guide on how to use the Zoning By-law.

Lay Member Ron Symington questioned the PAC's process with respect to endorsing the First Draft Zoning By-law even though there are still unanswered questions raised. He asked if the issues and comments previously submitted would be reviewed by City staff and consultants and dealt with in the Second Draft Zoning By-law.

Senior Project Manager, Nadia De Santi confirmed that the Zoning By-law will be updated with all comments received thus far and any others that come forward by the end of the week. When they return to PAC, they will demonstrate how information was received and addressed, and advise how changes were made. She reiterated that this is an acknowledgment / acceptance of the First Draft Zoning By-law and Zoning Map, and that staff and WSP are cognizant of the revisions to be made and changes that will occur in the Second Draft.

Councillor Carilyne Hébert advised that she supports Tiny Homes and sees them as a great opportunity to potentially address the affordable housing crisis in the community. She stated, “Tiny Homes will make home ownership accessible to lower income households and young people who are struggling”. She added she is not in support of mapping out part of the community and only allowing Tiny Homes to be built there. She added that she would continue to support Tiny Homes and is encouraged by Community Gardens provisions.

Councillor Justin Towndale echoed Councillor Hébert’s comments and is supportive of Tiny Homes being built across the City providing they meet all regulations of the Building Code. He emphasized the importance of having ongoing discussions with respect to Tiny Homes and reiterated how the City must get it right. He also echoed Councillor’s Hollingsworth concerns regarding Maximum Building Heights and stated that nothing has really changed and understands there are ongoing discussions with more comments to follow.

Chair Elaine MacDonald asked if a Tiny Home can be a primary residence on a lot or is it usually a secondary dwelling like a Granny Flat for example. She also asked for clarification on how land ownership works with Tiny Homes if they are a secondary residence.

Senior Planner, Anita Sott replied that they can be both. The Province permits Tiny Homes as a form of an additional residential unit, and there are provisions in the First Draft Zoning By-law that would permit an additional residential unit as a detached structure on a lot. Therefore, one can have a Tiny Home as an additional residential unit, and they could also be the primary dwelling unit in a Zone where a single detached house is permitted.

With respect to land ownership if it is an additional residential unit, it would be owned by the primary property owner. The Zoning Bylaw does not address tenure of dwellings. If a property owner was seeking to develop a separate lot for a Tiny Home or an additional residential unit, it would have to go through a consent process with Committee of Adjustment and have that approved as a separate lot.

Senior Project Manager, Nadia De Santi added that along with the consent process, they would have to meet minimum lot area, lot frontage, all setback requirements, etc., so it would be very unlikely.

Lay Member Ron Symington asked for clarification regarding Granny Flats and whether they would still require a Temporary Use By-law.

Senior Planner, Anita Sott, replied that the Planning Act allows for Garden Suites, sometimes referred to as Granny Flats. The distinction between Garden Suites under the Planning Act and additional residential units is that Garden Suites are defined as a Temporary Use that Council approves with a Temporary Use By-law up to a max. of 20 years with a possibility for extension, but that is distinguished from additional resident units which are intended to be permanent residential dwellings on a lot.

Senior Project Manager, Nadia De Santi added that there would also have to be an agreement between the owner of the Garden Suite and the municipality for the time it is in use. The Planning Act has very special requirements for Garden Suites and they have been reflected in the Zoning By-law.

Councillor Maurice Dupelle thanked the WSP Consultant Team for their presentation and echoed Councillors Towndale and Hebert's comments with respect to Tiny Homes. He emphasized how important it is to have an open mind and vision in welcoming Tiny Homes and be viewed as an all-inclusive community.

Following a further brief discussion, Chair Elaine called for a vote and it was moved that the recommendation be approved as listed below:

Moved By: Carilyne Hébert, Councillor
Seconded By: Glen Grant, Councillor

(a) That PAC endorse the First Draft of the Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law review and recommend same to Council.

Motion Carried

9. Public Meeting Item(s) - Public Hearing

None

10. PAC Discussion of Public Meeting Item(s)

None

11. Other / New Business

PAC Secretary Mary Joyce-Smith advised that Development Coordinator Dana McLean would provide a brief presentation for PAC discussion and final recommendation to Council with respect to the following (4) CPPEG funding applications.

1. CPPEG Recommendation 150 Pitt/26 Second St W, 2021-26-Planning, Development and Recreation

That HOTC#2021-03 funding request by 1727846 Ontario Inc at 150 Pitt St/ 26 Second St W, be accepted as follows:

- Program 2 Building Restoration & Improvement Program in the amount of \$41,250
- Program 3 Project Design Grant in the amount of \$7,500
- Program 4 Façade Improvement and Sign grant in the amount of \$12,000
- Program 5 Municipal Planning/Development Fees Grant based on actual costs
- Program 6 Discretionary Municipal Tipping Fees Grant based on actual weigh bill receipts

2. CPPEG Recommendation 134 Montreal Rd, 2021-27-Planning, Development and Recreation

That HOTC#2021-04 funding request by Sarah Irwin & Shawn Smith at 134 Montreal Rd, be accepted as follows:

- Program 2 Building Restoration & Improvement Program in the amount of \$3,000
- Program 5 Municipal Planning/Development Fees Grant based on actual costs
- Program 6 Discretionary Municipal Tipping Fees Grant based on actual weigh bill receipts

3. CPPEG Recommendation 213-217 Pitt St, 2021-28-Planning, Development and Recreation

That HOTC#2007-08 Addendum funding request by Marc & Christine Champagne at 213-217 Pitt St, be accepted as follows:

- Program 3 Project Design Grant in the amount of \$3,000
- Program 5 Municipal Planning/Development Fees Grant based on actual costs
- Program 6 Discretionary Municipal Tipping Fees Grant based on actual weigh bill receipts

4. CPPEG Recommendation 780 Sydney St, 2021-29-Planning, Development and Recreation

That HOTC#2020-02 funding request by Wesleyan Church of Canada at 780 Sydney ST, be accepted as follows:

- Program 3 Project Design Grant in the amount of \$2,000
- (Outside the Priority Area, therefore 50% of the allowable amount)
- Program 5 Municipal Planning/Development Fees Grant based on actual costs
- Program 6 Discretionary Municipal Tipping Fees Grant based on actual weigh bill receipts

Following a further brief discussion by the PAC, it was:

Recommended that CPPEG items 1 through 4 be approved and endorsed by the PAC, as proposed, and recommend same to Council.

Moved By: Maurice Dupelle, Councillor

Seconded By: Amanda Brisson, Lay Member

Motion Carried

12. Information

None

13. Next Scheduled Meeting

PAC Secretary Mary Joyce-Smith advised that the next PAC meeting will be held on Monday, April 19th, 2021 as no public meeting items had been received for review.

14. Note

Any PAC recommendations resulting from this meeting will be considered at the Monday, February 22nd, 2021 Meeting of Council. The Clerk's Department may be contacted at 613-932-6252 to verify that the report and resultant documents to which you have an interest is included in the Agenda of the above date.

Councillor Elaine MacDonald, Chair

**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

File Number: Folder 310 (04T-2021-01 & Z-01-21

Applicant: KEM Developments Inc. / J.F. Markell Homes Ltd.

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-59-Planning, Development and Recreation
Prepared By: Lindsay Parisien, Development Planner
Meeting Date: April 19, 2021
Subject: Northwoods Forest Development – Draft Plan of Subdivision
for Phases 3 – 10 with associated Zoning By-law
Amendments. (Folder #310 - File 04T-2021-01 and PAC File
Z-01-21)

Purpose

Review of an application for a Draft Plan of Subdivision (Folder #310), and Rezoning application from Residential 20 (RES 20) to Residential 10 (RES 10) and Residential 15 (RES 15) with Exceptions to the rear yard setbacks. Along with the removal of the “Holding” category. These lots are legally described as being Part of Lot 8 and Part of the east half of Lot 9, Concession 3, as shown on Part 1 on Reference Plan 52R-7911. These lots are situated north of Cameron Street, east of Pitt Street and south of South Branch Road.

Recommendation

Based on the proceeding discussion, it is recommended:

- (a) That Draft Plan of Subdivision approval be given to the Draft Plan prepared by Kirk L. Stidwill, O.L.S., dated February 17th, 2021 on Part of Lot 8, and Part of the east half of Lot 9, Concession 3, comprising of 14.41 ha (35.6 acres) of land. The proposed Draft Plan will afford a total of 8 Phases of Development which will accommodate 127 single detached lots, 39 small

lot singles, and 24 semi detached lots. The proposed Draft Plan and municipal road dedication are subject to the fulfilment of the Draft Plan Conditions, as shown in Appendix A, (Refer to Attachment 1), and associated rezoning coming into effect.

- (b) That the lands located on Part of Lot 8 and Part of the east half of Lot 9, Concession 3, also referred to as the Northwoods Forest Subdivision Phases 3 – 10 (total of 14.4 ha (35.6 acres); be rezoned from Residential 20 with a Hold (RES 20 (H) to Residential 10 (RES 10) and Residential 15 (RES 15) with Exceptions. The following site-specific exceptions will apply:
- i) A rear yard setback of 8 metres in Phase 5 (Lot 36)
 - ii) A rear yard setback of 9 metres in Phase 8 (Lots 1-5 and 18-20)
 - iii) For an increase in percentage of Small Lot Singles from 25% to 27% in Phase 6, which equates to 8 lots. (see Map - Attachment 2).

Background

In 2013, the first two phases of the Northwoods Forest Subdivision were registered. Since then, both phases are near completion, and the developer is proposing to have the remainder of the Northwoods Forest Subdivision (Phases 3 – 10) be Draft Plan approved to continue the development of this subdivision.

The subject lands are situated in the north end of the City of Cornwall and located within the City's Urban Settlement Boundary. These lands are zoned for residential development and designated Urban Residential (U. RES) in the City's Official Plan.

Currently, the Northwoods Forest Subdivision can be accessed via Mauricy Street. This road network will be extended with the proposed build out of Phases 3 and 4 and will eventually have direct access to South Branch Road.

The subdivision's proposed phasing will occur in an orderly fashion and offers a variety of land uses and building types such as single detached lots, small lot singles and semi-detached lots. The proposed semi-detached lots will be developed on certain lots identified in Phases 3, 4, 5 and 6. Therefore, these lots are to be rezoned to Residential 15 (RES 15) with the remaining lands to be rezoned to Residential 10 (RES 10).

Site Characteristics

Location:

- Part of Lot 8 and Part of the east half of Lot 9, Concession 3
- Situated east of Pitt Street and north of Cameron Street
- South of South Branch Road

Surrounding Land Use:

- Low density residential development to the south (Northwoods Forest Subdivision Phases 1 and 2)
- Commercial land uses to the north along South Branch Road and east along Pitt Street
- Vacant lands to the east

Official Plan:

Urban Residential (U. RES)

Zoning:

- Existing Residential 20 (RES 20) with a “Hold”
- Proposed to remove the Holding category and rezone the subject lands to Residential 10 (RES 10) and Residential 15 (RES 15) with site specific exceptions in some areas (Lots identified in Phases 3, 4, 5, and 6).

Discussion

In this section, Planning Staff will examine various planning related items that apply to the entire Draft Plan of Subdivision for the Northwoods Forest development. The Draft Plan will be reviewed in respect of the Subdivision Approval Authority, as detailed in the applicable sections of the Provincial Policy Statement (PPS), the Planning Act (Sections 51 (24) and the City’s Official Plan.

The various planning items to be reviewed and discussed are as follows:

- 1) Rezoning Application from Residential 20 (RES 20) with a Hold (H) to Residential 10 (RES 10) and Residential 15 (RES 15).
- 2) Removal of the Holding category
- 3) Draft Plan of Subdivision Approval for Northwoods Forest Subdivision (Phases 3 - 10)

Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) includes direction on various matters related to Land Use planning. Section 3 of the Planning Act requires that all land use planning matters be consistent with the PPS.

This review will examine several policies of the PPS in relation to this development application, Northwoods Forest Subdivision Phases 3 - 10.

Provincial Policy - 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns

- 1.1.1. Healthy, liveable, and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and Municipality over the long term.
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet the current and projected needs.

The Northwoods Forest Subdivision Phases 3 – 10 are consistent with the area's existing land uses and development patterns that were previously established with Phases 1 and 2. The subject lands are also located within a municipally serviced area of the City of Cornwall; therefore, the existing services can accommodate this growth. Furthermore, the proposed lot fabric and road configurations have been designed in an appropriate manor to ensure that local streets are logically extended to meet the current and projected needs of the community.

- 1.1.3.2. Land Use Patterns shall be based on:
 - a) densities and mix of land use which
 - 1. efficiently use land and resources
 - 2. are appropriate for an efficient use of the infrastructure and public services which are planned, available, and avoid the need of their unjustified and or uneconomic expansion.

The Developer has introduced a variety of lot sizes (e.g., single detached lots, small lot singles, and semi-detached lots) to accommodate a mix of building types (e.g., singles and semi-detached dwelling units) in the proposed Draft Plan of Subdivision. This will ensure that a low-rise density is maintained throughout the subdivision which is consistent with the adjacent land uses.

Section 1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:

- b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

The Planning Division supports the continuation and development of the Northwoods Forest Subdivision. The proposed Draft Plan will provide a comprehensive plan to build out the residential lands in this area. This plan also allows for Mauricy Street and Kirkhill Avenue to be extended within a foreseeable timeframe for the eventual connection to South Branch Road. For this proposed development, servicing demands can be met by extending the City's municipal water and sanitary sewers which are readily available for connection. Other services such as transit, fire, underground infrastructure, and utilities will be better utilized with the expansion of this subdivision.

Provincial Policy Section 2.6.1. states that significant built heritage and significant cultural heritage shall be conserved.

The subject lands were assessed by Qualified Persons retained by the Developer to determine if any significant Archeological and/or Cultural Heritage features are present in this area. A summary of the studies is provided below.

An Archaeological Assessment was prepared by Douglas A. Yahn, Archaeologist confirming that low potential with respect to artifact recovery is believed to exist. This report identified that certain areas will be subject to a Stage 2 test pit survey, particularly within 100 metres of Pitt Street and South Branch Road. However, remainder of the property holds low archaeological potential (see Attachment 4).

A Natural Heritage Assessment was conducted by Kia Marin, B.S.C. Honours, Biologist (see Attachment 5). This study confirmed the existence of Butternut Trees on a portion of the site. A proposed strategy by the proponent was to relocate and replant some of the identified Butternut Trees to the lands assigned for the parkland dedication within the subdivision. The Municipality considered this proposal during Phases 1 and 2.

Official Plan

The City's Official Plan is a guiding document that sets out general policies for future land use development throughout the City. The subject lands in the proposed Draft Plan of Subdivision are designated Urban Residential (U.RES) in the City's Official Plan. The following Official Plan policies that support the proposed development are highlighted below:

Official Plan Policy:

- 2.5.1.3 An orderly and Compact Urban Development pattern will be beneficial for the City and the Community.
- 2.5.1.13 Well planned and designed subdivisions – New residential subdivisions should be planned and designed in accordance with contemporary, acceptable planning principals to create liveable neighbourhoods.

A general principle of the plan is to open new areas for development and extend municipal services thereof only when existing development areas are substantially developed, and urban development patterns have proceeded within the proximity to the subject lands.

The Planning Division agrees with the proposed phasing of development as it follows an orderly, compact, and logical urban development pattern. The development of Phase 3 would commence first followed by subsequent phases. This phasing is also supported by the Official Plan's future road network extension which identifies Mauricy Street as a local street network to be extended in tandem with future development.

The City's Official Plan outlines various policies in the Housing section which the proposed subdivision plan adheres to, particularly:

Policy 5.3.16 Ensure *that well designed subdivisions are developed consistent with contemporary planning principles in particular:*

b) encourage the development of complete neighbourhood units.

xi) make provisions for extension of streets into adjacent areas which are suitable for development.

In this case, the subdivision is situated in the north end of our City limits, close to Pitt Street and South Branch Road. The extension of Mauricy Street into this area will provide the completion of this neighbourhood.

Zoning

The subject lands have been zoned Residential 20 with a Hold (RES 20 (H)) since the 1960's. Therefore, the accompanying amending Zoning By-law applications are to consider a rezoning of lands from Residential 20 with a Hold (RES 20 (H)) to Residential 10 (RES 10) and Residential 15 with (RES 15 EXC) Exceptions for lots in Phases 3, 4 and 6. In addition, site specific exceptions are identified to accommodate reduced rear yard setbacks and a slight increase in the percentage of small lot singles being proposed in Phase 6. The following is a list of site-specific exceptions and associated semi-detached lots:

- i) A rear yard setback of 8 metres in Phase 5 (Lot 36)
- ii) A rear yard setback of 9 metres in Phase 8 (Lots 1-5 and 18-20)
- iii) For an increase in percentage of Small Lot Singles from 25% to 27% in Phase 6, which equates to 8 lots.

Planning staff are of the opinion that the Zoning By-law amendment along with the zoning provision adjustment for the semi detached lots are appropriate and consistent with the development approvals that were previously approved in Phases 1 and 2.

Furthermore, this amending Zoning By-law application will also consider the removal of the Holding category for the remaining lands. The original Hold was applied to ensure that an appropriate development proposal and Draft Plans were provided. As per the Official Plan (14.7.5) additional consideration for the removal of a "Hold" should include the appropriateness of the proposed development including servicing, access points as well as transportation systems.

The Preliminary Site Servicing Report prepared by EVB Engineering, concludes that the proposed development can be serviced by extending existing municipal services and sanitary infrastructure. However, the Engineering department has requested that the allocation of services be reviewed to ensure that the proposed lot fabric can be accommodated as per the submitted Draft Plan and fully serviced (see Attachment 3 - Preliminary Servicing Plan).

With respect to access points and effective transportation systems, the proposed plan includes an extension of Mauricy Street and Kirkhill Avenue. During the construction of Phases 3 and 4, a secondary entrance point will become available to South Branch Road.

Planning has received commentary from the Township of South Stormont which suggested the possibility of aligning Kirkhill Avenue's proposed access onto South Branch Road to be aligned with Julien Street. The City's Traffic Engineer has also re-iterated this comment and requested that the proposed realignment to match Julien Street be considered during a review of the Traffic Impact Study which is to be updated for Phases 4-10.

Planning would comment that the Urban Residential Designation and low-density Residential zoning for these lands were established in 2013. The Planning Division is of the opinion that the requirements of Official Plan Policy 14.7.5 have been addressed and that the Hold category can be removed.

Draft Plan of Subdivision

In this Draft Plan of Subdivision, the Developer has proposed a lot fabric in the form of single detached lots, small lot singles and semi-detached lots that will accommodate low rise residential buildings. The full build out of Phases 3-10 of the proposed subdivision will encompass 14.4 ha (35.6 acres). The proposed local road networks and configuration anticipated with these Phases of development will follow an east west orientation as the pattern of development will be oriented northerly towards South Branch Road.

The proposed zoning for the Subdivision is Residential 10 (RES10) and Residential 15 with Exceptions (RES15 EXC) from the former Residential 20 with a Hold (RES 20 (H)). The proposed Draft Plan of Subdivision will establish:

- 127 single detached lots
- 39 small lot singles
- 24 semi-detached lots
- A total of 190 residential lots, 214 residential dwelling units

A copy of the proposed Draft Plan of Subdivision is included in this report (see Attachment 6).

The Draft Plan of Subdivision and application have been circulated to all legislated Agencies and internal departments. Their comments have been reviewed and incorporated into the technical report, which forms the Draft Plan of Conditions for the Subdivision. The Draft Plan Conditions can be found in Appendix A of this report (see Attachment 1). Once all the conditions of the Draft Plan are fulfilled, the Developer will then enter into a Subdivider's Agreement with the Municipality. This Agreement will include the Developer's responsibility in areas of road construction, installation of utilities, parkland development and drainage issues. Once the agreement is finalized, the Developer will be responsible for carrying out the final stages of the process which involves the registration of a Plan of Subdivision.

Parkland Dedication

The Planning Act states that an amount not exceeding 5% of the phase must be dedicated as Parkland for any given subdivision. This requirement was satisfied during Phases 1 and 2 and is shown as Block 52 on the Draft Plan. However, commentary received from the Recreation & Facilities Division Manager states that depending on the location of the Butternut trees, it may limit their ability to develop portions of the park containing these plantings. If areas of the park are not developable due to the presence of these Butternut trees, then the developer may be required to convey additional parkland in a more centralized area within the development to accommodate the future installation of a play structure. This will need to be discussed with the developer.

The Official plan directs that the Municipality shall:

6.2.12 Ensure that all future park sites to be acquired or dedicated are suitable and appropriately located.

The Plan continues to encourage the Municipality to select park space and sites on a number of factors such as:

- 6.3.8 a) the size, shape, and dimension of the site
- b) the relative centrality of the site to its intended service area
- c) the potential of the site to support a variety of recreational activities, including passive as well as active use.

Sidewalks

The need for sidewalks is generated through the Engineering Division subdivision manual standards and as demonstrated in the Preliminary Servicing Report, (see Attachment 3).

Comments from other Departments / Agencies

Municipal Works:

No objections

Engineering Division:

The following are our review comments for the Northwoods Forest Draft Plan Application:

The City's Department of Infrastructure Planning has reviewed *Northwoods Forest Subdivision, Phases 3 to 10 Preliminary Servicing Report and Stormwater Management Report*, prepared by EVB Engineering, date March 19, 2021. This report outlines the Developer's proposition to rezone the area from RES 20 to RES 10 and RES 15. The purpose of the rezoning is to increase the developable area from 15.378 ha to 21.61 ha, while not increasing the sanitary sewer peak discharge rate, beyond its original allocation. The Department of Infrastructure Planning agrees with the proposed rezoning, conditional upon the comments and changes outlined in detail, under Comment 5 of the Draft Plan Conditions.

Transit Division:

No objections

Social Housing Services:

No objections

Cornwall Community Police Services:

Municipal Assessor:

No comments or concerns



Economic Development:

Cornwall Economic Development supports this residential development. At the current time demand for new houses is outstripping supply, and new housing options are very much needed. Cornwall's major employers continue to grow and are recruiting new employees, helping attract new residents to the city. An ample supply of available and affordable housing is essential to Cornwall's ongoing growth.

Traffic Engineer:

A Traffic Impact Study (TIS) has been received for Phase 3 and the Traffic Division would ask that any road improvements proposed on the approved TIS be implemented and approved by the City.

In terms of Phase 4, the Traffic Division would ask that the developer provide a reviewed Phase 4 to Phase 10 TIA with particular emphasis on the alignment of the future Kirkhill Ave and if the exit point onto South Branch Drive, should be aligned with Julien Street in order to minimize the number of intersections along South Branch Road and to control speeding issues along Kirkhill Ave.

Township of South Stormont:

The Township would ask that consideration be given to shifting the proposed South Branch Road access to the east to line up with Julien Street to the north. The access realignment will better divide the north west side Commercial/Industrial and east side Residential land uses.

Raisin Region Conservation Authority:

No comments received at this time

Heritage Patrimoine Cornwall:

No objections

Hydro One:

No comments received at this time

Enbridge Gas:

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.



Building and Permit Division:
No objections

Fire Chief – Fire Services
No comments received at this time

Eastern Ontario Health Unit:
No comments received at this time.

Canada Post:
Service type and location: Canada Post will provide mail delivery service to the subdivision through centralized Community Mailboxes (CMBs). Given the number and the layout of the lots in the subdivision, we have not determined the amounts of site(s). The CMB's location will be determined at the time of the preliminary CUP Plan. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install, and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications. If additional gravel or culvert is required, it will be provided by the developer as per Canada Post standards.

Municipal requirements: Please update our office if the project description changes so that we may determine the impact (if any). Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Ministry of Transportation – Eastern Region:
Beyond our permit control area, therefore, we do not have any comments.

St. Lawrence Seaway Management Corporation:
The area is far from our property's premises, I do not see any reason for commenting.

Ministry of the Environment, Conservation and Parks (MECP):
I have not conducted a file review or other undertakings that would be part of our involvement if a FOI request is submitted for the project area in future. As such, at this time, I do not have any comments.

Evaluation

The proposed Zoning By-law amendment, removal of the Hold category and Draft Plan for the Northwoods Forest Subdivision (Phases 3 – 10) has been reviewed by the Planning Division, commenting Agencies and City Departments. The proposed development and proposed Draft Plan and Zoning changes is supported by various Provincial Policies and Official Plan Policies.

Additional information and further discussions with the City's Engineering Department regarding the Preliminary Servicing Plan and Traffic Impact Study for Phases 4 – 10 will be required prior to Plan Registration. Therefore, Planning is in support of proceeding with the development of Phase 3 once the Draft Plan of Conditions are fulfilled and recognizes that Phases 4 – 10 will require additional studies as outlined in the Draft Plan of Conditions.

Conclusion

Planning Division has reviewed the Northwood Forest Subdivision application, its supporting documentation, and the associated Rezoning application as is supportive of the applications. The findings identified in this proposal are consistent with the PPS and O.P. policies and will form a major development in the north end of Cornwall.

Phase 3 of the subject lands are appropriate for immediate development as set out in the Draft Plan prepared by Mr. Kirk L. Stidwill O.L.S., subject to certain Draft Plan approval conditions, which have been revised in the Appendix "A", (Attachment 6). The Developer must adhere to each of the Draft Plan conditions, prior to Council granting final approval to the plan.

Report Approval Details

Document Title:	Northwoods Forest Subdivision - Folder 310 - PAC Z-01-21 - 2021-59-PDR.docx
Attachments:	<ul style="list-style-type: none"> - Attach. 1 - Appendix A Northwoods Forest Draft Plan Conditions Final .pdf - Attach. 2 - Zoning Map Northwoods Forest.pdf - Attach. 3 - EVB Preliminary Servicing Summary.pdf - Attach. 4 - Stage 1 Archaeological Assessment NFS.pdf - Attach. 5 - Natural Heritage Assess. Summary.pdf - Attach. 6 - Draft Plan Northwoods Forest.pdf
Final Approval Date:	Apr 15, 2021

This report and all of its attachments were approved and signed as outlined below:

Mary Joyce-Smith - Apr 15, 2021 - 4:22 PM

Mark A. Boileau - Apr 15, 2021 - 4:25 PM

Maureen Adams - Apr 15, 2021 - 4:35 PM

APPENDIX A

April 19th 2021

FILE NO.: 04T-2021-01 – NORTHWOODS FOREST SUBDIVISION - John Markell

The City of Cornwall's conditions and amendments to final plan approval for registration of Subdivision File No. 04-T-2021-01 are as follows:

No.	CONDITIONS
1.	That this approval applies to Northwoods Forest Subdivision Draft Plan prepared by Kirk L. Stidwill, O.L.S., dated February 17 th , 2021, which shows 127 single detached, 39 small lot singles, 24 semi-detached lots and municipal road dedication.
2.	That the road allowances included in this Draft Plan shall be shown and dedicated as public highways.
3.	That the streets shall be named to the satisfaction of the City of Cornwall.
4.	1- That the proponent provides a Transportation Impact Study (TIS) for Phase 3 and implement any road improvements proposed on the TIS and approved by the City. 2- That with the submission of Phase 4, the developer provides a reviewed Phases 4 to 10, which shall include, a TIS evaluating, amongst other aspects, the future alignment of Kirkhill Avenue and whether the exit point onto South Branch Road should be aligned with Julien Street to minimize the number of intersections along South Branch Road and also to avoid future speeding issues along Kirkhill Avenue.
5.	That the owner has already conveyed 5% cash-in-lieu of the land included in the plan to the municipality for park purposes in earlier Phases.
6.	The Northwoods Forest Development has been allocated the equivalent of 15.378 ha of sewage capacity within the Northern Trunk Sanitary Sewer. This was based on a RES 20 zoning which results in a design population of 85 Ppha. Per the ' <i>Northwoods Forest Subdivision Phases 3 to 10 Preliminary Servicing Report and Stormwater Management Report</i> ', by EVB Engineering, dated March 19, 2021, the Developer is proposing to rezone the area to RES 10 and RES 15 zoning, to increase the developable area from 15.378 ha to 21.61 ha. The report's rational for the increased developable area is the following: <ul style="list-style-type: none"> a. 15.378 ha (38 acres) results in a peak discharge rate from the allocated catchment of 23.45 l/s, based on a design population of 85 Ppha (RES 20), with a peak infiltration rate of 0.28l/s/ha. b. 1.25 ha of the subdivision that was previously classified as V.L.A. lands already have an alternative sewage capacity allocation, thus should have not been included in the 15.378 ha allocation. This would further increase the peak sewage discharge rate by 2.02 l/s, bringing the total allocated peak sewage flow rate to 25.47l/s. c. 21.61 ha, rezoned to 1.67ha of OPS 10, 6.33ha of RES 15 and 13.61 ha of RES 10 results in a peak discharge rate of 23.19 l/s.

	<p>The City's Department of Infrastructure Planning has reviewed the rational provided by the Developer and has the following comments:</p> <ul style="list-style-type: none"> a. There is no proof that the initial 15.378 ha (38acres) allocation was based upon a peak infiltration rate of 0.28 l/s/ha. The City is not in agreement with this and does not accept this rational. The peak inflation rate for the sewer allocation needs to follow the City Standard of 0.19 l/s. b. The City has found reference information in support of the argument that V.L.A. lands form part of an existing sewer allocation, and not part of the 15.378 ha sewer allocation. c. The 5% parkland allocation (0.77ha) must form part of the sewer allocation, as this was the practice in 1980's when the allocation was initially determined. The City will accept it being zoned as RES 10. The remaining stormwater management pond (0.9ha) can be included as infiltration only. <p>The above comments result in a total allocated peak sewage flow rate to 23.98l/s, and a produced total peak sewage flow rate of 23.65l/s. As a result, the Department of Infrastructure Planning accepts the proposed increase in sewer allocations area, as the reduced zoning densities result in a total peak sewage flow rate less than the original area's peak sewage flow rate allocation. The Owner shall provide a finalized Preliminary Servicing Report prior to entering into a Subdivider's Agreement with the City. It shall be revised to address the comments above and demonstrate how this subdivision will connect to the services.</p>
7.	The Developer agrees to address all comments the City's Division of Infrastructure Planning and Municipal works has regarding the Preliminary Servicing Plan and Subdivision drawing prior to entering in a Subdivider's Agreement with the city of Cornwall. These additional comments shall be provided at a later date. The Owner shall provide a Finalized Preliminary Servicing Report and Issues for Construction drawing approved by the City prior to entering into a Subdivider's Agreement with the City.
8.	That the owner agrees, in writing, to satisfy all requirements, financial and otherwise, of the municipality concerning the provision of roads, including the future streets, sidewalks, fencing, installation of services, drainage and any noise studies, as required.
9.	That the easements, as may be required, for utility or drainage purposes, shall be granted to the appropriate authority.
10.	That the Subdivider's Agreement between the owner and the municipality shall contain a provision wherein the owner agrees to enter into a servicing agreement with Bell Canada to comply with underground servicing conditions imposed by the municipality, and if no such conditions are imposed, the owner shall advise the Municipality of the arrangement for such servicing.
11.	That all necessary temporary turning circles be shown on the final plan as blocks on the Registered Plan. The easement rights on these blocks shall be conveyed to the Municipality until the future extension of the road allowance, when the future right-of-way shall be dedicated as public highway.
12.	That any dead ends and open sides of road allowances created by this Draft Plan shall be terminated in 0.3 meter reserves to be conveyed to, and held in trust, by the City of Cornwall.

13.	That the subdivision agreement between the owner and the Municipality is registered against the lands to which it applies once the plan of subdivision has been registered for this phase.
14.	All measurements in subdivision and condominium final plans must be presented in metric units.
15.	Additional conditions from the RRCA to be provided at a later date. The Developer agrees to comply with all the conditions set forth by the RRCA prior to entering into a Subdivider's Agreement.
16.	That the owner/Developer shall contact a Delivery Service Officer at Canada Post to determine locations for Community Mailboxes. Community Mailboxes are to be approved by the City of Cornwall Planning and Engineering Divisions and indicated on the final plan.
17.	That the owner agrees, via the Subdivider's Agreement with the Municipality, to inform all prospective purchasers through a clause in all agreements of purchase and sale, as to the location of all Community Mailboxes.
18.	All conditions of draft approval, from the Ministry of Transportation, Ministry of Tourism, Culture and Sport, and Ministry of Natural Resources / RRCA, will be required to be adhered to.
19	That should the first phase of the subdivision not be given final approval within 3 years (April 19 th , 2024) then the Draft Plan Approval shall lapse.
	<p>NOTES TO DRAFT APPROVAL</p> <ol style="list-style-type: none"> 1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Cornwall's Planning Division, 2nd Floor, Civic Complex, 100 Water Street East, Cornwall, quoting the Subdivision File Number. (File No.: 04T-2021-01) 2. It is suggested that you make yourself aware of the Certificate of Title under the Certification of Titles Act or an application for first registration under the Land Titles Act, which may be available through your solicitor's office. Plans of Subdivision cannot be registered before the requirements of the applicable Act have been complied with. 3. Clearances are required from the following Departments/Agencies: <ol style="list-style-type: none"> 1. Mrs. Mary Joyce-Smith, MCIP, RPP Division Manager, Planning Services City of Cornwall 100 Water Street East, 2nd Floor P.O. Box 877 Cornwall, Ontario K6H 5T9 2. Ms. Kim McDonald Manager of Planning and Regulations Raisin Region Conservation Authority P.O. Box 429 Cornwall, Ontario K6H 5T2

- | | |
|--|---|
| | <p>3. Ms. Emma Vanier, P. Eng.
Approvals and Construction Engineer
City of Cornwall
1225 Ontario Street
Cornwall, Ontario K6H 4E1</p> |
|--|---|



Northwoods Forest Subdivision Phases 3 to 10 Preliminary Servicing Report & Stormwater Management Report

**JOB#: 20204 | March 19, 2021
SUBMITTED BY: EVB Engineering**

800 Second St. West, Cornwall
ON K6J 1H6
613.935.3775
EVBengineering.com

Table of Contents

1. Introduction	1
1.1 Background	1
1.2 General Location, Description & Phasing.....	1
1.3 Zoning.....	1
1.4 Preliminary Servicing Plans.....	1
2. Servicing.....	2
2.1 Proposed Sanitary Collection System	2
2.2 Existing Sanitary Sewer Allocation	3
2.3 Proposed Sanitary Sewage Generation	4
2.4 Existing Sanitary Sewer on Pitt St.....	4
2.5 Water Supply	4
2.6 Asphalt Roadways & Sidewalks	5
2.7 Utilities & Street Lighting	5
2.8 Park Land.....	5
3. Stormwater Management	5
3.1 Storm Sewer Sizing	5
3.2 Erosion & Sediment Control Measures.....	6
4. Schedule	6

APPENDIX A -	Fig.1 – Proposed Zoning for Entire Development (Phases 1 to 10) Fig.2 – Sanitary Sewer Concept Plan Fig.3 – Storm Sewer Concept Plan
APPENDIX B -	C1.16 – Sanitary Catchment Areas (WSP Canada Inc.) Phase 1 & 2 Sanitary Sewer Design Sheet (WSP Canada Inc.) Sanitary Sewer Design Sheet for Entire Development
APPENDIX C -	Water Demand Calculations
APPENDIX D -	C1.17 – Storm Catchment Areas (WSP Canada Inc.) Phase 1 & 2 Storm Sewer Design Sheet (WSP Canada Inc.) MOE Certificate 5576-9ZRPVN

1. Introduction

1.1 Background

This preliminary servicing report is prepared on behalf of KEM Development Corporation in support of a Draft Plan application for phases 3 through 10 of the Northwoods Forest Subdivision. The conceptual design for the entire subdivision was reviewed as part of the preliminary servicing report prepared by Genivar Inc. in August 2013, in support of phase 1 & 2 of the development. In addition, the "Northwoods Forest Subdivision - Stormwater Management & Servicing Report" completed by WSP Canada Inc. in April 2015 was completed in support of the execution of the subdivision agreement for phases 1 & 2. This preliminary servicing report is meant to supersede the referenced reports for phases 3 through 10 of the development.

1.2 General Location, Description & Phasing

The Northwoods Forest Subdivision is generally located east of Pitt Street, and south of South Branch Road and consists of approximately 21.61 hectares of land.

Phases 3 through 10 is proposed to consist of a mix of single detached dwellings and semi-detached dwellings on approximately 14.40 ha of land legally described as Lot 8 and 9, Concession 3 in the City of Cornwall and can be generally described as north of the existing phases 2/2B, east of Pitt St. North and south of South Branch Rd.

A total of 214 lots are proposed for phases 3 through 10, of which 166 will consist of single detached lots and 48 will consist of semi-detached lots, for a total of 214 dwelling units. More specifically, the developer is intending to develop 32, 30, 36, 30, 24, 23, 23, & 16 dwelling units for phases 3 through 10, respectively.

1.3 Zoning

Phases 3 through 10 of the development are currently zoned Residential 20 holding, which allows for the construction of single detached dwellings and semi-detached dwellings. The lands are proposed to be re-zoned Res 10 for all lots allocated as single detached lots and Res 15 for all lots allocated as semi-detached lots. All dwelling lots have been sized in accordance with the minimum standards of the corresponding zoning by-law. A holding removal will be required to allow for the development to proceed.

The development is also currently within the Urban Residential Area of the City of Cornwall's official plan (2005). The Urban Residential designation provides for servicing of municipal water supply and sewage disposal systems and allows for a full range of dwellings, including the proposed singles and semi-detached dwellings.

1.4 Preliminary Servicing Plans

The proposed rezoning of the development is illustrated on Figure 1, which can be found in Appendix "A". As can be seen, the total area of development for phases 1 through 10 is 21.61 ha of which 1.67 ha is zoned Open Space 10 for the existing stormwater

management facility and parkland for the entire development. Following the proposed re-zoning, the remaining 19.94 ha will be divided as 13.61 ha zoned as Residential 10 and 6.33 ha zoned as Residential 15.

Concept plans were also prepared for the servicing of the subdivision with sanitary and storm sewers. The proposed sanitary sewer network is shown on Figure 2, while the proposed storm sewer network is shown on Figure 3, both of which may be found in Appendix "A". The plans were also updated to reflect the sanitary and storm sewers constructed in both phase 1 & 2 of the development.

2. Servicing

To satisfy requirements of the City for the proposed Draft Plan application, EVB has completed the current study which superseded previous studies prepared by Genivar Inc and WSP Canada Inc.

Full municipal services will be provided, including sanitary sewers, storm sewers, watermain, surface drainage (lot grading), asphalt roadways, street lighting and utilities.

2.1 Proposed Sanitary Collection System

A sanitary sewer system is proposed for the development to convey sewage to the City of Cornwall Wastewater Treatment Plant before being discharged into the St. Lawrence River.

The design of the sewer system will be consistent with the City of Cornwall's *Subdivision Manual*, the Ministry of the Environment, Conservation and Parks (MECP) *Design Guidelines for Sewage Works* (2008) and based on the following assumptions and criteria:

- 60 persons per hectare for RES10 zoning,
- 75 persons per hectare for RES15 zoning,
- Average daily flow of 340 L/person/day,
- Maximum day flow of 570 L/person/day,
- Peak rate flow of 1,300 L/person/day,
- Minimum hourly flow of 140 L/person/day,
- Peaking factor as calculated from Harmon formula (minimum of 2, maximum of 4),
- Infiltration & inflow allowance of 0.019 L/s/ha,
- Manning coefficient of 0.013,
- Minimum full flow velocity of 0.6 m/s,
- Maximum velocity of 3.0 m/s.

The proposed sanitary sewer network is shown on drawing Fig.2 found in Appendix "A". Sanitary sewers constructed as part of phase 1 & 2 of the development have been sized with capacity to accommodate the ultimate development, including phases 3 through 10. The sanitary sewer design sheet and associated sanitary catchment area drawing

completed by WSP Canada Inc. for the phase 1 and 2 development have been included in Appendix B.

Sanitary laterals will service each property and be installed from the main line sewer to the property boundary. Sanitary laterals are to be installed with minimum and maximum slopes of 2% and 8% respectively; consistent with provincial standards.

2.2 Existing Sanitary Sewer Allocation

As discussed in previous reports, the Northwoods Forest Development was allocated the equivalent of 15.378 ha of sewage capacity within the Northern Trunk Sanitary Sewer catchment area. The City of Cornwall Subdivision manual defines the methodology to be used to calculate the peak sewage flow rate for a sanitary catchment area. There are number of variables defined in the manual that effect the sewage flow rate calculation for a catchment area, as described as follows:

1. Design Population (P): Table 1 in section III.2 defines the population density based on the zoning. Zoning designations that permit higher density development have a higher population density factor.
2. Infiltration Rate (I): Section III.2 defines the infiltration rate to be used for new subdivisions and older tributary areas, that latter having a higher valued as the inflow and infiltration rates are expected to be higher.

To calculate the sewage flow rate associated with the 15.378 ha catchment area that would have formed the basis of the original Northern Trunk Sanitary Sewer design we have assumed the following:

1. Design Population of 85 Ppha (RES 20)
2. Peak Infiltration rate of 0.28 l/s/ha (representative of construction practices in the 1960s & 1970s when the trunk sewer design was completed)

Using these variables, the peak discharge rate from the allocated catchment is 23.45 l/s, as shown in the attached Sanitary Sewer Design Sheet.

Additionally, 1.25 ha of the subdivision that was previously classified as VLA lands already has allocated sewage capacity and should not be included in the 15.378 ha allocation. Using the methodology described above, this would equate to a peak sewage discharge of 2.02 l/s, which would be in addition to the 23.45 l/s associated with the 15.376 ha, bringing the total allocated peak sewage flowrate from the development to 25.47 l/s.

2.3 Proposed Sanitary Sewage Generation

As shown in Figure 1, the total catchment area of the Northwoods Forest Subdivision (phases 1 through 10) is 21.61 ha and will be comprised of 1.67 ha of OSP 10, 6.33 ha of Residential 15 and 13.61 ha of Residential 10 zoned areas. Using the design population values for these zoning designations and using the peak infiltration rate associated with new construction, the total peak discharge rate for the development is 23.19 l/s, which is less than the allocated peak discharge rate of 25.47 l/s.

Therefore, based on this analysis, the entire 21.61 ha Northwoods Forest development, as currently proposed to be zoned, will have sewage flow rates that are below the allocated sewage capacity for the development in the Northern Trunk Sanitary Sewer.

2.4 Existing Sanitary Sewer on Pitt St.

The previous servicing report prepared by Genivar titled "Preliminary Servicing Report – Northwoods Forest Subdivision" and dated August 2013 also identified a 137m section of 250mm diameter sanitary sewer on Pitt St. between existing manholes g8-4-1 and f8-2-1 that would exceed capacity should the full development of the Northwood Forest Subdivision occur. It was discussed and agreed upon by both KEM Developments and the City of Cornwall that the developer would pay for the upgrades to this section of the sanitary sewer on Pitt St. A clause was added to the Phase 2 subdivider's agreement to this effect, and the City of Cornwall is currently withholding \$150k from the Phase 2 letter of credit for this work. It is our understanding that the City intends to tender the Pitt St. sewer upgrades shortly, and once the actual cost of the upgrades is determined, the letter of credit will be adjusted accordingly.

2.5 Water Supply

A water distribution system is proposed for the development consistent with MOE standards. The proposed watermain network was previously modeled using WaterCAD V8i as part of the "Northwoods Forest Subdivision - Stormwater Management & Servicing Report" completed by WSP Canada Inc. and dated April 2015.

Updated theoretical water demands were calculated based on the proposed rezoning of the development and are very similar to the water demands the were used in the previous water model referenced above, as can be seen in Table 2-1 below.

Table 2-1: Updated Water Demands

Scenario	Flow used in WSP Model (Phase 1-10) (L/s)	Updated Flow (Phase 1-10) (L/s)	Difference (L/s)
Average Day Demand	6.10	5.09	-1.01
Maximum Day Demand	10.23	8.53	-1.70
Peak Rate Flow	23.33	19.45	-3.88
Minimum Hourly Flow	2.51	2.09	-0.42

As the flows are slightly less than those originally estimated, then the watermain sizing completed as part of the Phase 1 & 2 *Stormwater Management and Servicing Report* is still valid. A new 200mm diameter watermain is therefore proposed for all road networks within the proposed phases 3 through 10 of the development aligning with the previous model completed.

Refer to Appendix “C” for updated water demand calculations.

2.6 Asphalt Roadways & Sidewalks

All roadways within phases 3 through 10 of the development are proposed to be constructed to a 20.0 m local street corridor, with an 8.0 m wide asphalt roadway and a 1.5 m wide sidewalk located on the north/east side of the road.

The pavement structure is proposed to match the criteria outlined in the City design manual for a local roadway. More specifically, this consists of 40 mm of HL-3 asphalt, 50 mm of HL-8 asphalt, 150 mm of Granular “A” and 300 mm of Granular “B”.

As second entrance into the subdivision is proposed to be installed as part of Phase 4 of the development with a connection to the South Branch Road.

2.7 Utilities & Street Lighting

As per the City’s standards, utility corridors located within the road allowance will accommodate street lighting, Cornwall Electric, Bell Canada, Cogeco and Union Gas.

2.8 Park Land

As detailed in the “Northwoods Forest Subdivision - Stormwater Management & Servicing Report” completed by WSP Canada Inc., approximately 1.67 ha of Block 1 (Phase 1 & 2 registered plan) will be allocated as usable parkland for the entire development. This value represents 7.8% of the total area of the development, exceeding the minimum 5% required in the Planning Act.

3. Stormwater Management

Stormwater runoff from the proposed phases 3 through 10 of the development will be conveyed to the existing stormwater management facility constructed in phase 1 of the development via a series of existing and proposed underground storm sewers. The existing SWM facility has been designed for the ultimate development of the Northwoods Forest Subdivision (21.63 ha) inclusive of the proposed phases 3 through 10. The detailed design of the existing facility is further described in the report titled “Northwoods Forest Subdivision - Stormwater Management & Servicing Report” completed by WSP Canada Inc. and dated April 2015. This SWM facility was provided an MOE certificate of approval; the approval number is 5576-9ZRPVN and can be found in Appendix D.

3.1 Storm Sewer Sizing

The proposed storm sewer collection system will be sized based on the peak flow of a storm event with a 5-year return period, a runoff coefficient of 0.45 consistent with the City of Cornwall subdivision manual, an initial time of concentration of 20 minutes and a Manning roughness coefficient of 0.013.

The storm sewer network is shown on drawing Fig.3 found in Appendix "A". Storm sewers constructed as part of phase 1 & 2 of the development have been sized with capacity to accommodate the ultimate development, including phases 3 through 10. The storm sewer design sheet and associated storm catchment area drawing completed by WSP Canada Inc. for the phase 1 and 2 development have been included in Appendix D.

Storm laterals will service each property and be installed from the main line sewer to the property boundary. Storm laterals are to be installed with minimum and maximum slopes of 2% and 8% respectively; consistent with provincial standards.

3.2 Erosion & Sediment Control Measures

Silt fencing as per OPSD 219.110 and straw bale flow check dams as per OPSD 219.180 will be installed at the start of construction and will be maintained during the project. Sediment control measures will be removed only once sodding is completed and adequate grass cover has been achieved.

Silt fence will be installed at the bottom of slopes as required to intercept sediment-laden runoff, while straw bale flow check dams will be installed in roadside ditches. It is anticipated that these measures outlined above will provide adequate protection to minimize erosion and sediment transport during construction.

The contractor will be required to monitor the sediment control measures weekly and following any significant storm consisting of 13 mm of precipitation or greater. The contractor will also be responsible to repair the sediment control measures as required to ensure their proper operation.

4. Schedule

This servicing and stormwater management report is prepared in support of the Draft Plan application for phases 3 through 10 of the Northwoods Forest Development. The Owner intends to proceed with the construction of phase 3 of the Northwoods Forest Subdivision as soon as a subdivision agreement is finalized with the City and once all other approvals are in place.

Respectfully submitted,
EVB Engineering



Kevin MacCulloch, P.Eng.
Municipal Engineer

2021-03-22

Ministry of Tourism, Culture and Sport

Culture Programs Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel.: (416)-212-8442
Email: Irena.Jurakic@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes culturels
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Tél. : (416)-212-8442
Email: Irena.Jurakic@ontario.ca



March 20, 2013

Douglas A. Yahn
GENIVAR Inc.
740 Syndicate Avenue South,
Thunder Bay, Ontario
P7E 1E9

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1 Archaeological Assessment Northwoods Forest Subdivision. Part of Lot 8 and Part of East ½ of Lot 9, Concession 3; Lot 34, Registered Plan No. 156; Part 2 and 3, Plan 52R-1876; Lot 33, Registered Plan 156, Part 5 Plan 52R-2763, within the City of Cornwall, Geographic Township of Cornwall and the United Counties of Stormont, Dundas and Glengarry (Historical County of Stormont) in the Province of Ontario", Dated February 4, 2013, Filed by MTCS Toronto Office February 20, 2013, MTCS Project Information Form Number P365-001-2012, MTCS File Number 01SB012.

Dear Mr. Yahn:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment/mitigation of the study area as depicted in *Map 1 Stage 1 Site Area and Map 2 Key Plan* of the above titled report and recommends the following:

1) As per Section 1.4 Standard 1c of the 2011 *Standards and Guidelines for Consultant Archaeologists*, the undisturbed areas of the property within 300m of areas of early Euro-Canadian settlement (centered at Earners Corner Post Office) must be subject to Stage 2 test pit survey.

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

2) As per Section 1.4 Standard 1d of the 2011 Standards and Guidelines for Consultant Archaeologists, the undisturbed areas of the property within 100m of early historic transportation routes (Pitt Street and South Branch Road) must be subject to Stage 2 test pit survey.

3) The balance of the property holds low archaeological potential for the discovery of precontact archaeological sites and low potential for the discovery of historic Euro-Canadian sites. No further archaeological assessments are required in these areas.

4) As per Section 2.1.3 of the 2011 Standards and Guidelines for Consultant Archaeologists, it is recommended that if archaeological resources are found during test pit survey within 50m of an area recommended for exemption (point 3 above), survey must be extended into the exempted area until survey has extended at least 50m from the positive test pit.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,



Irena Jurakic
A/Archaeology Review Officer

cc. Mr. J. F. Markell, KEM Developments Inc. (KDI)
Ms. Mary C. Joyce-Smith, Senior Planner, City of Cornwall



Stage 1 Archaeological Assessment

Northwoods Forest Subdivision

Part of Lot 8 and Part of East ½ of Lot 9, Concession 3; Lot 34, Registered Plan No. 156; Part 2 and 3, Plan 52R-1876; Lot 33, Registered Plan 156, Part 5 Plan 52R-2763, within the City of Cornwall, Geographic Township of Cornwall and the United Counties of Stormont, Dundas and Glengarry (Historical County of Stormont) in the Province of Ontario

Submitted to:
KEM Developments Inc. (KDI)
37 Cumberland Street
Cornwall, Ontario K6J 4G8
Phone: (613) 938-3886

GENIVAR Inc. Project Number

121-22756-00

February 4, 2013

REVISED REPORT



GENIVAR



GENIVAR Inc.
740 Syndicate Avenue South, Thunder Bay, Ontario P7E 1E9
Phone: (807) 625-6700 Fax: (807) 623-4491
E-mail: douglas.yahn@genivar.com

Douglas A. Yahn (P365)

PIF P365-001-2012

EXECUTIVE SUMMARY

GENIVAR Inc. (GENIVAR) was retained by KEM Developments Inc. (KDI) to conduct a Stage 1 Archaeological Assessment of the proposed Northwoods Forest Subdivision which is legally described as Part of Lot 8 and Part of East ½ of Lot 9, Concession 3; Lot 34, Registered Plan No. 156; Part 2 and 3, Plan 52R-1876; Lot 33, Registered Plan 156, Part 5 Plan 52R-2763, within the City of Cornwall, Geographic Township of Cornwall and the United Counties of Stormont, Dundas and Glengarry (Historical County of Stormont) in the Province of Ontario.

This archaeological assessment has been triggered by an application by the proponent to the City of Cornwall to proceed with a subdivision. The City of Cornwall is the approval authority under the *Planning Act*. The subdivision application process includes the requirement for an archaeological assessment as one of the conditions for development approval to ensure that the development proponent meets their legal obligations under the *Ontario Heritage Act*.

Archaeological activities were carried out in accordance with the *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism, Culture and Sport 2011).

This study involved a review of documents pertaining to the property including historic maps, aerial photographs and local histories. A property inspection was conducted on July 31, 2012. The evaluation indicates that there is archaeological potential for the discovery of historic Euro-Canadian sites on the property.

Archaeological recommendations have been made based on the background historic research, property inspection, locations of known or registered archaeological sites, previous archaeological assessments and indicators of archaeological potential. These recommendations include the following:

- 1) As per Section 1.4 Standard 1c of the 2011 *Standards and Guidelines for Consultant Archaeologists*, the undisturbed areas of the property within 300m of areas of early Euro-Canadian settlement (centered at Eamers Corner Post Office) must be subject to Stage 2 test pit survey.
- 2) As per Section 1.4 Standard 1d of the 2011 *Standards and Guidelines for Consultant Archaeologists*, the undisturbed areas of the property within 100m of early historic transportation routes (Pitt Street and South Branch Road) must be subject to Stage 2 test pit survey.
- 3) The balance of the property holds low archaeological potential for the discovery of precontact archaeological sites and low potential for the discovery of historic Euro-Canadian sites. No further archaeological assessments are required in these areas.
- 4) As per Section 2.1.3 of the 2011 *Standards and Guidelines for Consultant Archaeologists*, it is recommended that if archaeological resources are found during test pit survey within 50m of an area recommended for exemption (point 3 above), survey must be extended into the exempted area until survey has extended at least 50m from the positive test pit.

RECOMMENDATIONS

Archaeological activities were carried out in accordance with the *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism, Culture and Sport 2011).

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**Environmental Impact Study /
Natural Heritage Assessment
Part of Lot 8 & 9, Concession 3
City of Cornwall**

December 2012

**Prepared for:
KEM Developments Inc.
c/o Mr. John Markell, P.Eng., President, J. F.
Markell Homes Ltd
37 Cumberland St.
Cornwall, Ontario K6J 4G8**

**Prepared by:
GENIVAR Inc.
2611 Queensview Drive
Ottawa, Ontario K2B 8K2**

Project No. 121-17103-00

Project No. 111-17103-00

December 7, 2012

KEM Developments Inc.
c/o Mr. John Markell, President, J.F. Markell Homes Ltd.
37 Cumberland St.
Cornwall, Ont.
K6J 4G8

Dear Mr. Markell:

GENIVAR Inc. is pleased to provide you with this report documenting an Environmental Impact Study.

Thank you for the opportunity to complete this assessment. Please contact the undersigned if you have any questions.

Yours truly,

GENIVAR Inc.

Prepared by:



Kia Marin, B.Sc.H.
Biologist

Reviewed by:



Edward Malindzak, M.Sc.
Biologist

Table of Contents

Transmittal Letter
Table of Contents

1.	INTRODUCTION	1
2.	STUDY APPROACH	1
3.	ENVIRONMENTAL POLICY CONTEXT	1
3.1	Environmental Impact Study	1
3.2	Provincial Policy Statement	2
3.3	<i>Conservation Authorities Act</i>	2
3.4	City of Cornwall Official Plan	3
3.5	Required Setbacks	4
4.	SITE DESCRIPTION	4
4.1	Site Visits	4
4.1.1	Fresh – Moist Mixed Thicket (THMM2) & Forb Meadow (MEF)	5
4.1.2	Dry cedar Calcareous Shallow Coniferous Forest (FOCS-1)	5
4.1.3	Dry – Fresh Sugar Maple Deciduous Forest Ecosite (FODM5)	5
4.1.4	Yellow Birch – Conifer Mineral Mixed Swamp Type (SWMM3-1)	6
4.1.5	Green Ash Mineral Deciduous Swamp Type (SWDM2-2)	6
4.1.6	Forb Mineral Meadow Marsh Ecosite (MAMM2)	6
4.1.7	Dry – Fresh White Ash – Hardwood Deciduous Forest Type (FODM4-2)	6
4.1.8	Prickly Ash Deciduous Shrub Thicket Type (THDM2-7)	6
4.1.9	Dry – Fresh Scotch Pine Naturalized Coniferous Plantation Type (FOCM6-3)	6
4.1.10	Constructed (CV) – Lawn Space	6
4.1.11	Goldenrod Forb Meadow Type (MEFM1-1)	7
4.1.12	Constructed (CV) – Disturbed	7
4.1.13	Sumac Deciduous Shrub Thicket Type (THDM2-1)	7
4.1.14	Dry – Fresh Manitoba Maple Deciduous Forest Type (FODM4-5)	7
5.	NATURAL HERITAGE FEATURES	7
5.1	Biophysical Inventories/Observations	7
5.1.1	Wildlife	7
5.1.2	Bird Populations	7
5.1.3	Mammals	9
5.1.4	Herpetofauna	9
5.2	Significant Habitat of Endangered or Threatened Species	10
5.2.1	Butternut Tree	10
5.3	Significant Wetlands	11
5.4	Significant Woodlands	11
5.5	Significant Valleyland	12
5.6	Significant Wildlife Habitat	12
5.6.1	Seasonal Concentration Areas	12
5.6.1.1	Deer Winter Yards/Moose Late Winter Habitat, Feeding Area	12
5.6.1.2	Waterfowl/Shorebird/Colonial Bird Stopover, Staging or Nesting Areas	13
5.6.1.3	Raptor Winter Feeding/Roosting Area, Wild Turkey Winter Range Vulture Roosting Area	13
5.6.1.4	Reptile Hibernacula	13
5.6.1.5	Amphibian Concentration Area	13
5.6.1.6	Bat Hibernacula	14

5.6.1.7	Rare or Specialized Habitats	14
5.6.2	Migration Corridors	15
5.6.3	Habitats/Species of Conservation Concern	15
5.7	Significant Areas of Natural and Scientific Interest	15
6.	SUMMARY OF NATURAL FEATURES	15
7.	IMPACT AND MITIGATION MEASURES DISCUSSION	16
7.1	Wetlands	16
7.2	Woodlands	16
7.3	Significant Habitat of Endangered or Threatened Species	17
7.4	Breeding Birds	17
7.5	Buffer Distances Summary	18
8.	MONITORING	18
9.	CONCLUSIONS AND RECOMMENDATIONS	18
10.	LITERATURE CITED	20

List of Tables

Table 1:	Bird Species at Risk (Bird Studies Canada et al. 2006)	8
Table 2:	Herpetofauna potential in the study area (Ontario Nature. 2011)	10
Table 3:	Habitats of Rare Vegetation Communities	14
Table 4:	Specialized Wildlife Habitats	14
Table 5:	Summary of Natural Features	15
Table 6:	Buffer Distances Summary	18

List of Figures

Figure 1:	Key Plan
Figure 2:	Site Plan
Figure 3:	Existing Vegetation
Figure 4:	Constraints to Development

Appendices

Appendix A	Correspondence
Appendix B	Flora Species List
Appendix C	Photographic Record
Appendix D	Ontario Breeding Bird Atlas Search Summary
Appendix E	Fauna Occurrence Species List
Appendix F	At-Risk and Ranking Definitions
Appendix G	Bowfin Environmental Consulting Butternut Health Assessment

observed) will be put in place during construction. These surveys must be repeated once every 3 days until the end of the breeding bird season (August 1st of any given year) or until construction is complete, whichever occurs first.

7.5 Buffer Distances Summary

Buffer areas protect identified features from the impacts of construction and vary by feature (Figure 4).

Table 6: Buffer Distances Summary

Feature	Proposed Buffer	Comments
Retainable Butternut Trees	25 m	Minimum setback from each retainable Butternut tree identified on the proposed development site.

8. Monitoring

In order to minimize potential impacts during construction, the following monitoring initiatives should be conducted during construction:

- Periodic inspection of the protective fencing (i.e., snow fencing, sediment and erosion control measures) used to separate vegetation that is to be retained from the construction area. If the fencing is damaged or ineffective, it shall be replaced immediately;
- Periodic inspection of all equipment used for construction, including industrial equipment, work vehicles and sub-contractors equipment. Fluid leaks should be repaired promptly. A spill kit may be required depending on the extent and proximity of work to water. If it is required, it shall be inspected daily to ensure it is not moved or damaged.

To minimize post-construction impacts, the following monitoring initiatives be implemented following construction:

- Vegetation planted to stabilize soil shall be examined one year after planting to ensure successful establishment; and
- Replanting of any vegetation that was not established shall occur within one year.

The monitoring should be conducted by the contractor who is constructing the proposed development. It is recommended that a log be established to ensure that the monitoring be conducted periodically and can be reviewed at any time. Any deficiencies that are noted during monitoring activities should be corrected through consultation with the appropriate authorities (e.g., MNR, RRCA).

9. Conclusions and Recommendations

The following general conclusions and recommendations are provided based on the study findings presented in this report:

- Vegetation clearing or any construction activities that may harm migratory birds or their nests should not take place in migratory bird habitat during the core breeding season, from May 1st to July 31st.
- Construction may only take place during the breeding bird season if, prior to construction activities commencing, a qualified biologist conducts a breeding bird survey within the construction site.
- Temporary siltation fencing should be employed at the construction site boundary. Its location and installation should be completed before any work on the site begins, and removed after the threat of siltation effects have ceased. The siltation fence should reduce or eliminate the transport of sediments, nutrients, contaminants, and increased turbidity to the hydrological features.

- Tree protection fencing should be employed between areas of proposed development and the adjacent woodland features to be preserved to reduce any damage to the trees. Tree protection fencing should be installed before any work on the site begins, and removed after the threat tree and root damage effects have ceased.
- Consideration should be given to designing and developing wetland features around the proposed stormwater management pond.
- Consider employing seedbank salvage techniques and wetland plantings to minimize overall impacts to surrounding natural areas.
- Consideration should be given to developing and integrating an urban forest into the proposed public park associated with the development.
- Opportunities for the retention of the mature Maple trees in the northeast section of the property should be explored during future development phases.
- Retainable Butternut trees cannot be harmed or destroyed without a permit from the OMNR. No site alteration or development may occur within a 25 m radius of each retainable tree without a permit.
- Non-retainable Butternut trees may be removed at will.

This report has been prepared by GENIVAR Inc. The assessment represents the conditions at the proposed development site at the time of the assessment, and is based on the information referenced and contained in the report. GENIVAR Inc. attests that to the best of our knowledge, the information presented in this report is accurate. Based on the findings of this Environmental Impact Study report and mitigation measures recommended, we anticipate that development on the proposed development is feasible, providing the setbacks and mitigation measures outlined within this report are followed. Additional specific mitigative measures may be necessary based on specific development outlines and recommendations from the regulating agencies. This report must be reviewed and approved by the relevant regulating agencies prior to being relied upon for planning and construction purposes.

We trust that this evaluation is satisfactory for your current needs. Please contact us if you have any questions.

Yours truly,
GENIVAR Inc.

Prepared by:



Kia Marin, B.Sc.H.
Biologist

Reviewed by:



Edward Malindzak, M.Sc.
Biologist

Client:
KEM DEVELOPMENT CORPORATION

NORTHWOODS FOREST DEVELOPMENT

(PHASES 3 THROUGH TO 10 BOTH INCLUSIVE)

CORNWALL ONTARIO

DRAFT PLAN OF SUBDIVISION

SHOWING

PART OF LOT 8 & PART OF E 1/2 LOT 9, CONCESSION 3

**TOWNSHIP OF CORNWALL
NOW IN THE CITY OF CORNWALL**

COUNTY OF STORMONT

SCALE 1 : 750
METRES

METRIC
DISTANCES AND SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE
I hereby authorize K. L. STIDWILL, O.L.S. to prepare and submit this plan to the Corporation of the City of Cornwall for review and approval

FEBRUARY 17, 2021
Date

SURVEYOR'S CERTIFICATE
I hereby certify that the lands to be subdivided and their relationship to adjacent lands are correctly shown.

FEBRUARY 17, 2021
Date

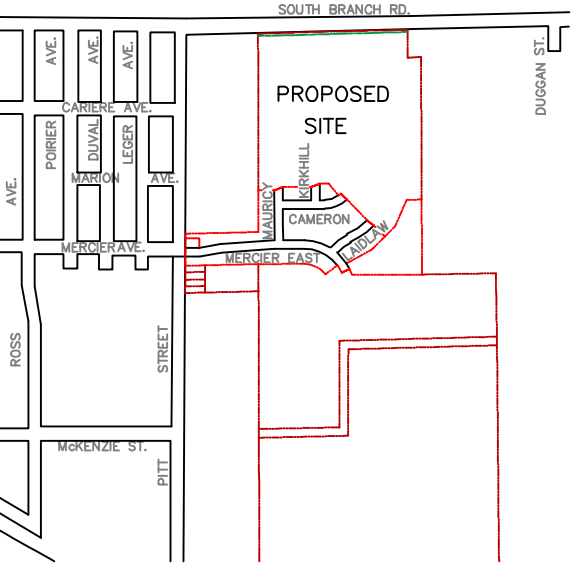
K. L. STIDWILL, O.L.S.
K. L. STIDWILL
107-109 SYDNEY STREET, CORNWALL, ONTARIO

Job No. 23281
Ref. No. 340-CORN-3

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 50.2 a to i OF THE PLANNING ACT

- a. as shown on the draft plan
b. as shown on the draft plan
c. as shown on the draft plan
d. residential
e. as shown on the draft plan
f. as shown on the draft plan
g. as shown on the draft plan
h. municipal water
i. glacial till
j. as shown on the draft plan
k. storm sewer, sanitary sewer, hydro, bell, cable, natural gas
l. as shown on the draft plan

**KEY PLAN
NOT TO SCALE**



No.	Description	Date	By
1			
2			
3			

NOTES:

BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE COMPILED FROM PLAN 52R-7911, REGISTERED PLANS No. 52M-39 AND No. 52M-45

- DENOTES EXISTING ELEVATION
GRASS LAWN SHOWN
CONCRETE PILLAR
CONCRETE GARBAGE CAN
WATER SHUT OF VALVE
TREES SHOWN
BELL BOX SHOWN
HYDRO POLE SHOWN
GUY WIRE SHOWN
CORRUGATED STEEL CULVERT
TOP OF CULVERT
BOTTOM OF CULVERT

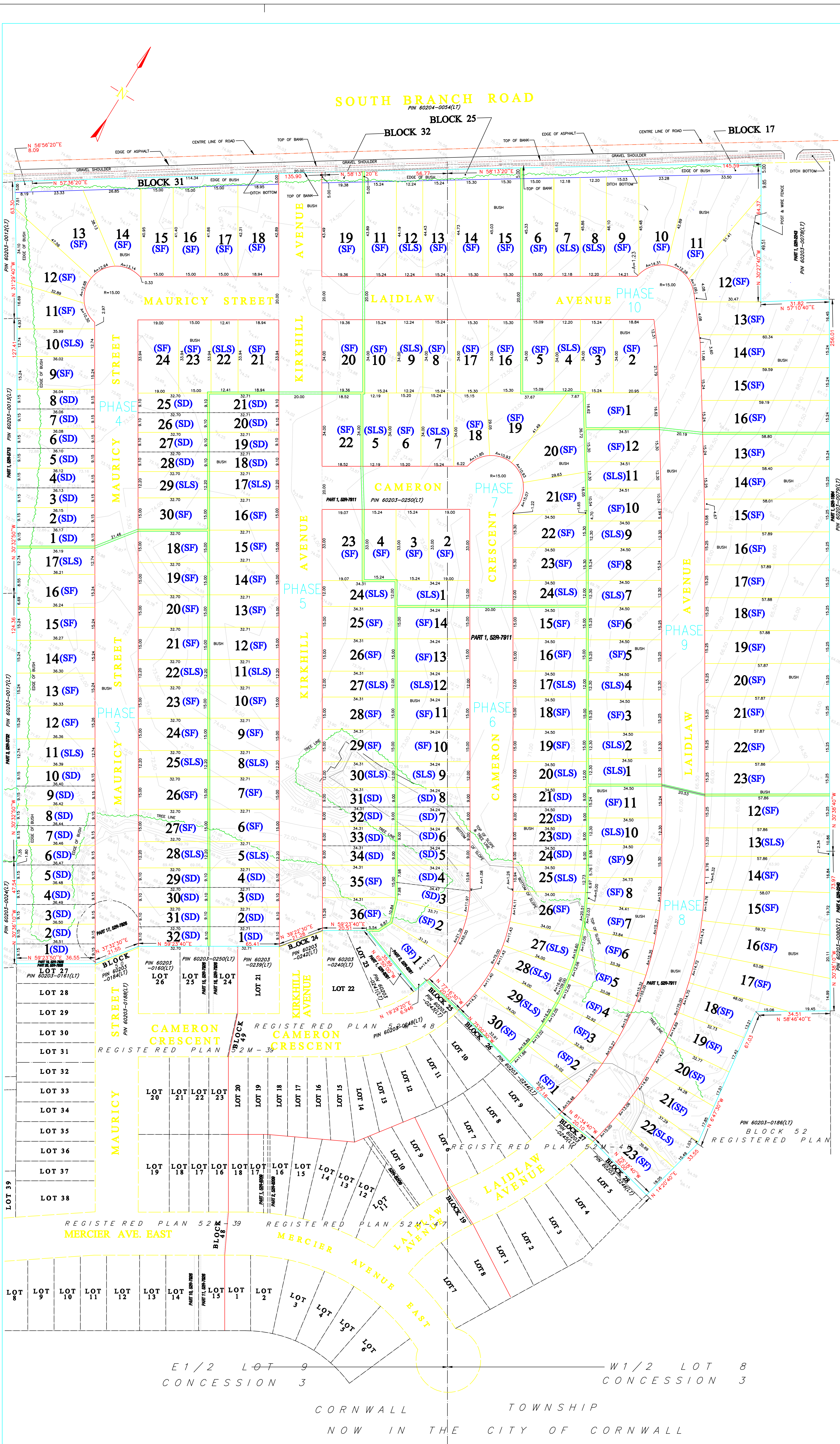
GRID
BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM MONUMENTS A TO B AS SHOWN ON PLAN 52R-7911, HAVING A BEARING OF N 30°48'10"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (75°00'00" WEST LONGITUDE) NAD 83 (CSRS 97)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999608

NOTE:
ELEVATION ARE GEODETIC AND ARE DERIVED FROM THE STIDWILL GPS BASE STATION WHICH IS REFERENCES TO CGVD28 AS ESTABLISHED BY NATURAL RESOURCES CANADA AND ARE SHOWN THUS

NOTE:
(SLS) = SMALL LOT SINGLE
(SD) = SEMI-DETACHED
(SF) = SINGLE FAMILY
(S) = SINGLE

- PHASE 3: CONSIST OF LOTS 1 TO 30**
PHASE 4: CONSIST OF LOTS 1 TO 30 & BLOCK 31 & BLOCK 32
PHASE 5: CONSIST OF LOTS 1 TO 36
PHASE 6: CONSIST OF LOTS 1 TO 30
PHASE 7: CONSIST OF LOTS 1 TO 24 AND BLOCK 25
PHASE 8: CONSIST OF LOTS 1 TO 23
PHASE 9: CONSIST OF LOTS 1 TO 23
PHASE 10: CONSIST OF LOTS 1 TO 16 AND BLOCK 17
DENOTES COMMON PARTY LINE OF SEMI-DETACHED BUILDINGS FOR VARIOUS LOTS

FROM THE OFFICE OF
K. L. STIDWILL
PROFESSIONAL ENGINEERS
& ONTARIO LAND SURVEYORS
107-109 SYDNEY STREET
CORNWALL, ONTARIO
stidwill@ppoe.ca



The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee

File Number: 04T-2021-02, Folder #311

Applicant: J.F. Markell Homes Ltd.

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-60-Planning, Development and Recreation
Prepared By: Lindsay Parisien, Development Planner
Meeting Date: April 19, 2021
Subject: Baldwin Avenue Subdivision – J.F. Markell Homes Ltd. -
Review of an application for a Draft Plan of Subdivision on
lands formerly known as Whittaker Bros. Flowers, and
municipally located at 304 Baldwin Avenue, Cornwall. (Folder
#311 - File 04T-2021-02)

Purpose

Review of an application submitted by J.F. Markell Homes Ltd. for a Draft Plan of Subdivision – Baldwin Avenue Subdivision, being Part of Lot 7, Concession 1, as shown on Part 1 on Reference Plan 52R-8398 and located at 304 Baldwin Avenue.

Recommendation

Based on the proceeding discussion, it is recommended:

- (a) That the Draft Plan of Subdivision approval be given to the Draft Plan prepared by K.L. Stidwill, O.L.S., dated March 12, 2021 on Part of Lot 7, Concession1, comprising 0.452 ha (1.1 acres) of land. This plan will provide for 6 single lots and accommodate 6 single detached dwelling units, as well as a municipal road dedication, subject to the fulfilment of the Draft Plan (refer to Appendix A, Attachment 1).

Background

This property is located east of Baldwin Avenue and north of Old Orchard Drive. The subject lands are the remaining portion of land that formed a Town Plot that ran from the north side of Water Street to the south side of Ninth Street and from the east side of Cumberland Street and west side of Marlborough Street. (Refer to Attachment 3 - Stage 1 Archaeological Study by Paterson Group Inc.).

In 1884, the land was sold to Henry and John Whittaker who opened a fruit and vegetable stand in 1888. By 1903, the Whittakers were recognized with an Order of Canada for donating 10,000 carnations for Easter and so by 1916, the florist shop business began. The Florist shop continued to operate for several decades, however, in 2018 the existing building was demolished, and the lands are now under new ownership to be further developed into residential lots.

The proposed Draft Plan will introduce a new road crescent that pays homage to the property's long-standing history. The anticipated naming of the proposed crescent will be Whittaker Crescent. Whittaker Crescent will provide lot frontage for each single detached lot. This subdivision represents an appropriate infill development that is supported by Provincial Policies as well as the City's Official Plan Policies that will be analyzed in this report.

Site Characteristics

Location:

- Part of Lot 7, Concession 1
- Municipally known as 304 Baldwin Avenue

Size:

- Total site 0.452 ha (1.1 acres)
- Frontage on Baldwin 47.51 metres
- Depth 80.54 metres

Existing Land Use

Vacant lands, former Whittaker Bros. Florist Shop.

Surrounding Land Use:

North - Existing Low Density Residential

East - Existing Low Density Residential

South - Existing Low Density Residential

West - Medical / Dental Building; Joe St. Denis field

Official Plan

Urban Residential (U.RES) Designation

Zoning

Residential 10 (RES 10) Zone

Additional zoning information has been provided by the Developer and demonstrates how each proposed lot complies with the Residential 10 (RES 10) zone standards for single-detached dwellings. The Planning Division has determined that no site-specific exception is required at this time.

Discussion

This report will review the application's supporting studies and examine the proposed Draft Plan of Subdivision in respect of the Subdivision approval authority, as detailed in the Provincial Policy Statement (PPS 2020), the Planning Act and the City's Official Plan and Zoning By-law. The following section provides a brief overview of the supporting studies conducted for the proposed Draft Plan of Subdivision which includes: *Environmental Site Assessment (PH 1 ESA)*, *Archeological Stage 1 and 2 Assessment*, *Natural Heritage Assessment*, and *Servicing and Stormwater Management Report*.

A Phase 1 ESA was completed by Paterson Group Inc. in February 2020, which analyzed past and present land uses of the subject lands, to determine if they were contaminated. Upon review of the property and the surrounding area, some potentially contaminating activities were identified; however, the study concluded that the site does not contain any areas of potential environmental concern and that a Phase 2 ESA would not be required (refer to Attachment 4).

In December 2020, Paterson Group Inc. also conducted a Stage 1 and 2 Archeological study for this site which consisted of a historical background review to determine if there was any potential for artifact recovery. During this review, the findings revealed that the subject lands did not have any potential as a pre-contact Indigenous site; but was identified as having potential to contain Euro-Canadian archeological resources. However, upon further investigation no intact culturally significant remains were discovered and thus no further studies are required.

In March 2021, a Natural Heritage Assessment was conducted by Bowfin Environmental Consulting Inc. which determined that no natural heritage features were identified within 120 meters of this site. However, during a previous site visit in October 2019, the subject lands were evaluated as a potential habitat for the Chimney Swift and Brown Myotis bat species. Therefore, the study recommends that some of the existing trees be maintained until breeding season for additional monitoring to occur and to implement mitigation measures if necessary. In addition, tree removal should only occur between October 1st and March 30th (refer to Attachment 5).

In March 2021, EVB Engineering completed a Servicing and Stormwater Management report which proposes that this site could be serviced by the City's existing sanitary sewer and water distribution systems. The report indicates that the existing servicing infrastructure complies with the City's design standards and that both systems have sufficient capacity to accommodate the proposed development. This report also indicates that stormwater can be conveyed off site to an existing storm sewer on Baldwin Avenue (refer to Attachment 6).

As a result, the Planning Division is satisfied with the recommendations provided by the respective Qualified Persons as outlined in their submitted study for the proposed development. The following section will review various Provincial Policies, Official Plan Policies and Zoning Standards that support the proposed development.

Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) provides a broad framework and direction on matters of land use and infrastructure planning within Ontario's municipalities. The various PPS policies that are directly relevant to the proposed development are discussed below.

Provincial Policy 1.1.3 Settlement Areas

Policy 1.1.3.1. Settlement areas shall be the focus of growth and development.

Policy 1.1.3.2. Land use patterns within settlement areas shall be based on densities and a mix of land uses;

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.

Policy 1.1.3.6. New development taking place in designated growth areas should occur adjacent to the existing built-up area...

The proposed Draft Plan of Subdivision is located within the City's Urban Settlement Boundary and is a form of infill development that will create 6 residential single detached lots and provides for 6 single detached dwelling units. The proposed lot fabric is consistent with the surrounding area's built form and adjacent residential land uses. The proposed development will also make use of the City's existing infrastructure and services to accommodate these lots.

Section 1.4 Housing

Policy 1.4.3. *Planning authorities shall provide for an appropriate range and mix of housing options and densities by:*

- d) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities*

The proposed infill development is effectively contributing to the supply of housing. The addition of 6 single-detached dwellings is considered an appropriate density for the area.

Section 1.6 Infrastructure and Public Services

Policy 1.6.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*

- 1. municipal sewage services and municipal water services.*

The City's existing municipal services can accommodate the proposed development as no changes to the existing infrastructure are required.

Official Plan (OP) 2018 Policies

The City's Official Plan is a guiding document that sets out general policies for future land use development throughout the City. The subject lands in the proposed Draft Plan of Subdivision are designated Urban Residential (U.RES) in the City's Official Plan. The following Official Plan policies that support the proposed development are highlighted:

Section 2.0 Basis of the Plan

Official Plan Policy 2.5.1.17 A compatible Land Use pattern should be promoted. One of the major considerations for reviewing development applications or locating land uses should be the compatibility with adjacent land uses.

The proposed subdivision will accommodate 6 single-detached dwellings, which is the predominate form of housing type in the surrounding area. The property is currently vacant and imposes a gap in a neighbourhood. Therefore, the proposed lot fabric and subdivision layout offers lots of comparable sizes that are configured in an orderly way and are considered compatible with adjacent land uses.

Section 3.0 Growth Concept Policies

Official Policy 3.3.4 Urban development is to be encouraged in an orderly, compact and logically staged manner and shall take place through intensification and Greenfield development within the Urban Settlement Area. Development within the Urban Settlement Area shall occur through:

- b) redevelopment on suitable infill lots;*
- c) development of vacant, unsubdivided parcels of land which are contained within existing development areas;*
- d) development of areas which are contiguous to existing urban development.*

The Baldwin Avenue Subdivision is a suitable infill development that is contained within the City's Urban Settlement Area. The property has been vacant since 2018 when the building was demolished. Therefore, the Developer is proposing a low-rise building type and housing form that is consistent with the existing residential neighbourhood.

The following section provides a detailed review of some existing neighbouring properties' lot density and lot frontage. The existing residential lot fabric is compared to the proposed lot fabric of the Baldwin Avenue Subdivision.

Proposed Lot Layout, Density and Frontage

As previously discussed, the proposed development is located within the City's Urban Settlement Boundary area and proves to be an excellent example of infill development. In discussions with the Developer, each lot has been created to accommodate a uniquely designed building layout to ensure zoning compliance. The proposed Draft Plan is for 6 single lots that will provide for a total of 6 single-detached dwelling units to be developed, (see Attachment 2 – Draft Plan).

Furthermore, the proposed density and lot frontage of the subject lands are consistent with the surrounding area and existing residential neighbourhood. A review of the subject lands' proposed density was conducted and compared to the adjacent properties. Upon review, the proposed lot density for the Baldwin Avenue Subdivision is an average of 7,993 square feet per unit, whereas the existing residential lot area density is an average of 6,611 square feet per unit.

In addition, Table 1 compares the existing residential neighbours' lot frontage to the proposed lot frontages for the Baldwin Avenue Subdivision. As a result, the proposed lot frontage for each lot is considered comparable to the existing residential lots and complies with the City's Zoning By-law standards.

It is important to note that for lots of irregular shape (pie shaped lots for example), the frontage is measured at the required front yard setback.

Table 1: Lot Frontage Comparison			
Existing Residential Lot Frontage		Proposed Lot Frontage - <i>Baldwin Avenue Subdivision</i>	
321 Baldwin Avenue	41 ft.	Lot 1	58 ft.
317-319 Baldwin Avenue (Duplex)	55 ft.	Lot 2	58 ft.
315 Baldwin Avenue	35 ft.	Lot 3	60 ft.
310 Baldwin Avenue	62 ft.	Lot 4	50 ft.
318 Baldwin Avenue	45 ft.	Lot 5	50 ft.
320 Baldwin Avenue	45 ft.	Lot 6	50 ft.
322 Baldwin Avenue	44 ft.		
302 Baldwin Avenue	129 ft.		
103 Baldwin Avenue	84 ft.		
105 Baldwin Avenue	33 ft.		
519 McConnell Avenue	70 ft.		

Parkland Dedication

Block 7 has been identified as Parkland Dedication by the Developer; however, it was determined that this portion is not suitable for Parkland and that the City would not accept it as part of the Parkland dedication. Therefore, the Owner will be required to pay the full 5% cash-in-lieu to satisfy the Parkland Dedication requirements.

Sidewalks

City Staff have determined that due to the size of the proposed Cul-de-Sac being less than 150m in length, a sidewalk is not required, as per the Subdivision Manual (refer to Section IV.5, Table IV.1 – *City of Cornwall Subdivision Sidewalk Requirements*).

Comments from other Departments / Agencies

Municipal Works:

No objections

Engineering Division:

Due to the special circumstances of this proposed infill development and the fact that all the lots will be single dwellings, a reduced ROW and road width will be permitted. As a result, the Engineering Division is asking that the developer increase the asphalt width from 6.2m to 7m. The asphalt width is to be increased to the south. No parking signs are to be installed on the north side of the street.

That the easements, as may be required, for utility or drainage purposes, shall be granted to the appropriate authority. The Developer agrees, in writing, to obtain easements on private property for the Utilities, as there is not sufficient room in the ROW.

Engineering is also asking that the Developer provide a finalized Preliminary Servicing Report and Issued for Construction drawings approved by the City prior to entering into a Subdivider's Agreement with the City.

Transit Division:

No objections

Social Housing Services:

No objections

Cornwall Community Police Services:

No comments received at this time



Municipal Assessor:

No comments or concerns

Economic Development:

Cornwall supports this residential development. In addition to being an excellent example of infill development that takes advantage of already existing municipal infrastructure, the new lots will lead to much-needed new housing.

Traffic Engineer:

Due to the special circumstances of this proposed infill development and the fact that all the lots will be single dwelling, a reduced ROW and road width will be permitted. Please increase the asphalt width from 6.2m to 7m. The asphalt width is to be increased to the south. No Parking signs are to be installed on the north side of the street.

Raisin Region Conservation Authority:

No comments received at this time.

Heritage Patrimoine Cornwall:

No objections to the proposed development

Enbridge Gas:

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Bell Canada

That the Subdivider's Agreement between the owner and the municipality shall contain a provision wherein the owner agrees to enter into a servicing agreement with Bell Canada to comply with underground servicing conditions imposed by the municipality and if no such conditions are imposed, the owner shall advise the Municipality of the arrangement for such servicing.

Building Division:

Ensure that the turning radius is adequate for vehicular access for fire services.

Cedar Rapids Transmission:

No comments



Fire Chief – Fire Services:

No objections

Canada Post:

Service type and location: Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs). Given the number and the layout of the lots in the subdivision, we have not determined the amounts of site(s). The CMB's location will be determined at the time of the preliminary CUP Plan. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install, and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications. If additional gravel or culvert is required, it will be provided by the developer as per Canada Post standards.

Municipal requirements: Please update our office if the project description changes so that we may determine the impact (if any). Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Ministry of Transportation – Eastern Region:

Beyond our permit control area, therefore, we do not have any comments.

St. Lawrence Seaway Management Corporation:

The area is far from our properties premises, I do not see any reason for commenting.

Ministry of the Environment, Conservation and Parks (MECP):

I have not conducted a file review or other undertakings that would be part of our involvement if a FOI request is submitted for the project area in future. As such, at this time, I do not have any comments.

Evaluation

The application for Draft Plan approval of the Baldwin Avenue Subdivision was reviewed by Planning Staff, commenting Agencies and City Departments. Supporting documents and studies conducted by various Qualified Persons was also submitted as part of this application and reviewed in tandem with the details of the proposed Draft Plan. Upon review, the application received positive comments and support to proceed with future development as planned and does not require any further studies.

The Planning Department has received commentary from abutting landowners, and these have been relayed to the Developer for consideration prior to the final registration of the Plan.

This application was also reviewed and can be supported with applicable Provincial Policies, Official Plan Policies, and current Zoning By-law standards as it has been determined that no site-specific exceptions are required. A further review of the proposed development's lot density and lot frontage was conducted to ensure that the details of the proposed lot fabric are comparable with the existing residential neighbourhood and is a suitable infill development. The results of this review determined that there are no issues with regards to the proposed lot density or lot frontage being proposed.

Conclusion

The Planning Division has reviewed the application for Draft Plan of Subdivision, analysed the accompanying studies and reviewed the comments received from circulated Agencies, City Departments, abutting landowners, and is supportive. The application provides for a desirable infill development on a currently vacant lot. The proposed low density residential development is also supported by several Provincial Policies and Official Plan Policies. There are no other applications that are being considered with this development as the proposed lot fabric complies with the City's Comprehensive Zoning Bylaw 751-1969 as amended.

Report Approval Details

Document Title:	Baldwin Avenue Subdivision - Draft Plan - Folder 311 - 2021-60-PDR.docx
Attachments:	<ul style="list-style-type: none"> - Attach. 1 - Appendix A - Draft Plan Conditions Baldwin.pdf - Attach. 2 - Baldwin Draft Plan.pdf - Attach. 3-Stage 1-2 Archaeological Study.pdf - Attach. 4 - Phase I ESA.pdf - Attach. 5 - Natural Heritage Assessment.pdf - Attach. 6 - Preliminary Servicing Stormwater Mgmt Report.pdf - Attach. 7 - Baldwin Planning Justification Fotenn.pdf
Final Approval Date:	Apr 15, 2021

This report and all of its attachments were approved and signed as outlined below:

Mary Joyce-Smith - Apr 15, 2021 - 2:51 PM

Mark A. Boileau - Apr 15, 2021 - 2:56 PM

Maureen Adams - Apr 15, 2021 - 3:56 PM

APPENDIX A

April 19th, 2021

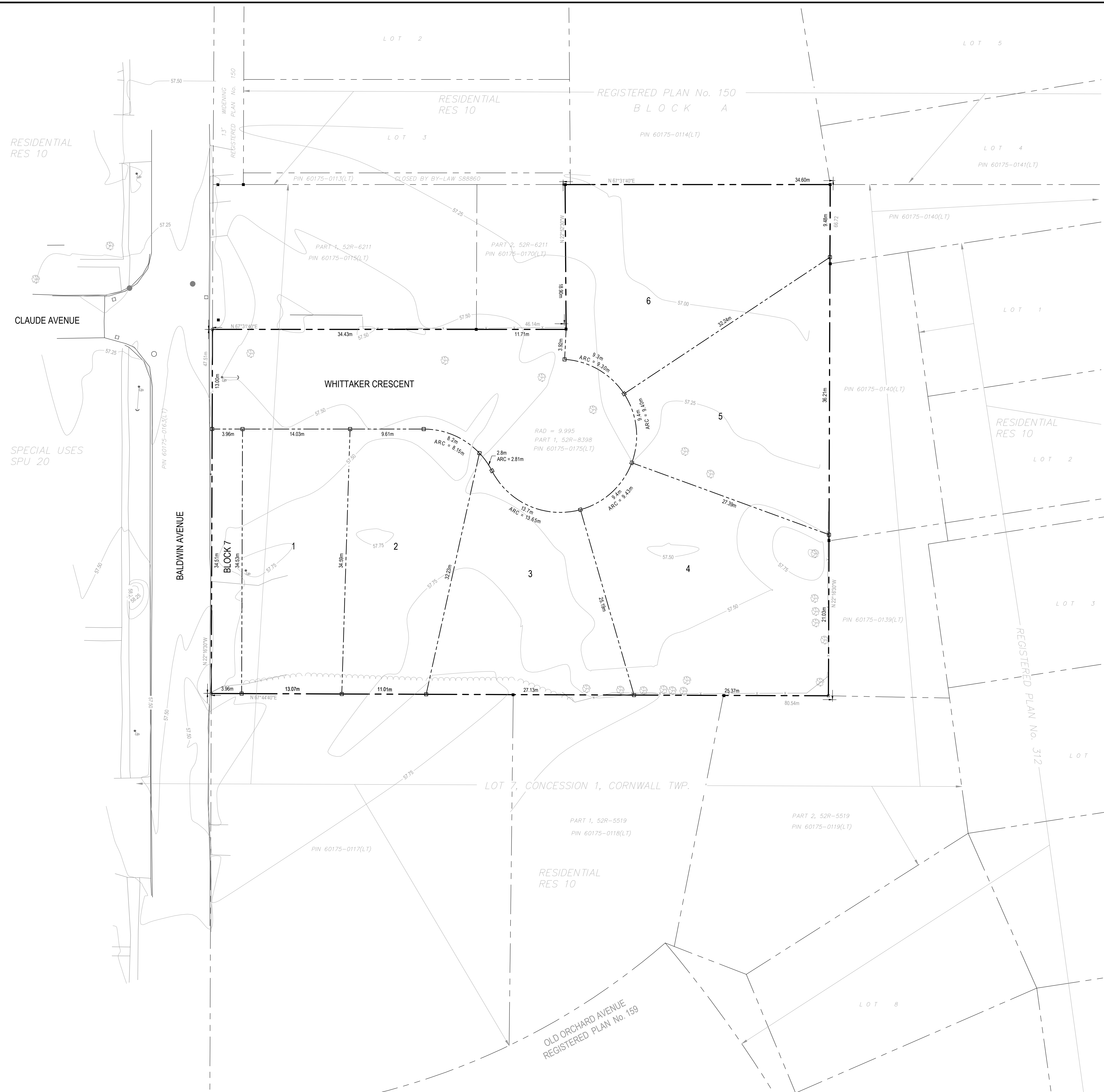
File No.: 04T-2021-02 – Baldwin Subdivision - John F. Markell

The City of Cornwall's conditions and amendments to final plan approval for registration of Subdivision File No. 04T-2021-02 are as follows:

No.	CONDITIONS
1.	That this approval applies to Baldwin Subdivision Draft Plan prepared by Kirk L. Stidwill, O.L.S., dated February 17 th , 2021, which shows 6 single lots, and municipal road dedication.
2.	That the road allowances included in this Draft Plan shall be shown and dedicated as public highways.
3.	That the streets shall be named to the satisfaction of the City of Cornwall.
4.	That the owner conveys 5% cash-in-lieu for Parkland requirements to the municipality for park purposes.
5	That the Developer agrees to address all comments of the City's Division of Infrastructure and Planning and Municipal Works regarding the Preliminary Servicing Report (PSR) and Subdivision drawings prior to entering into a Subdivider's Agreement with the City of Cornwall. The owner shall provide a finalized Preliminary Servicing Plan and Issued for Construction drawings approved by the City prior to entering into a Subdivider's Agreement with the City.
6.	That the owner agrees, in writing, to satisfy all requirements, financial and otherwise, of the municipality concerning the provision of roads, including the future streets, sidewalks, fencing, installation of services, drainage and any noise studies, as required.
7.	A reduced right of way and road width will be permitted. The asphalt width shall be increased from 6.2 m to 7m. The asphalt width is to be increased to the south.
8.	No Parking signs are to be installed on the north side of the street.
9.	That the easements, as may be required, for utility or drainage purposes, shall be granted to the appropriate authority.
10.	That the Owner agrees, in writing, to obtain easements on private property for the utilities, as there is not sufficient room in the ROW. The owner must provide proof of easement agreements with the Utilities prior to entering into a Subdivision Agreement with the City.

11.	That the Subdivider's Agreement between the owner and the municipality shall contain a provision wherein the owner agrees to enter into a servicing agreement with Bell Canada to comply with underground servicing conditions imposed by the municipality and if no such conditions are imposed, the owner shall advise the Municipality of the arrangement for such servicing.
12.	That any dead ends and open sides of road allowances created by this Draft Plan shall be terminated in 0.3 meter reserves to be conveyed to, and held in trust, by the City of Cornwall.
13.	That the Subdivision Agreement between the owner and the Municipality is registered against the lands to which it applies once the plan of subdivision has been registered for this phase.
14.	All measurements in subdivision and condominium final plans must be presented in metric units.
15.	That the Owner/Developer shall contact a Delivery Service Officer at Canada Post to determine locations for Community Mailboxes. Community Mailboxes are to be approved by the City of Cornwall's Planning and Engineering Divisions and indicated on final plan.
16.	That the owner agrees, via the Subdivider's Agreement with the Municipality, to inform all prospective purchasers through a clause in all agreements of purchase and sale, as to the location of all Community Mailboxes.
17.	All conditions of draft approval, from Ministry of Natural Resources / RRCA, will be required to be adhered to.
18.	That should the first phase of the subdivision not be given final approval within 3 years (April 19 th , 2024), then the Draft Plan Approval shall lapse.
	<p>NOTES TO DRAFT PLAN APPROVAL</p> <p>1. It is the applicant's responsibility to fulfill the conditions of the Draft Plan approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Cornwall's Planning Division, 2nd Floor, Civic Complex, 100 Water Street East, Cornwall, quoting the Subdivision File Number 04T-2021-02.</p>

	<p>2. It is suggested that you make yourself aware of the Certificate of Title under the Certification of Titles Act or an application for first registration under the Land Titles Act, which may be available through your solicitor's office. Plans of Subdivision cannot be registered before the requirements of the applicable Act have been complied with.</p> <p>3. Clearances are required from the following departments/agencies:</p> <ol style="list-style-type: none"> 1. Mrs. Mary Joyce-Smith, Division Manager Department of Planning, City of Cornwall 100 Water Street East, 2nd Floor P.O. Box 877 Cornwall, Ontario K6H 5T9 2. Ms. Kim McDonald, Manager of Planning and Regulations Raisin Region Conservation Authority P.O. Box 429 Cornwall, Ontario K6H 5T2 3. Ms. Emma Vanier P.Eng., Approvals and Construction Engineer City of Cornwall 1225 Ontario Street Cornwall, Ontario K6H 4E1
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DP1.1

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ORIGINAL REPORT

Stage 1 and 2 Archaeological Assessment:

304 Baldwin Avenue

Part 1, Plan 52R-9000 PIN 60175-0171

Part Lot 7 Concession 1

Former Geographic Township of South Stormont
(Formerly Cornwall and Osnabruck)

County of Stormont

City of Cornwall, Ontario

Prepared For
John Markell
J. F. Markell Homes
37 Cumberland Street
Cornwall, ON
K6J 4G8
(613) 938-3886
jfmarkell@gmail.com

December 2020
Submitted for Review TBD, 2020

Stage 1 PIF: P378-0052-2020
Stage 2 PIF: P378-0053-2020
Nadine Kopp, MA (P378)

Report: PA1219-REP.01

1.0 Executive Summary

Paterson Group, on behalf of J. F. Markell Homes (Markell Homes), undertook a Stage 1 and 2 archaeological assessment of the study area located at 304 Baldwin Avenue, Part 1 of Registered Plan 52R-9000 on Part Lot 7 Concession 1, City of Cornwall, County of Stormont, Ontario (Map 1). Markell Homes is planning to develop the property for residential use (Map 2). This archaeological assessment was required by the City of Cornwall as part of the Draft Plan of Subdivision application process under the Planning Act.

The Stage 1 assessment included a review of the updated Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) archaeological site databases, a review of relevant environmental, historical and archaeological literature, and primary historical research.

This Stage 1 background assessment concluded that based on criteria outlined in the MHSTCI *Standards and Guidelines for Consultant Archaeologists* (Section 1.3, 2011), the study area does not have potential for pre-contact Indigenous sites, however it retains moderate archaeological potential for historical Euro-Canadian archaeological resources. The subject parcel was purchased by the Whittaker Brothers in 1884 and continuously used as a greenhouse and florist shop until being abandoned in the 1990s with the last buildings demolished in 2018. While the former building footprints had possibly eliminated archaeological potential as per Section 1.3.2, some portions of the property had a higher likelihood of retaining archaeological potential as seen in Map 5. Accordingly, Stage 2 assessment was required.

Initially the Stage 2 archaeological assessment was planned to involve subsurface testing using test pits at 5 m intervals in areas with a possibility of retaining potential and judgmental testing to confirm disturbances elsewhere. However, upon commencing testing, disturbances were noted across the property and the study area was tested using judgmental test pits to confirm disturbances (Map 5). The field portion was undertaken on December 4, 2020. Weather conditions were overcast with an occasional light drizzle and an average temperature of 2° Celsius. Permission to access the property was provided by the landowner. Nothing of archaeological significance was found through the field assessment.

Based on the results of this investigation it is recommended:

1. No further archaeological study is required in the study area, as shown on Map 1.

2.0 Table of Contents

1.0	Executive Summary	i
2.0	Table of Contents	ii
3.0	Project Personnel	1
4.0	Project Context.....	2
4.1	Development Context.....	2
4.2	Historical Context.....	2
4.2.1	Historic Documentation	2
4.2.2	Pre-Contact Period	2
4.2.3	Contact Period.....	4
4.2.4	Post-Contact Period.....	4
4.2.5	Study Area Specific History	6
4.3	Archaeological Context	7
4.3.1	Current Conditions.....	7
4.3.2	Physiography.....	7
4.3.3	Previous Archaeological Assessments.....	7
4.3.4	Registered Archaeological Sites and Commemorative Plaques	8
4.4	Archaeological Potential.....	8
5.0	Field Methods.....	9
6.0	Record of Finds	10
7.0	Conclusion and Recommendations	11
8.0	Advice on Compliance with Legislation	12
9.0	Closure	13
10.0	Bibliography and Sources	14
11.0	Images.....	18
12.0	Maps.....	21
	Appendix A: Photo Catalogue.....	29
	Appendix B: Map Catalogue.....	29
	Appendix C: Document Catalogue.....	29

3.0 Project Personnel

Licensee	Nadine Kopp, MA (P378)
Field Director	Ben Mortimer, MA (P369)
Field Crew	Ben Mortimer, MA
Report Preparation	Nadine Kopp, MA Ben Mortimer, MA
Archival Research	Nadine Kopp, MA
GIS and Mapping	Ben Mortimer, MA
Report Review	Nadine Kopp, MA

4.0 Project Context

4.1 Development Context

Paterson Group, on behalf of J. F. Markell Homes (Markell Homes) undertook a Stage 1 and 2 archaeological assessment of the study area located at 304 Baldwin Avenue, Part 1 of Registered Plan 52R-9000 on Part Lot 7 Concession 1, City of Cornwall, County of Stormont, Ontario (Map 1). Markell Homes is planning to develop the property for residential use (Map 2). This archaeological assessment was required by the City of Cornwall as part of the Draft Plan of Subdivision application process under the Planning Act.

At the time of the archaeological assessment, the study area was owned by J.F. Markell Homes.

4.2 Historical Context

4.2.1 Historic Documentation

There is a large amount of published resources on the history and development of the former townships of Cornwall and Osnabruck. These include *Stormont, Dundas and Glengarry: A History, 1784-1945* (Harkness 1946) and *The Illustrated Historical Atlas of the Counties of Stormont, Dundas and Glengarry, Ontario* (Belden 1879), *The Mission of Cornwall, 1784-1812*, and *From Royal Township to industrial City: Cornwall 1784-1984* (Senior 1983).

4.2.2 Pre-Contact Period

The St. Lawrence Valley, in the Cornwall area, was not hospitable to human occupation until the retreat of glaciers and the draining of the Champlain Sea, some 10,000 years ago. The Laurentide Ice Sheet of the Wisconsinian glacier blanketed the Cornwall area until about 11,000 B.P. At this time the receding glacial terminus was north of the Ottawa Valley, and water from the Atlantic Ocean flooded the region to create the Champlain Sea. The Champlain Sea encompassed the lowlands of Quebec on the north shore of the Ottawa River and most of Ontario east of Petawawa, including the Ottawa Valley and Rideau Lakes. However, by 10,000 B.P. the Champlain Sea was receding and within 1,000 years was gone from Eastern Ontario (Watson 1990:9).

By circa 11,000 B.P., when the Ottawa area was emerging from glaciations and being flooded by the Champlain Sea, northeastern North America was home to what are commonly referred to as the Paleo-Indian people. For Ontario the Paleo-Indian period is divided into the Early Paleo-Indian period (11,000 - 10,400 B.P.) and the Late Paleo-Indian period (10,500-9,400 B.P.), based on changes in tool technology (Ellis, et al. 1990). The Paleo people, who had moved into hospitable areas of southwest Ontario (Ellis, et al. 1990), likely consisted of small groups of exogamous hunter-gatherers relying on a variety of plants and animals who ranged over large territories (S. Jamieson 1999). The few possible Paleo-Indian period artifacts found, as surface finds or poorly documented finds, in the broader region are from the Rideau Lakes area (Watson 1990) and Thompson's Island near Cornwall (Ritchie 1969:18). In comparison, little evidence exists for Paleo-Indian occupations in the immediate Ottawa Valley, as can be expected given the environmental changes the region underwent, and the recent exposure of the area from glaciations and sea. However, as Watson (1999:38) suggests, it is possible Paleo-Indian people followed the changing shoreline of the Champlain Sea, moving into the Ottawa Valley in the late Paleo-Indian Period, although archaeological evidence is absent.

As the climate continued to warm, the ice sheet receded further allowing areas of the Ottawa Valley to be travelled and occupied in what is known as the Archaic Period (9,500 – 2,900 B.P.). This period is generally characterized by increasing populations, developments in lithic technology (e.g., ground stone tools), and emerging trade networks. Archaic populations remained hunter-gatherers with an increasing emphasis on fishing. Sites from this period in the region include Morrison's Island-2 (BkGg-10), Morrison's Island-6 (BkGg-12) and Allumette Island-1 (BkGg-11) near Pembroke, and the Lamoureaux site (BiFs-2) in the floodplain of the South Nation River (Clermont 1999).

The Woodland Period is characterized by the introduction of ceramics. Populations continued to participate in extensive trade networks that extended across much of North America. Social structure appears to have become increasingly complex with some status differentiation recognized in burials. Towards the end of this period domesticated plants were gradually introduced to the region. This coincided with other changes including the development of semi-permanent villages. The Woodland period is commonly divided into the Early Woodland (1000 – 300 B.C.), Middle Woodland (400 B.C. to A.D. 1000), and the Late Woodland (A.D. 900 – European Contact) periods.

The Early Woodland is typically noted via lithic point styles (i.e., Meadowood bifaces) and pottery types (i.e., Vinette I). Early Woodland sites in the Ottawa Valley region include Deep River (CaGi-1) (Mitchell 1963), Constance Bay I (BiGa-2) (Watson 1972), and Wyght (BfGa-11) (Watson 1980). The Middle Woodland period is identified primarily via changes in pottery style (e.g., the addition of decoration). Some of the best documented Middle Woodland Period sites from the region are from Leamy Lake Park (BiFw-6, BiFw-16) (Laliberté 1999).

The identification of pottery traditions or complexes (Laurel, Point Peninsula, Saugeen) within the Northeast Middle Woodland, the identifiers for the temporal and social organizational changes signifying the Late Woodland Period, subsequent phases within in the Late Woodland, and the overall 'simple' culture history model assumed for Ontario at this time (e.g., Ritchie 1969; Wright 1966, 2004) are much debated in light of newer evidence and improved interpretive models (Engelbrecht 1999; Ferris 1999; Hart 2012; Hart and Brumbach 2003, 2005, 2009; Hart and Engelbrecht 2012; Martin 2008; Mortimer 2012). Thus, the shift into the period held as the Late Woodland is not clearly defined, however there are general trends for increasingly sedentary populations, the gradual introduction of agriculture, and changing pottery and lithic styles. However, nearing the time of contact, Ontario was populated with somewhat distinct regional populations that broadly shared many traits. In the southwest, in good cropland areas, groups were practicing corn-bean-squash agriculture in semi-permanent, often palisaded villages which are commonly assigned to Iroquoian peoples (Wright 2004:1297-1304). On the shield and in other non-arable environments there seems to remain a less sedentary lifestyle often associated with the Algonquian groups noted in the region at contact (Wright 2004:1485-1486).

In the vicinity of the study area, the latter portion of the Late Woodland period is highlighted by the development of the St. Lawrence Iroquois, which has been divided into six clusters along the St. Lawrence River (J. B. Jamieson 1990:387). In the region are many St. Lawrence Iroquoian sites, such as the *Maynard-McKeown* site (BeFv-1), Roebuck site, Aultsville, Grays Creek, Summerstown Station, and others (J. B. Jamieson 1990:387).

By 1600, most of the Lake Ontario north shore communities had moved northward from Lake Ontario. Those who had lived in the St. Lawrence valley likely amalgamated in the 16th century

with contemporary Huron or Iroquois communities. While this movement of communities likely took place over many generations, the major impetus was the conflict between the Five Nations Iroquois of New York State and the Huron Confederacy.

4.2.3 Contact Period

European contact with Indigenous peoples along the St. Lawrence River began with the visits of Jacques Cartier in 1534. The following year, he travelled upriver as far as Montreal where he encountered the permanent St. Lawrence Iroquois settlements of Stadacona and Hochelaga near present day Quebec City and Montreal, respectively. Cartier's accounts of the St. Lawrence Iroquois are the only that exist of these people at the time of contact, as by the time of Samuel de Champlain's 1603 voyage, these people had disappeared and instead *Algonquian* speaking peoples occupied the area (J. B. Jamieson 1990:385). Trading between the French and Indigenous people was minimal in the 16th century as the French saw that the country had little to offer Europe, and trade in furs was not viable until the end of the 16th century. It was not until 1599, when the king of France authorized the colonization of New France, and Champlain's 1603 voyage that permanent French-Native relations were established (Heidenreich 1990:480-483). Following these initial expeditions, the St. Lawrence served as the main artery for European exploration and trade into the interior of North America.

4.2.4 Post-Contact Period

The original plan of settlement was to extend the *seigneurial* system of the old Province of Quebec westward from the seigneurie of Longueuil (the most westerly of established seigneuries in Quebec). Two ranges of townships were laid out. The first nine townships west of Longueuil were known as the Royal Townships and extended to Cataraqui (Kingston). The next five townships, known as the Cataraqui Townships extended to the Bay of Quinte. Townships were divided into concessions and laid out into 200 acre lots. The original townships were numbered as they were to be a part of the Quebec seigneurial system. Not long after settling in these new townships, the Loyalists petitioned the Crown to establish a British form of land tenure and law, as there was a good deal of resistance to French custom and law in the newly settled areas (Craig 1963:4-9).

The area had been part of the Montreal District until 1788, when Lord Dorchester, Sir Guy Carleton formed new four districts west of Montreal. From east to west these were Lunenburg, Mecklenburg, Nassau, and Hesse, reflecting the German origins of the Royal family and the many Germans among the Loyalists. The future counties of Stormont, Dundas and Glengarry became affiliated with the most eastern district of Lunenburg, which extended from the eastern edge of Lancaster Township, the first of the Royal Townships, to just below present-day Kingston (Harkness, 1846). By 1788, the numbered Royal Townships were named for some of the fifteen children of King George III (1760-1820). The Township of Osnabruck was named after a title formerly held by Prince Frederick, who at one time was Prince-Bishop of Osnabrück in Lower Saxony, and Cornwall was named for Prince Frederick's title as Duke of Cornwall.

Upon their arrival, Loyalists drew their lots for their free land grants. The 1783 Royal Instructions granted 100 acres to every "Master of a Family", plus an additional 50 acres for each other member. Military claimants were granted from 200 acres for a private, rising from there up to 5,000 acres for a field officer. In 1789, the Dorchester Resolution allowed for the disbursement of 200 acres to be extended to the sons and daughters of the original United Empire Loyalists. Lots fronting on the St. Lawrence were granted first and were usually not more than 200 acres, meaning higher ranking officers would select their further grants in the rear of the townships,

often quite distant from their first. Likewise, the grants to children of Loyalists were in the rear of townships or townships further inland (Moorman 1997:11-20). As a result, the entire riverfront within the newly surveyed Townships of Lancaster, Charlottenburgh, Cornwall, Osnabruck, Williamsburg, Matilda, Edwardsburgh, Augusta, and Elizabethtown (the Royal Townships) was settled almost simultaneously, while the rear lots of the township and other townships were granted but not always settled. Generally, Scots were placed in the eastern townships and the western townships were comprised mostly German immigrants.

The town of Cornwall, originally named New Johnstown, was settled in June 1784 by Lieutenant-Colonel Sir John Johnson and the First Battalion King's Royal Regiment of New York, a contingent of the Royal Highland Emigrants (84th), and their families (Senior 1983:7). Sir John Johnson and his men laid out a mile-square town plot in the centre of Township No. 2 (Royal Townships). The town's plan lay along the north shore of the St. Lawrence River between Maligne Grande Point and Maligne Petite Pointe, a bay that has since been filled in. A few miles downriver, the St. Lawrence widened into what was known as Lake St. Francis, while upriver lay the most perilous of the rapids of the St. Lawrence River, the Long Sault. Cornwall was located at a strategic place along the St. Lawrence for fur traders and military personnel moving from Montreal to Oswegatchie (present day Ogdensburg, New York), Cataraqui (Kingston), Niagara, or the Upper Lakes (Senior 1983:20-21). By October 1784, the muster returns show that within Royal Township No. 2 there were 215 men, 87 women, and 214 children, although it is likely that only 99 people were actually living on their land at this point. These same musters show that the Cataraqui Township No 1, in which the town site of Cataraqui was located, had only a total of 220 settlers. While the town site of Cataraqui soon had substantial homes with neatly fenced gardens, the town site of New Johnstown failed to attract settlers (Senior 1983:33, 47).

The town of New Johnstown, that quickly adopted the name Cornwall, did not fall into obscurity as other town sites prospered, since Cornwall was an important transshipment location at the east end of the Long Sault Rapids. Travellers moving along the St. Lawrence River were forced to disembark from their vessels and go by foot through the town while their bateaux were dragged over the rapids. At first these travellers stayed overnight with welcoming farmers, but gradually several inns and taverns developed. By 1792, the town had a small Presbyterian log church, an Episcopalian parsonage house, a school, its own medical doctor, and the King's stores, located at present day Water Street at the foot of Pitt Street (Senior 1983:72-73). By the early 1800s Cornwall had sixty-six families, totalling 397 people, living in thirty-two houses. The township itself had a population of 1080 living in 91 houses, making a total of 1,477 in the town and township by 1804 (Senior 1983:74).

Prior to the War of 1812, a garrison of the Second Battalion of the Royal Canadian Volunteer Regiment of Foot was stationed at Cornwall. With the outbreak of war in 1812, Cornwall served as a communications link between Upper and Lower Canada. Cornwall lay very near to the Battle of Crysler's Farm (November 11, 1813) in which the British and Canadian force won against the Americans who greatly outnumbered them. The morning after the battle the American flotilla passed by Cornwall on its way to Montreal. The residents had evacuated the town while the Glengarry and Stormont militia conveyed the depot's supplies to the base at Coteau-du-Lac. The American army occupied the empty town for several days before a decision was made to suspend the attack on Montreal (Senior 1983:106-108).

By 1816, the population of the town of Cornwall had reached 500. The population and economic expansion of the town changed little from 1816 to the 1840s with the opening of the Cornwall Canal (Senior 1983:116). The Cornwall Canal was built between 1834 and 1842 in order to bypass the Long Sault rapids. It was 11 miles long and 9 feet deep. The canal accelerated the

development of the town into an industrial centre. Flour, paper, and textile mills set up operations in the town. The canal was enlarged beginning in 1876 to 1904 to allow for larger ships to pass up the St. Lawrence River. While the town had previously been largely inhabited by British descendants, the industrialization of the town changed to include a large French-Canadian element, increasing the town's population to 4,468 by 1881 (Senior 1983:7).

4.2.5 Study Area Specific History

The property at 304 Baldwin Avenue located on Part Lot 7 Concession 1 falls just outside of the original square mile town plot that ran from the north side of Water Street to the south side of Ninth Street and from the east side of Cumberland Street to the west side of Marlborough Street.

The Crown patent for all 218 acres of Lot 7 Concession 1 to John Wilson is undated, however, as early as 1806 Wilson sold the property to Michael VanKoughnet, a large landowner and United Empire Loyalist. In 1832, VanKoughnet's will divided the property between his sons Philip (west half) and John (east half). Philip VanKoughnet became a prominent landowner, businessman, and political figure in Upper Canada.

In 1833, VanKoughnet was part of a commission to establish a canal at Cornwall to improve navigation on the Long Sault rapids on the St. Lawrence River from Cornwall to Dickinson's Landing, a distance of 11 1/2 miles (Hodgins 2003). A portion of his land was sold for the construction of the canal, although it is not listed in the Land Registry Record, a later sale notes the property as "All less parts sold for canal" (OLR). Construction on the canal began in 1834 and was completed by 1842. In 1856, VanKoughnet sold a further 1 3/4 acres at the north of the property for the construction of the Grand Trunk Railway.

In 1857 William Mattice acquired the property, less the parts sold for the canal and railroad. He was likely the first to live on the property. Beginning in the late 1860s, Mattice began selling and leasing parcels in the southern portion of the lot to industrial operations such as the Canada Cotton Company (OLR). In 1873, the south part of the lot, known as the Gladstone subdivision (later called East Cornwall), located south of Montreal Road between Marlborough Street and McConnell Avenue, was annexed to expand the industrial base. This exempted these industries from taxation, including Mack's Express Roller Mill (built in 1861), Flack and Van Arsdale Pottery (built in 1864) as well as the Canada Mill (built in 1870) and Dundas Cotton Mills (built in 1870) (Cornwall Community Museum n.d.).

William Mattice's land holdings are depicted on the 1879 Belden map with a house in the centre of the property, just to the south of the study area (Map 3).

On 10 January 1884, Mattice sold a parcel to Henry Whittaker for \$600.00 (OLR). Henry and his brother John opened a fruit and vegetable stand on the parcel in 1888 (Cornwall Community Museum 2018). The 1891 census lists Henry (21) and John (16) as owners of a vegetable market. Their mother, Rosina, as head of the household is also listed as a market farmer. The boys also have six sisters living with them aged 10-25, all listed as dressmakers. Rosina Whittaker and the children's father were born in New York State and immigrated to Canada where they started their family (Statistics Canada 1891).

In 1903, the Whittaker's received an order from Ottawa of 10,000 carnations for Easter. By 1916, with the business name Whittaker Bros. Gardeners and Florists, they were largely dealing in wholesale flowers (Cornwall Community Museum 2018). In 1903, 1907, and 1919, Henry and John acquired more property to build more greenhouses (OLR). During its prime, the business

boasted 10 acres of cultivated land and 50,000 square feet under glass (Cornwall Community Museum 2018). These green houses can be seen in the 1927 and 1957 aerial images (Map 4).

By 1935, a slight change in business name emphasized florists as "Whittaker Bros. Florists and Nurserymen." In the 1940s the Whittaker Brothers had a retail outlet in downtown Cornwall on 2nd St. W. Henry passed away in 1944 and his son, W. Mack Whittaker, continued the operation with his uncle John. The business gradually shrank, and as seen in the 1970s aerial photos the greenhouses at the rear of the property were removed (Map 4). By the 1980s all that remained was a single greenhouse and store at 304 Baldwin Avenue (Cornwall Community Museum 2018). In 1995, Myrna Whittaker sold the business and property to Lucie Lora Major for \$135,000.00 (OLR).

Sometime after 2006, the City of Cornwall gained ownership of the property due to back taxes being owed. The buildings were in extreme disrepair and were demolished in 2018 (Cornwall Community Museum 2018).

4.3 Archaeological Context

4.3.1 Current Conditions

The study area consists of a roughly rectangular parcel (0.45 hectares) on the east side of Baldwin Avenue (Map 5). Until recently the property was occupied by a florist shop and attached green house with two small storage buildings. The City of Cornwall demolished all the buildings on the lot in 2018 and it now sits vacant. The majority of the study area consists of flat lawn with a driveway on the south side. The north eastern portion is lightly wooded. Based on the aerial photography (Map 4), the rear of the property was formerly within the greenhouse area (Map 5).

4.3.2 Physiography

The study area lies within the Lancaster Flats Clay Plains (Map 6). The region is located in the southern part of Glengarry County, approximately 12 km back from the St. Lawrence River, where there is a lowland till plain that is buried under water-laid deposits. Only a few drumlins and ridges are exposed. The water-laid materials range from clay to fine sand. Drainage is towards the St. Lawrence River by way of the Raisin River and other rivers in the region. However, the land is so flat that the area is poorly drained. The soils are generally poorly drained and have deep black surface soils underlain by rusty, mottled subsoils (Chapman and Putnam 2007:205).

The soils of the study area consist of Mountain series soil (Map 6) that is characterized as an imperfectly drained sand-over-clay complex (Matthews and Richards 1954:51). The surficial geology indicates the study area is in deltaic deposits of sand (Map 7).

4.3.3 Previous Archaeological Assessments

Archaeological work in the region has primarily consisted of cultural resource management studies related to specific properties or development projects. Projects located within the region of the study property include Stage 1 and 2 assessments for the former Courtaulds Canada Inc. rayon mill located on part Lot 4, Concession 1 in the City of Cornwall (P272-087-2010) (The Central Archaeology Group Inc. 2009); a Stage 1 and 2 assessments for the Penn Energy South Glengarry St. Lawrence Solar Project (P025-201-2010) located on lots 40, 41, and 41A Judge's Plan 107 South Glengarry Township, United Counties of Stormont, Dundas and Glengarry

approximately 5 km north of the city limits of Cornwall (Northeastern Archaeological Associates Ltd. 2011); and Stage 1 and 2 archaeological assessment of the proposed Glendale Solar Project approximately 6 km northeast of the city limits of Cornwall, located on Part Lots 15 and 16, Concession 5, and Part Lot 16, Concession 6 Township of South Glengarry, United Counties of Stormont, Dundas and Glengarry, Ontario (P007-245-2010) (Archaeological Research Associates Ltd. 2011). Paterson Group conducted a Stage 1 Archaeological Assessment on the northwest corner of McConnell Avenue and 11th Street East on Part Lot 7, Concession 2 that recommended further archaeological assessment (P369-006-2012) (Paterson Group 2012).

4.3.4 Registered Archaeological Sites and Commemorative Plaques

A search of the Ontario Archaeological Sites Database indicated that no archaeological sites lie within 1 km of the study area. Within 3 km of the study area is the Wood House Site (BgFq-10). At this time no information is available for this site in the *Ontario Archaeological Sites Database*, but it is presumed to related to the Cornwall Community Museum that is known as the "Wood House at the waterfront." The museum's stone building was built by the Wood Family, United Empire Loyalists, Jonas and Sarah Wood, who arrived at the future site of Cornwall in 1784 (Cornwall Community Museum n.d.).

Four commemorative plaques are located within 1 km of the study area. To the south on Montreal Road on the grounds of l'Église de la Nativité de la Bienheureuse Vierge Marie is a plaque commemorating the French presence in Cornwall. To the east on Sydney Street, at the Cornwall Collegiate and Vocational school between Fourth and Fifth Streets, are two plaques commemorating the founding of the Cornwall Grammar School in 1803 by the Right Reverend John Strachan, 1778-1867. To the southeast on Sydney Street at Second Street is a plaque commemorating the United Empire Loyalists.

4.4 Archaeological Potential

The study area property exhibits no indicators for pre-contact Indigenous archaeological potential including proximity to natural resources and physiography. Potential for Pre-contact sites is based on physiographic variables that include distance from the nearest source of water, the nature of the nearest source/body of water, distinguishing features in the landscape (e.g., ridges, knolls, eskers, wetlands), the types of soils found within the area of assessment and resource availability. The study area is located over 1 km from the St. Lawrence River, is located on poorly drained soils within an area of unremarkable topography with no other known Indigenous sites nearby.

The land registry records, census records, and historic maps show that while Lot 7 was owned relatively early, but it was not occupied until at least 1856 to the south of the current study area. The subject parcel was purchased by the Whittaker Brothers in 1884 and used as a greenhouse and florist shop until the 1990s and then demolished in 2018. The footprint of the recently removed structures, as shown in Map 5, would have eliminated archaeological potential as per Section 1.3.2. The greenhouses may not have had as significant of an impact, and accordingly these portions of the property may retain archaeological potential.

Thus, the entire study area does not have potential for pre-contact Indigenous archaeological resources but portions do have potential for historical Euro-Canadian archaeological resources.

5.0 Field Methods

The study area is mostly manicured lawn with some lightly forest areas located within an urban area. Accordingly, the entire property was not suitable for ploughing as per Standard 1.a. and 1.e., Section 2.1.2 (MHSTCI 2011) and was subject to shovel testing (Map 5) (Figure 1). Shovel testing was initially planned to involve transects at 5 m high-potential intervals in areas possibly retaining archaeological context (Map 5) and judgmental testing elsewhere to confirm previous disturbances. However, testing found all areas to be deeply disturbed and testing was completed as per Section 2.1.8 with test pits placed according to professional judgment to sample all different areas across the property to confirm complete disturbance (Map 5) (Figure 2, Figure 3, Figure 4, Figure 5, Figure 6).

All test pits were at least 30 cm in diameter and excavated 5 cm into subsoil and extended to within 1 m of structures (Section 2.1.2). All soil was screened through 6 mm mesh and test pits were backfilled upon completion.

All field activity and testing areas were mapped using a BadElf Survey GPS with WAAS and DGPS enabled, paired to an iPad with ArcGIS Collector. Average accuracy at the time of survey was approximately 2 m horizontal. Study area boundaries were determined in the field using property boundaries provided by the proponent overlaid in ArcGIS Collector.

Photographs were taken during fieldwork to document the current land conditions (see Map 5 for photo locations by catalogue number) as per Standard 1.a., Section 7.8.6 (MHSTCI 2011).

The field portion was undertaken on December 4, 2020. Weather conditions were overcast with an occasional light drizzle and an average temperature of 2° Celsius. Ground conditions were excellent with no saturation or freezing and there was no snow or other ground cover to impede visual assessment as per Section 2.1. Standard 3 (MHSTCI 2011). Permission to access the property was provided by the landowner prior to the commencement of any field work; no limits were placed on this access.

6.0 Record of Finds

Photograph record, maps, and daily field notes (including sketch maps drawn in the field) are listed in Appendix A to C.

Despite having archaeological potential, no intact culturally significant archaeological remains, artifacts, or cultural soil profiles were encountered during the Stage 2 investigations of the study area. The study area has been subjected to continuous use from the late 1800s to the 21st century including the recent demolition of the afore-mentioned structures. Large portions of the property were disturbed by the building and greenhouse footprints visible on aerial photography, and the remainder of the property has likewise seen deep and pervasive disturbances from ongoing use.

Across the study area, soil horizons overlying subsoil are a mix of various modern deposits ranging from rubble from the former business and greenhouses (including plastics, wire nails, pane glass and brick) to fill with asphalt, modern machine-made soda bottles, plastics, and limestone granular. No intact historical or pre-contact soil horizons were noted.

7.0 Conclusion and Recommendations

Paterson Group, on behalf of J. F. Markell Homes, undertook a Stage 1 archaeological assessment of the study area located at 304 Baldwin Avenue, Part 1 of Registered Plan 52R-9000 on Part Lot 7 Concession 1, City of Cornwall, County of Stormont, Ontario (Map 1). Markell is planning to develop the property for residential use (Map 2). This archaeological assessment was required by the City of Cornwall as part of the Draft Plan of Subdivision application process under the Planning Act.

The Stage 1 assessment included a review of the updated Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) archaeological site databases, a review of relevant environmental, historical and archaeological literature, and primary historical research.

This Stage 1 background assessment found that based on criteria outlined in the MHSTCI *Standards and Guidelines for Consultant Archaeologists* (Section 1.3, 2011), the study area did not have potential for pre-contact Indigenous sites, however it retained areas of archaeological potential for historical Euro-Canadian archaeological resources. The subject parcel was purchased by the Whittaker Brothers in 1884 and continuously used as a greenhouse and florist shop, reduced in size until the 1990s with the last vestiges demolished in 2018. While the recently removed building footprints and driveway have eliminated archaeological potential as per Section 1.3.2 (MHSTCI 2011), some portions of the property were believed to have a higher likelihood of retaining archaeological potential as seen in Map 5. Accordingly, Stage 2 assessment was required.

Initially the Stage 2 archaeological assessment was to involve subsurface testing using test pits at 5 m intervals in areas with a possibility of retaining potential and judgmental testing to confirm disturbances elsewhere. However, upon commencing testing, disturbances were noted across the property and the study area was testing using judgmental test pits to confirm disturbances (Map 5). The field portion was undertaken on December 4, 2020. Weather conditions were overcast with an occasional light drizzle and an average temperature of 2° Celsius. Permission to access the property was provided by the landowner. Nothing of archaeological significance was found through the field assessment.

Based on the results of this investigation it is recommended:

1. No further archaeological study is required in the study area, as shown on Map 1.

8.0 Advice on Compliance with Legislation

- a. This report is submitted to the *Minister of Tourism and Culture* as a condition of licencing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- b. It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licenced archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest , and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
- c. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licenced consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
- d. The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

9.0 Closure

Paterson has prepared this report in a manner consistent with the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made. The sampling strategies incorporated in this study comply with those identified in the Ministry of Heritage, Sport, Tourism and Culture Industries' *Standards and Guidelines for Consultant Archaeologists* (2011) however; archaeological assessments may fail to identify all archaeological resources.

The present report applies only to the project described in the document. Use of this report for purposes other than those described herein or by person(s) other than J. F. Markell Homes or their agent(s) is not authorized without review by this firm for the applicability of our recommendations to the altered use of the report.

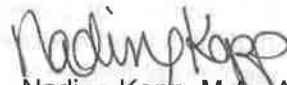
This report is pending Ministry approval.

We trust that this report meets your current needs. If you have any questions or we may be of further assistance, please contact the undersigned.

Paterson Group Inc.



Ben Mortimer, M.A., A.P.A.
Senior Archaeologist



Nadine Kopp, M.A., A.P.A.
Project Archaeologist

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11.0 Images



Figure 1: Overview of site from Baldwin Ave (PA1219-D01).



Figure 2: Testing in wooded area near NE perimeter (PA1219-D07).



Figure 3: Typical test pit in eastern area (PA1219-D09).



Figure 4: Testing in former greenhouse area (PA1219-D10).



Figure 5: Typical test pit east of driveway (PA1219-D14).

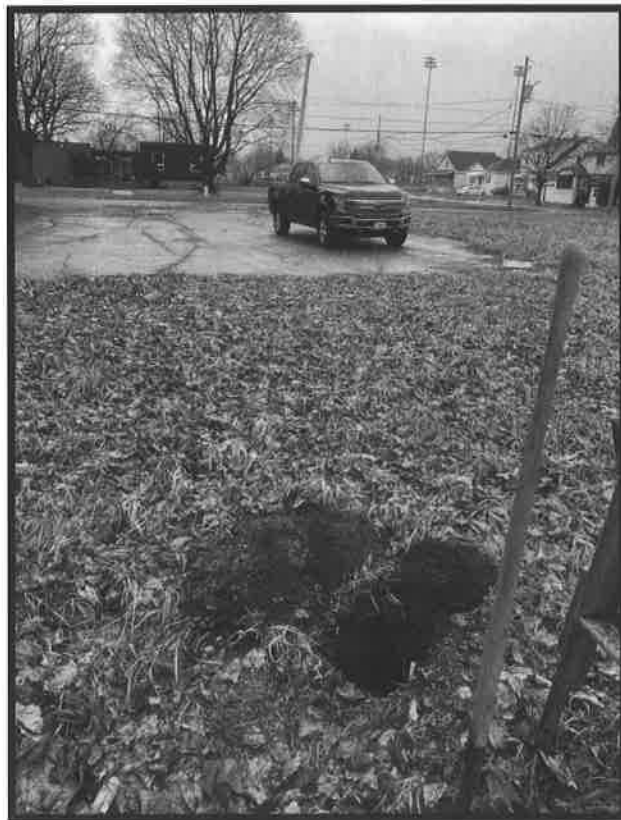
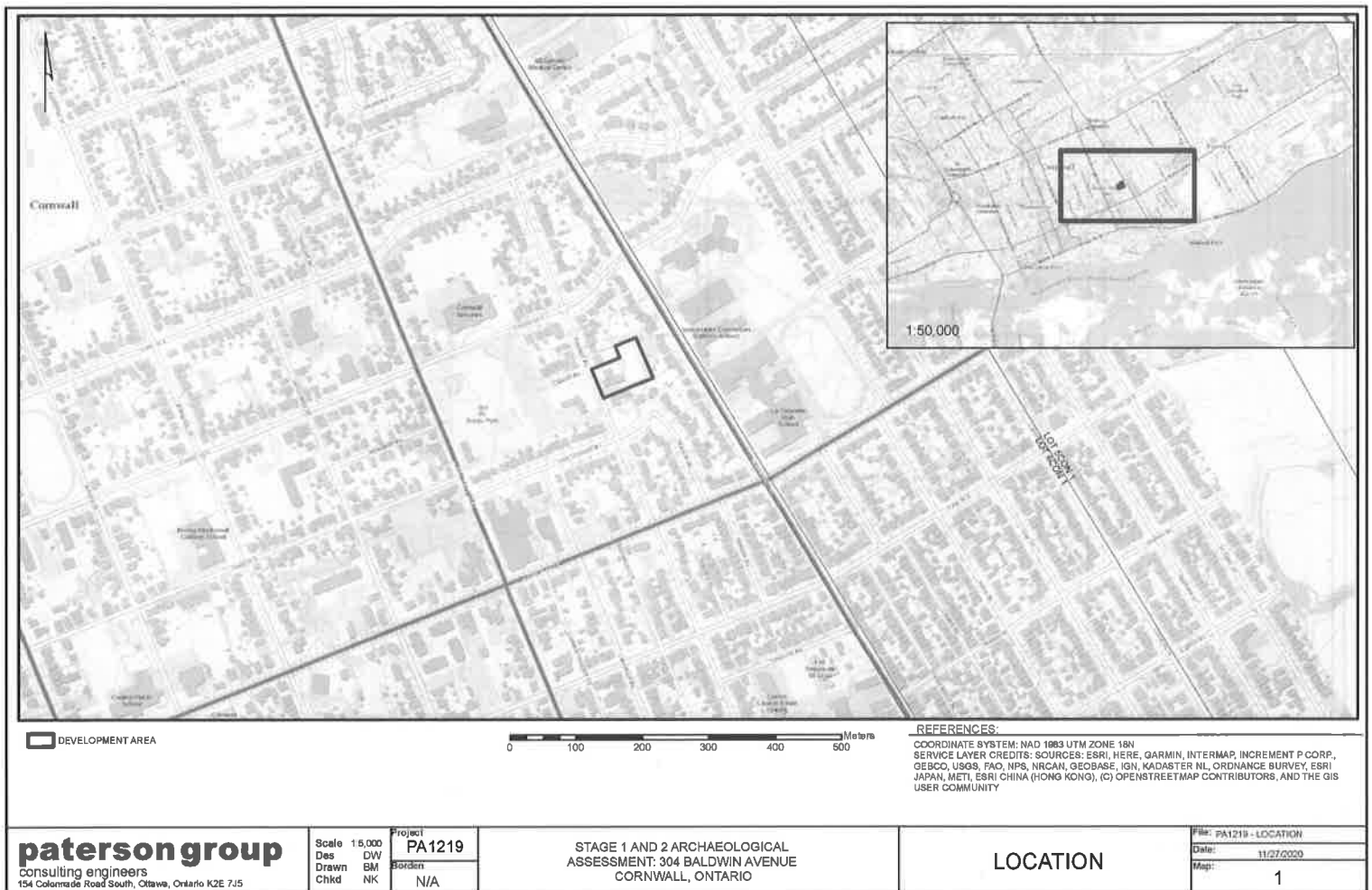
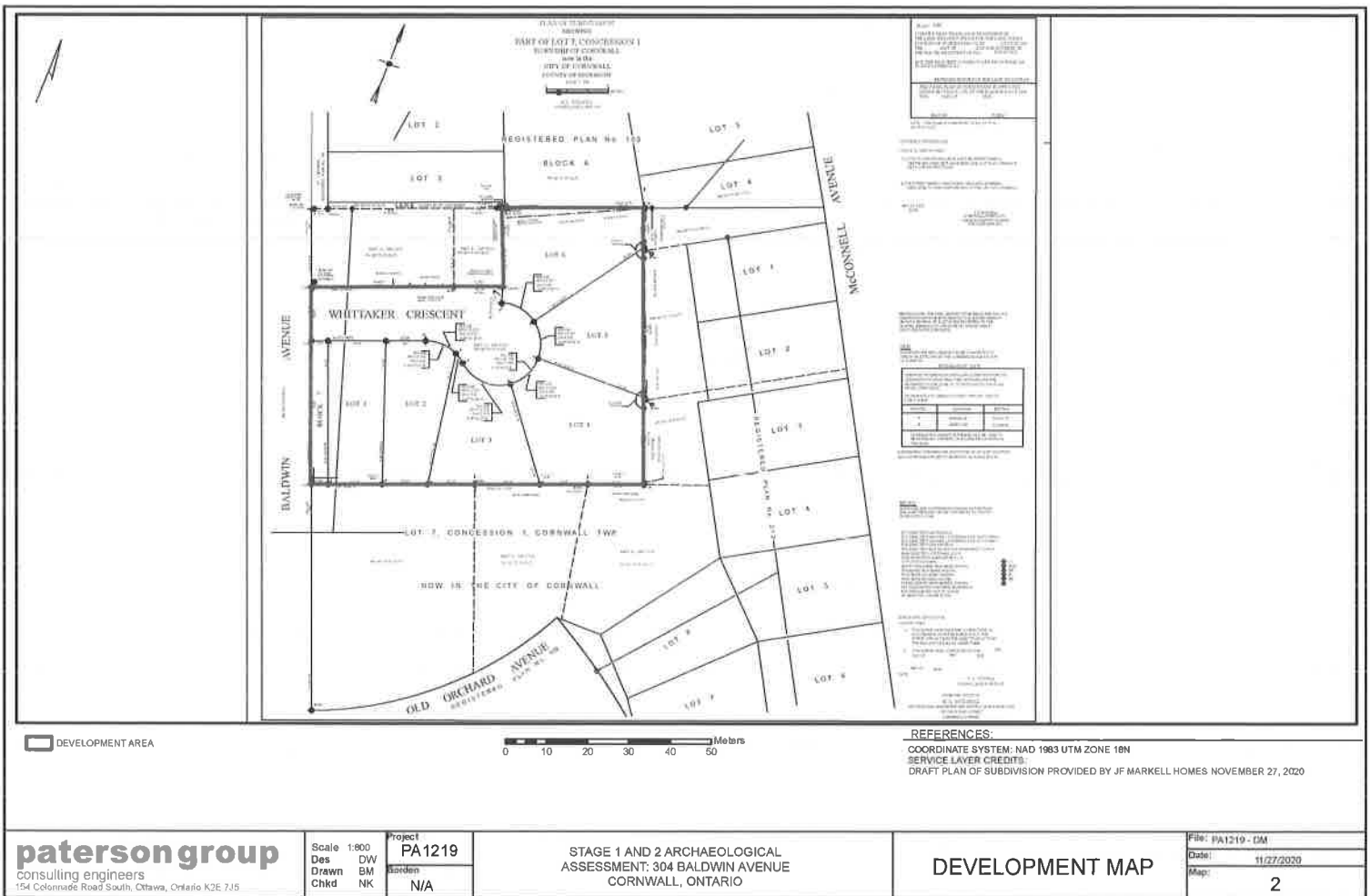
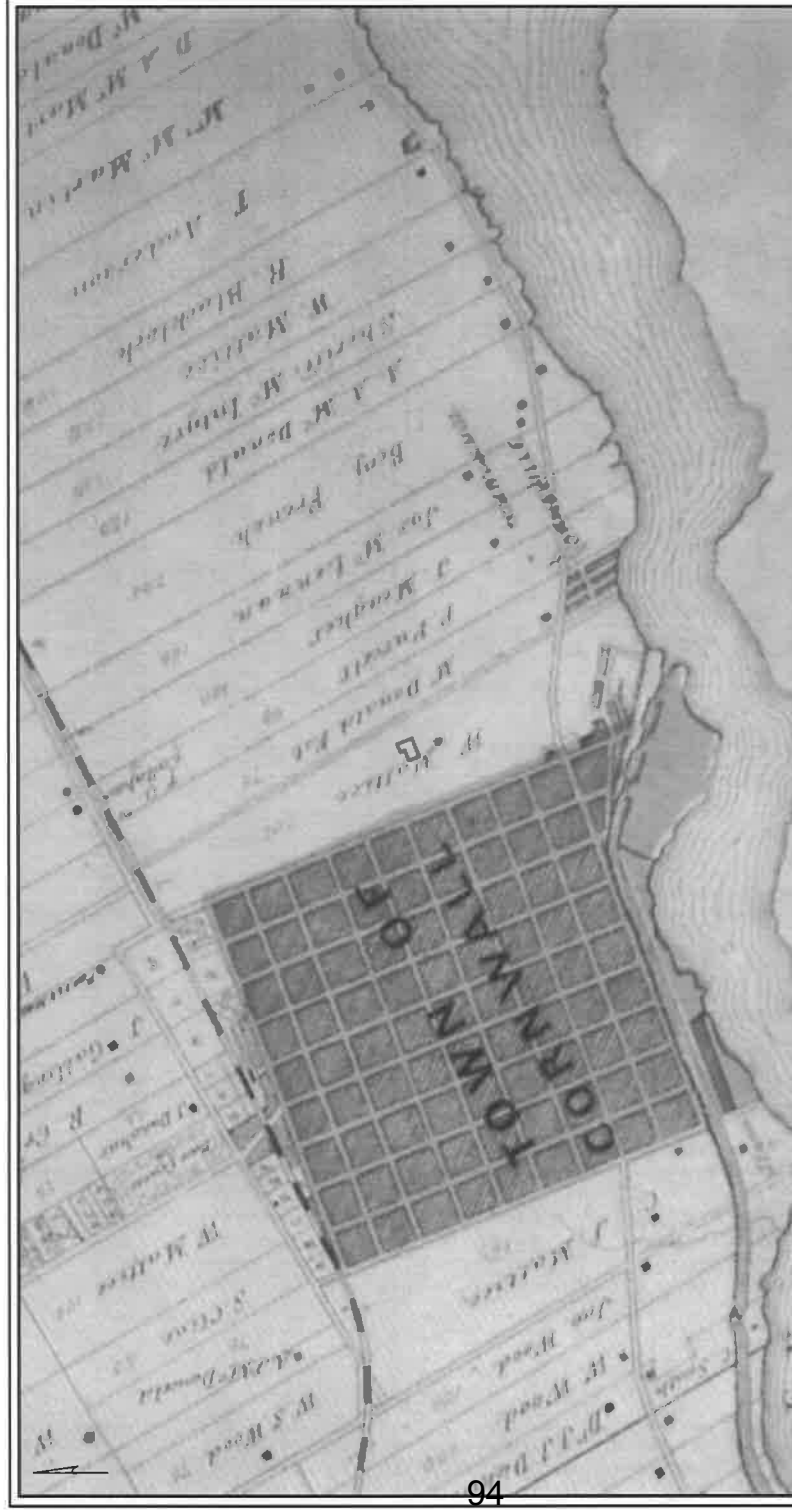


Figure 6: Testing east of extant driveway (PA1219-D15).

12.0 Maps







DEVELOPMENT AREA

A vertical scale bar labeled "Meters" with markings at 0, 310, 620, 930, 1,240, and 1,550.

COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N
SERVICE LAYER CREDITS: H. BELDEN AND CO. 1879 ILLUSTRATED HISTORICAL ATLAS OF THE
COUNTIES OF STORMONT, DUNDAS AND GLENGARRY, QNT. TORONTO

REFERENCES:

pateron group
consulting engineers
154 Colchester Road, Suite 100, Oakville, Ontario L6M 7H8

Scale	115,000	Project	PA1219
Des	DW	Designer	N/A
Drawn	BM		
Chkd	NK		

STAGE 1 AND 2 ARCHAEOLOGICAL
ASSESSMENT: 304 BALDWIN AVENUE
CORNWALL, ONTARIO

HISTORICAL

File:	PA1219 - HISTORIC
Date:	11/27/2020
Map:	3



DEVELOPMENT AREA

0 20 40 60 80 100 Meters

REFERENCES:

COORDINATE SYSTEM: NAD 1983 UTM ZONE 18N
 SERVICE LAYER CREDITS: AERIAL IMAGERY FROM CORNWALL.CITY.MAPS.ARCGIS.COM/
 1821 - A 1080-073
 1857 = 1096-312-308
 1972 = 72363-68
 1977 = 77090-193

paterson group
 consulting engineers
 154 Colonnade Road South, Ottawa, Ontario K2E 7J5

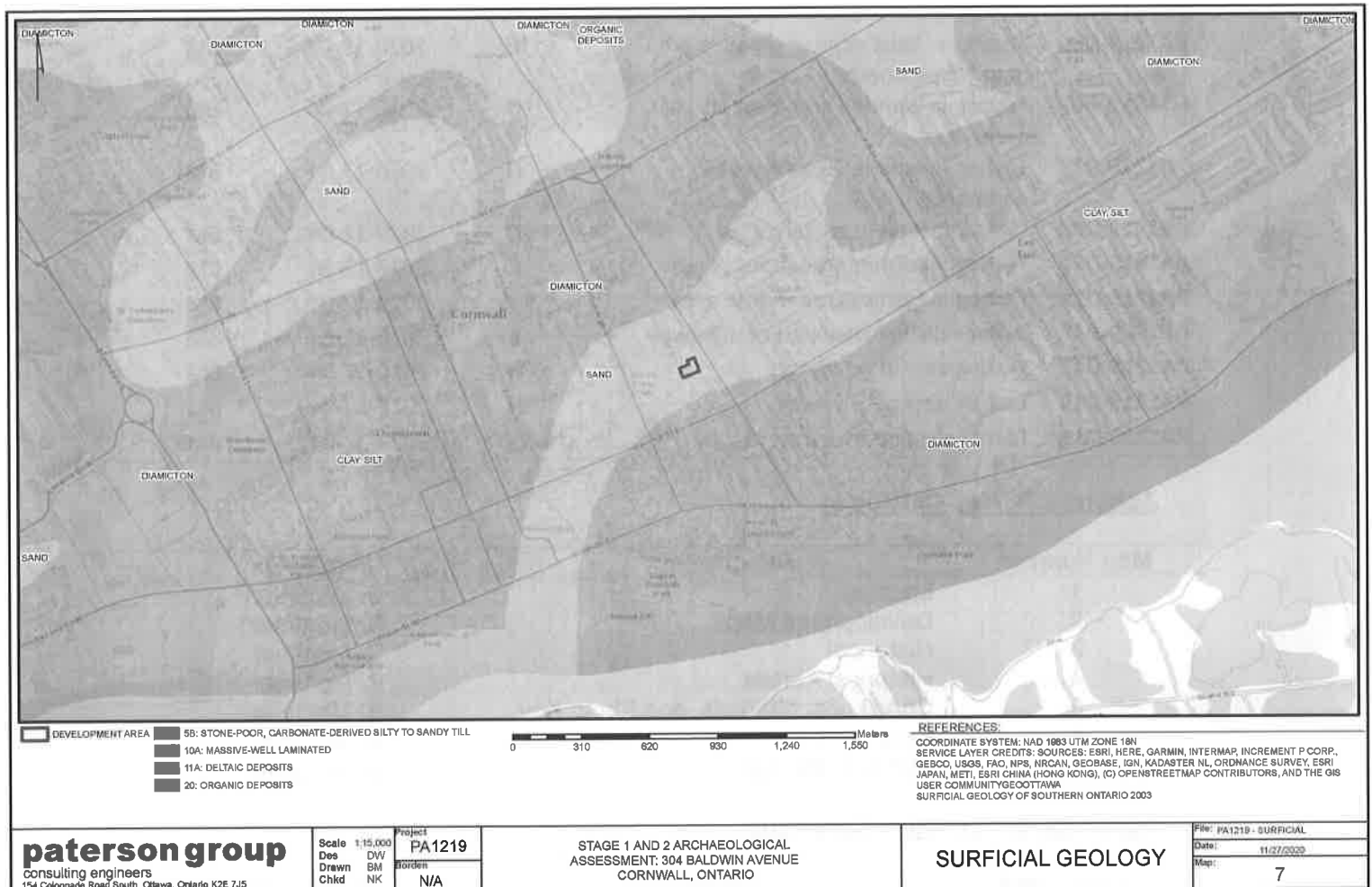
Scale	1:1,500	Project	PA1219
Des	DW		
Drawn	BM		
Chkd	NK		
		System	N/A

STAGE 1 AND 2 ARCHAEOLOGICAL
 ASSESSMENT: 304 BALDWIN AVENUE
 CORNWALL, ONTARIO

HISTORIC AERIALS

File:	PA1219 - AERIAL
Date:	12/1/2020
Map:	4





Appendix A: Photo Catalogue

Name	Description	Direction	Date	Photographer
PA1219-D01	Overview of site from Baldwin Ave	E	2020-12-04	BM
PA1219-D02	Testing in small area north of former structure	SE	2020-12-04	BM
PA1219-D03	Overview looking towards driveway	S	2020-12-04	BM
PA1219-D04	Surface debris with asphalt and ceramic sewer tile	NE	2020-12-04	BM
PA1219-D05	Overview looking towards Baldwin Ave	W	2020-12-04	BM
PA1219-D06	Testing at west edge of wooded area near NE perimeter	NE	2020-12-04	BM
PA1219-D07	Testing in wooded area near NE perimeter	N	2020-12-04	BM
PA1219-D08	Testing in wooded area near NE perimeter	N	2020-12-04	BM
PA1219-D09	Typical test pit in eastern area	N	2020-12-04	BM
PA1219-D10	Testing in former greenhouse area	SE	2020-12-04	BM
PA1219-D11	Testing in former greenhouse area	NW	2020-12-04	BM
PA1219-D12	Surface disturbance east of driveway	E	2020-12-04	BM
PA1219-D13	Testing east of driveway	W	2020-12-04	BM
PA1219-D14	Test pit east of driveway	N	2020-12-04	BM
PA1219-D15	Testing east of driveway	NW	2020-12-04	BM

Appendix B: Map Catalogue

Map Number	Description	Created By
1	Location	B. Mortimer
2	Development Map	B. Mortimer
3	Historical	B. Mortimer
4	Historical Aerials	B. Mortimer
5	Conditions, Methods, and Photo Key	B. Mortimer
6	Soils	B. Mortimer
7	Surficial Geology	B. Mortimer

Appendix C: Document Catalogue

Document	Description	Created By
PA1219-FNotes.PDF	Field Notes exported from OneNote	B. Mortimer

patersongroup

Geotechnical
Engineering

Environmental
Engineering

Hydrogeology

Geological
Engineering

Materials Testing

Building Science

Archaeological
Studies

Phase I Environmental Site Assessment

304 Baldwin Avenue
Cornwall, Ontario

Prepared For

J.F. Markell Homes Limited

Paterson Group Inc.

Consulting Engineers
154 Colonnade Road South
Ottawa (Nepean), Ontario
Canada K2E 7J5

Tel: (613) 226-7381

Fax: (613) 226-6344

www.patersongroup.ca

February 16, 2020

Report: PE5117-1

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
2.0 PHASE I PROPERTY INFORMATION.....	2
3.0 SCOPE OF INVESTIGATION	3
4.0 RECORDS REVIEW	4
4.1 General.....	4
4.2 Environmental Source Information	4
5.0 INTERVIEWS	9
6.0 SITE RECONNAISSANCE.....	9
6.1 General Requirements.....	9
6.2 Specific Observations at Phase I Property	9
7.0 REVIEW AND EVALUATION OF INFORMATION	11
7.1 Land Use History	11
7.2 Conceptual Site Model.....	12
8.0 CONCLUSION	13
9.0 STATEMENT OF LIMITATIONS	14
10.0 REFERENCES	16

List of Figures

Figure 1 - Key Plan

Figure 2 - Topographic Map

Drawing PE5117-1 - Site Plan

Drawing PE5117-2 - Surrounding Land Use Plan

List of Appendices

Appendix 1 Aerial Photographs
Site Photographs

Appendix 2 MECP Freedom of Information Search Request
MECP Water Well Records
TSSA Correspondence
ERIS Report

Appendix 3 Qualifications of Assessors

EXECUTIVE SUMMARY

Assessment

A Phase I – Environmental Site Assessment was carried out for 304 Baldwin Avenue, in Cornwall, Ontario. The purpose of this environmental assessment was to research the past and current use of the subject site and adjacent properties and identify any environmental concerns with the potential to impact the subject property.

Based on a review of historical sources, the Phase I Property was initially developed with a flower shop which operated until circa 1980, when it was used for commercial and residential purposes. The surrounding lands have consisted of residential dwellings, institutional buildings, and commercial uses. Six (6) PCAs were identified through the ERIS Database report and are a result of five (5) waste generators and their associated waste classes as well as a furnace oil spill record. Based on their separation distances and cross or down gradient orientation with respect to the subject site, the identified PCAs do not result in APECs for the Phase I Property.

Following the historical review, a site visit was conducted. The Phase I Property is currently vacant. No environmental concerns were identified regarding the current use of the subject property.

The surrounding land use consisted primarily of residential dwellings, a large sports field, and some institutional buildings. No PCAs were identified with respect to the surrounding land use.

Based on the findings of the Phase I-ESA, it is our opinion that **a Phase II-ESA is not required for the Phase I Property**. Please note that responses to agency search requests received after the issuance of the report could affect our conclusion.

J.F. Markell Homes
37 Cumberland Street
Cornwall, ON K6J 4G8

March 9, 2021

Re.: Natural Heritage Assessment – 304 Baldwin Street, Cornwall

Dear Mr. Markell:

Bowfin Environmental Consulting Inc. (Bowfin) was retained by Markell Homes to prepare a Natural Heritage Assessment for 304 Baldwin Street, in Cornwall. The property is situated in part of Lot 7, Concession 1, in the City of Cornwall. It is roughly 0.4 ha in size and was previously used as a retail site. All building structures were removed in 2018 but the paved parking lot remains. It is understood that Markell Homes would like to develop the site into residential units and that the site is fully serviced. The original field work undertaken on this site in 2019, focused primarily on the identification of the trees. This has now been supplemented with a search of the available background data on potential for natural heritage features and visits in 2020 to confirm the presence/absence of potential habitat for species at risk (SAR) or other natural heritage features.

The tree inventory was completed by Cody Fontaine who has his Fisheries and Wildlife advanced diploma and has 10 years experience completing field work. Mr. Fontaine is also a certified Butternut Health Assessor (#723). This data was utilised by Michelle Lavictoire to prepare the following letter report. Ms. Lavictoire has a Master of Science in Natural Resource Sciences and over 24 years of experience in completing natural environment assessments. In the paragraphs below, we have outlined the background and project description, field methodology and findings and recommendations.

METHODOLOGY

Background Review

A review of available information from on-line sources (Natural Heritage Information Centre Database, iNaturalist, Atlas of Breeding Birds of Ontario, Land Information Ontario, Department of Fisheries and Oceans Species at Risk Mapping, and the City's Official Plan and Schedules) was performed.

Vegetation and Tree Inventory

A quick description of the vegetation was completed to provide information on the suitability of the area to provide natural heritage functions. Detailed information was collected on the trees:

- Their location (GPS coordinates, NAD83);
- Identified to species for native specimens;
- Diameter at breast height (DBH);
- Presence/absence of cavities; and
- Health.

Nomenclature used in this report follows the Southern Ontario Plant List (Bradley, 2007) for both common and scientific names which are based on Newmaster *et al.* (1998). Authorities for scientific names are given in Newmaster *et al.* (1998).

RESULTS

Background Review

A review of the City of Cornwall's Official Plan (OP) found that there are no identified natural heritage features in or within 120 m of the site (Figure 2).

Table 1: Summary of Available Background Information on the Identified Natural Features

Natural Heritage Feature	Present within Area to be Developed	Present within 120 m of Area to be Developed	Additional Notes
Provincially Significant Wetlands (PSW)	No		Nearest is Summerstown Swamp roughly 2 km to the north
Areas of Natural and Scientific Interest (ANSIs)	No		None
Habitats or species designated by ESA (Provincial)	No documented occurrences		Potential is discussed below

Natural Heritage Feature	Present within Area to be Developed	Present within 120 m of Area to be Developed	Additional Notes
Significant Woodlands	No		Wooded areas are identified 0.7 km to the east and southwest
Significant Valleylands	No		None
Significant Wildlife Habitat (SWH)	No		None
Fish Habitat	No		St. Lawrence River is about 1.0 km to the south

Sources of background information: OP (City of Cornwall), Google Satellite Imaging, Make-a-Map

Figure 1: Location of Site

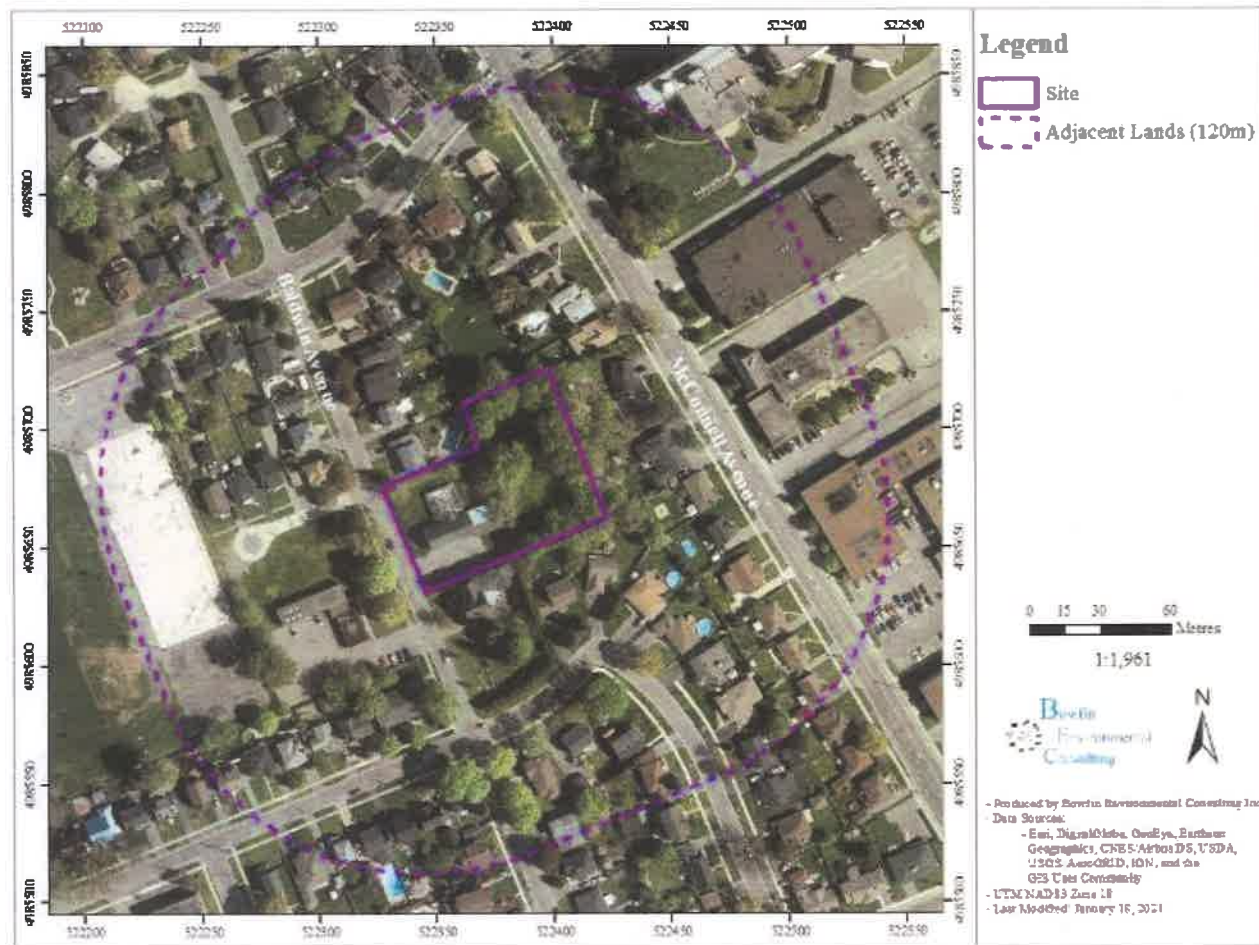
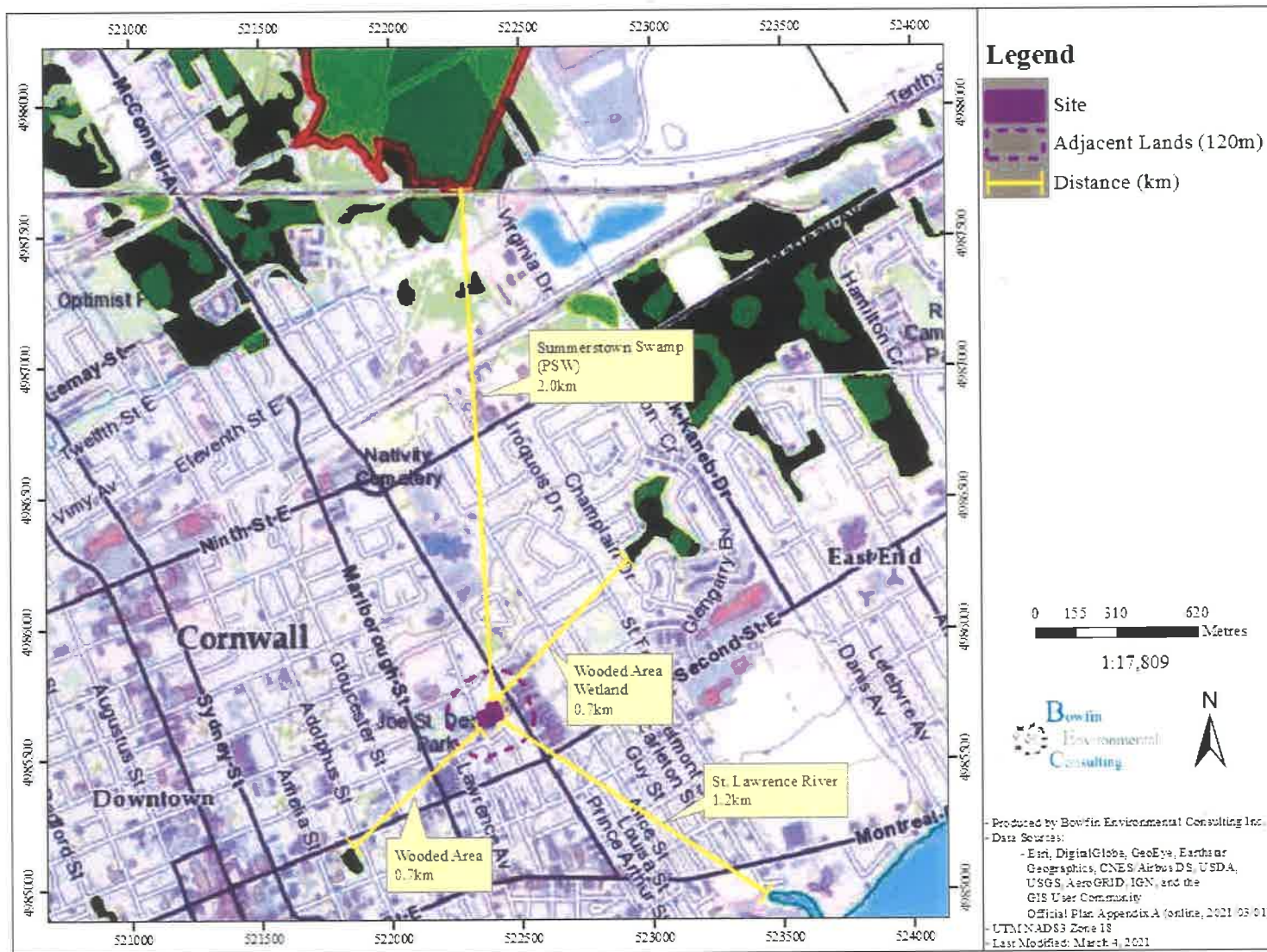


Figure 2: Official Plan Schedule (online)



Site Investigations

The site visit undertaken on October 22, 2019 by Cody Fontaine. The weather conditions consisted of overcast skies, light air with an air temperature of 9°C. The potential for additional natural functions was reviewed on January 15, 2021. The weather conditions consisted of clear skies, with an air temperature of -4°C.

Vegetation Communities and Tree Inventory Results

The property consisted of mowed areas, fence rows, and groupings of trees. The parking lot from the previous use remains and was paved. The site was flat and was surrounded by residential and office buildings. The following were not present on site:

- Surface water features (i.e. wetlands or watercourses)
- Steep slopes (i.e. valleys or escarpments)
- Valued woodlots
- Greenspace linkages
- Rare communities or unique ecological features
- Butternuts



Photo 1: Looking west towards Baldwin Avenue at the cedar hedge
(October 22, 2019)



Photo 2: Looking east along the south fence row (October 22, 2019)



Photo 3: Looking at the treed areas on the north side (October 22, 2019)



Photo 4: Looking northwest at the white birch trees (October 22, 2019)

The majority of the trees were located along the perimeter (fence line). There were a total of 87 identified of which 59 individuals were at least 10 cm in diameter (Figure 4). The most common species were: Manitoba maple, sugar maple, Norway maple and eastern white cedar. Other species encountered were: silver maple, red maple, bur oak, red pine, white birch and green ash (Table 1). Apart from a few dead or individuals in poor conditions, the trees were healthy (Table 2). Of the trees inventoried, four had cavities: one Norway maple and three maples. The Norway maple had a diameter of 35 cm, but the three other maples were over 50 cm. This size is potentially important to note. These larger trees are depicted on Figure 5 and are discussed under the species at risk paragraphs below.

Table 2: Summary of Individual Trees On-site

Species	Count	Size Range (DBH in cm)	No. Live	No. Unhealthy	No. Dead
Bur Oak	1	<1	1	0	0
Eastern White Cedar	(hedge)	2-21	All	0	0
Green Ash	4	6-26	2	0	2
Manitoba Maple	45	2-82	39	6	0
Norway Maple	18	1-38	18	0	0
Red Maple	1	33	1	0	0
Red Pine	1	29	0	1	0
Silver Maple	4	7-150	4	0	0

Species	Count	Size Range (DBH in cm)	No. Live	No. Unhealthy	No. Dead
Sugar Maple	9	1-43	8	1	0
Unknown Maple	1	8	0	1	0
White Birch	2	25-27	2	0	0
Total	87 (plus cedars)	n/a	76	9	2

Figure 3: Individual Trees

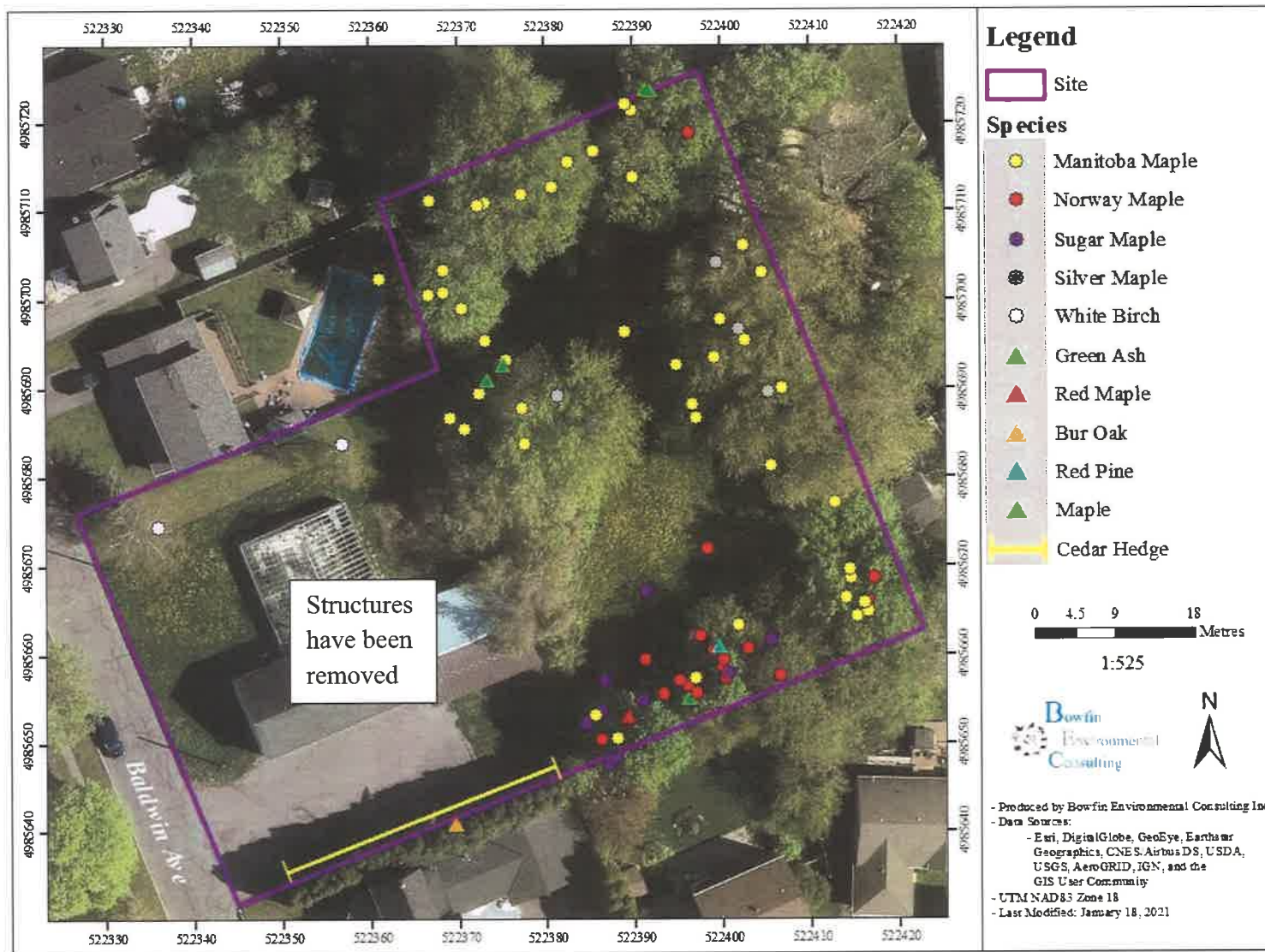
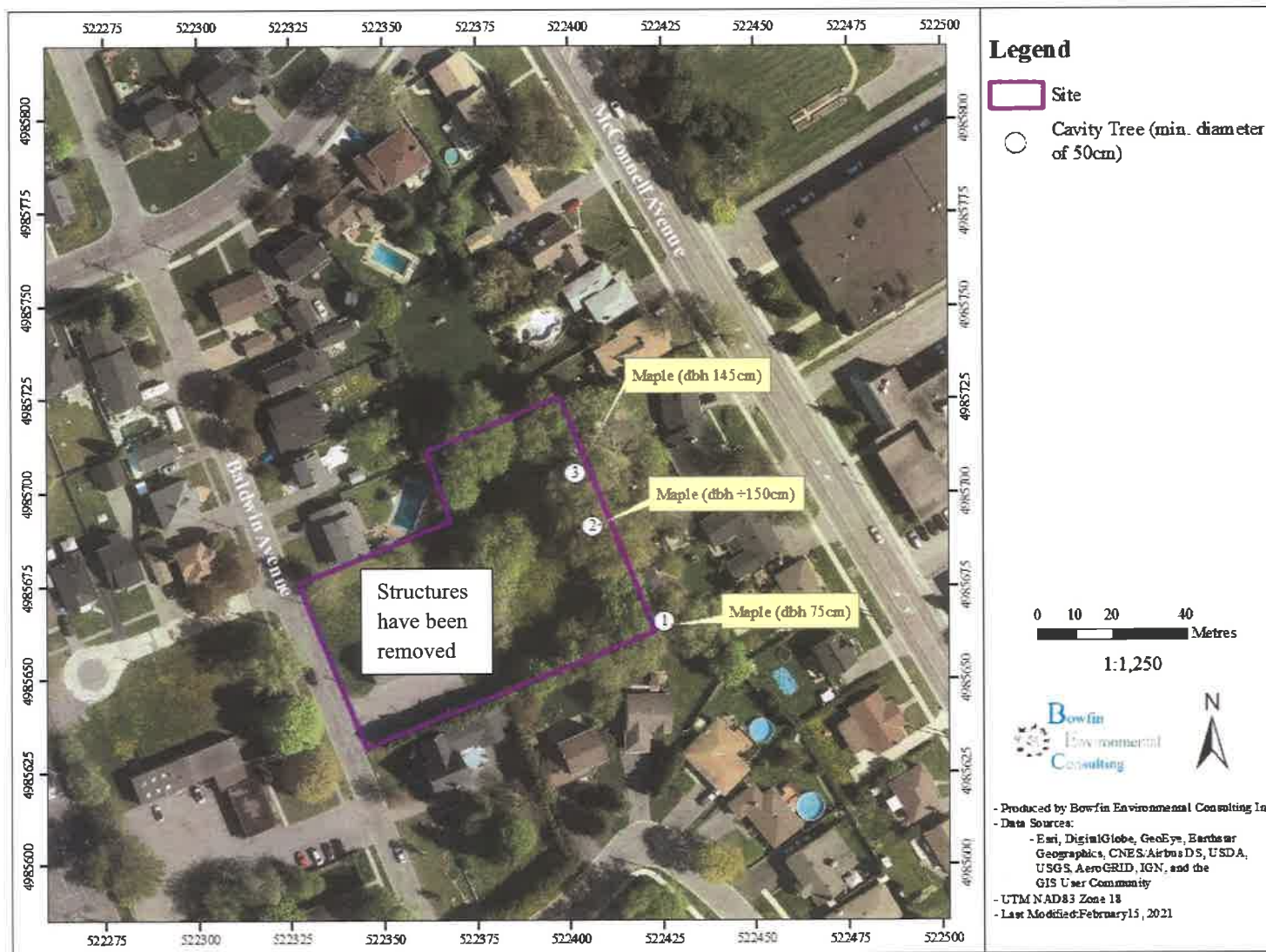


Figure 4: Location of Large Trees with Cavities



POTENTIAL FOR SIGNIFICANT NATURAL FEATURES

Following the site investigations there were no changes to the initial findings of the background review. To clarify, there are **no significant** (provincially or locally) wetlands, woodlands, valleylands, significant wildlife habitat, ANSIs or fish habitat in or within 120 m of the site. The potential to provide habitat for the species at risk typically found in the area is further reviewed here.

Endangered and Threatened Species at Risk (SAR) are protected under provincial *Endangered Species Act*. The NHIC database provides information available to the public on those SAR documented as occurring within the general area. It should be noted that not all information for all species is available to the public. Furthermore, the absence of a recording does not necessarily indicate that the species is absent from the area. The purpose of the NHIC database is to serve as a guide to help determine the potential species which may occur within the project area. The background review also included looking at the list of birds observed as part of the Atlas of Breeding Birds of Ontario (18WQ28) and any endangered or threatened species listed on these lists were considered as potentially occurring within the study areas. Added to this list were species that based on personal experience, often occur within the general area.

The final list included twelve species: one reptile (Blanding's turtle), six birds (eastern whip-poor-will, chimney swift, bank swallow, barn swallow, bobolink, and eastern meadowlark), 4 mammals (all bats – little brown myotis, northern myotis, eastern small-footed myotis and tri-colored bat), and 1 plant (butternut) (Table 3).

A review of these species and their habitat requirements, and protection levels finds that the only likely species are: chimney swift, barn swallow, little brown myotis and butternuts. The field investigations confirmed the lack of butternuts and found that there were no potential nesting areas for barn swallows (on-site; potential exists in nearby houses). This leaves only chimney swift (a bird) and potential for little brown bats to be discussed below.

Chimney Swift (*Chaetura pelagica*)

The chimney swift can often be found in developed areas and prefers to utilize structures such as large (>50 cm diameter) trees or man-made structures such as chimneys for its nesting habitat (COSEWIC, 2007). The use of large trees is now considered a rare event and the documented occurrences have all be in trees that were <1 km from a waterbody (large enough to be shown on 1:50,000 topographical maps) (COSEWIC, 2007).

Category 1 chimney swift habitat is the nesting structure (tree or chimney) and 90 m surrounding the structure (COSEWIC, 2007). There are no chimney's on-site. There are the three larger cavity trees as shown on Figure 5 and the site is just over 1 km from the St. Lawrence River.

Chimney swifts have been documented along Baldwin Avenue. For this reason, it is recommended that the three trees identified on Figure 5 be inspected for use during the breeding bird season. Chimney swifts are an active and noisy species that is easily observed when present.

Discussion on Bats

While there are four bat species listed, only little brown myotis is considered as potentially breeding in the area as the others all need natural habitat that is not present. The little brown myotis is one of the few bat species that can use anthropogenic structures as maternity sites. Potential suitable structures can include buildings, bridges, barns, and bat boxes. The little brown myotis can also use tall, large cavity trees that are in the early to mid-stages of decay as maternity roosts, as well as loose/raised tree bark, and/or crevices in cliffs (ECCC, 2018). This bat species occurs in higher densities in mature deciduous and/or mixed forests due to increased opportunities for large snags. However it does not exclusively require mature forest stands in order to find appropriate maternity roosts (COSEWIC, 2013a). There were several houses near the subject lands, however, these will not be impacted by the potential project. There remains potential for bats to use the cavity trees or other larger diameter trees (>10 cm) for day-roosting or as maternity trees. MECP now has avoidance guidelines that can be applied to this site to prevent potential for contravening the *Endangered Species Act* for this species. This is listed further below.

Table 3: List of Potential Species at Risk in the General Area

Common Name	Scientific Name	Preferred Habitat	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Reference
REPTILES						
Blanding's Turtle	<i>Emydoidea blandingii</i>	Shallow water, large marshes, shallow lakes or similar such water bodies.	S3	THR	THR	COSEWIC, 2016
BIRDS						
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	Rock or sand barrens with scattered trees, savannahs, old burns or other disturbed sites in a state of early to mid-forest succession, or open conifer plantations.	S4B	THR	THR	COSEWIC, 2009
Chimney Swift	<i>Chaetura pelagica</i>	Cities, towns, villages, rural, and wooded areas.	S4B, S4N	THR	THR	COSEWIC, 2007
Bank Swallow	<i>Riparia riparia</i>	Variety of forest types, most common in wet, mixed deciduous-coniferous forest with a well-developed shrub layer. It is often found in shrub marshes, red maple stands, cedar stands, conifer swamps dominated by black spruce and larch and riparian woodlands along rivers and lakes. It is also associated with ravines and steep brushy slopes near these habitats.	S4B	THR	THR	COSEWIC, 2013b
Barn Swallow	<i>Hirundo rustica</i>	Open or semi-open lands: farms, field, marshes.	S4B	THR	THR	COSEWIC, 2011a; Peterson, 1980
Bobolink	<i>Dolichonyx oryzivorus</i>	Primarily in forage crops, and grassland habitat.	S4B	THR	THR	COSEWIC, 2010

Common Name	Scientific Name	Preferred Habitat	SRank	ESA Reg. 230/08 SARO List Status	SARA Schedule 1 List of Wildlife SAR Status	Reference
Eastern Meadowlark	<i>Sturnella magna</i>	Fields, meadows and prairies.	S4B	THR	THR	COSEWIC, 2011b; Peterson 1980
MAMMALS						
Little Brown Myotis	<i>Myotis lucifugus</i>	Buildings, attics, roof crevices and loose bark on trees or under bridges. Always roost near waterbodies.	S4	END	END	Eder, 2002
Northern Myotis	<i>Myotis septentrionalis</i>	Older (late successional or primary forests) with large interior habitat.	S3	END	END	COSEWIC, 2013a; Menzel et al. 2002, Broders et al. 2006, SWH 6E Ecoregion Criterion Schedule
Eastern Small-footed Myotis	<i>Myotis leibii</i>	Found within deciduous or coniferous forests in hilly areas.	S2S3	END	none	Eder, 2002
Tri-colored Bat	<i>Perimyotis subflavus</i>	Prefers shrub habitat or open woodland near water.	S3?	END	END	Eder, 2002
PLANTS						
Butternut	<i>Juglans cinerea</i>	Variety of sites, grows best on well-drained fertile soils in shallow valleys and on gradual slopes	S2?	END	END	COSEWIC, 2003

Status updated April 1, 2019

SRANK DEFINITIONS

S2 Imperiled, imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.

S3 Vulnerable, Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S#S# Range Rank, A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

? Inexact Numeric Rank—Denotes inexact numeric rank

S#B Breeding

S#N Non-Breeding

SARO STATUS DEFINITIONS

END Endangered: A species facing imminent extinction or extirpation in Ontario which is a candidate for regulation under Ontario's ESA.

THR Threatened: A species that is at risk of becoming endangered in Ontario if limiting factors are not reversed.

SARA STATUS DEFINITIONS

END Endangered, a wildlife species facing imminent extirpation or extinction.

THR Threatened, a wildlife species that is likely to become endangered if nothing is done to reverse the factors leading to its extirpation or extinction.

RECOMMENDED AVOIDANCE AND MITIGATION MEASURES

As discussed above, this site offers very little in terms of potential for natural heritage functions. There remains a small potential for chimney swifts which will be investigated and a potential for use of the trees by little brown myotis (bat). Barn swallows could be present in the adjacent buildings but there is no suitable habitat on-site. Below is a list of recommended avoidance and mitigation measures; beginning with general measures that apply to all SAR and followed by measures more species to chimney swift and bats. A list of avoidance and mitigation measures and/or best management practices for wildlife in general is also included.

General Species at Risk Measures:

- Endangered and Threatened species are protected and cannot be harmed, harassed or killed and in some cases their habitats are also protected. These individuals will only be handled by qualified person and only if the individual is in imminent threat of harm. An authorization under the ESA 2007 would be required to handle individuals that are not in imminent threat of harm.
- If a SAR enters the work area during the construction period, any work that may harm the individual is to stop immediately and the supervisor will be contacted. No work will continue until the individual has left the area.
- Should an individual be harmed or killed then work will stop and the Ministry of Environment, Conservation and Parks (MECP) will be contacted immediately.

List of Measures for Chimney Swift

- Leave the three larger (>50 cm diameter) trees identified on Figure 5 until they can be inspected during the breeding bird season. Note that the removal of branches that are dead and may cause damage to the neighbour's can be removed prior to April 1.
- The monitoring of these larger specimens during the breeding bird period will confirm the presence / absence of Chimney Swifts nests in those trees. It will also determine if there are Chimney Swifts nesting in the nearby building (within 90 m) from the Site. Until that time, it will be assumed that there is a potential for Chimney Swifts and these additional mitigation measures implemented. If the survey finds that there are none, then these measures can be removed.
 - Educate workers to inform them that Chimney Swifts nests are protected and cannot be removed.
 - Work that might cause noise, vibration or light disturbances to the birds nesting in the adjacent chimney during their nesting period (June 4-August 25 – dates for Ottawa on the Bird Studies Canada website for this species) should be avoided. When uncertain, the work could be monitored by a biologist to look for signs of disturbances.
- Providing education to works to increase their awareness of what is protected will help minimize accidental harm to SAR (and other species).

- No impacts to federal SAR bird nests, or their eggs is permitted under the federal *Species at Risk Act*. If a federally listed bird species at risk nest is encountered, then work must stop, and the Environment Canada must be notified immediately for guidance.
- No impacts to provincial SAR bird nests or their eggs is permitted under the provincial *Endangered Species Act*. If a provincially listed bird species at risk is encountered, then work must stop and the Ministry of Environment, Conservation and Parks (MECP) contacted.
- Should a nest be discovered, stop all work that may disturb the birds (i.e. that cause the adults to fly off the nest) and contact a biologist or MECP or Environment Canada, as appropriate for the species.

List of Measures for Bats

- Educate contractors by informing them that most bats in Ontario are protected.
- When possible, remove trees that are >10 cm between October 1 and March 30. If this is not possible, conduct exit survey prior to cutting them down.

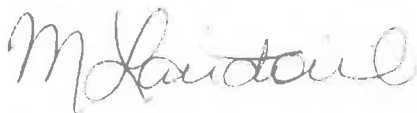
General Wildlife Measures:

- Reptiles are protected under the *Fish and Wildlife Conservation Act*. As such the measures below apply to any snake or turtle.
 - If an individual is observed, then all work that may harm the individual must stop and allow the individual to leave the area.
 - If an individual is observed on-site, the worker should notify their supervisor.
 - Try to take a photograph but do not chase the individual in order to do so.
- Most birds in Ontario are also protected by the *Migratory Bird Convention Act* and/or the *Fish and Wildlife Conservation Act* (FWCA) – as such, no clearing of vegetation between April 1st and August 15th unless the area to be cleared has been walked by a biologist within 2 days prior to the planned clearing and no active nests are present.

Should you have any questions or comments, please contact the undersigned.

If you have any questions or comments please do not hesitate to contact me at 613.935.6139.

Sincerely,



Michelle Lavictoire - Principal/Senior Biologist

Bowfin Environmental Consulting Inc.

March 9, 2021

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Baldwin Avenue Subdivision Servicing & Stormwater Management Report

**JOB#: 20004 | March 11, 2021
SUBMITTED BY: EVB Engineering**

800 Second St. West, Cornwall
ON K6J 1H6

613.935.3775
EVBengineering.com

Table of Contents

1. Introduction	1
1.1 Background	1
1.2 General Location, Description & Phasing.....	1
1.3 Draft Plan	1
1.4 Zoning.....	1
2. Servicing.....	2
2.1 Proposed Sanitary Collection System	2
2.2 Proposed Water Supply System.....	2
2.3 Asphalt Roadways	3
2.4 Utilities & Street Lighting	3
2.5 Park Land.....	3
2.6 Lot Grading.....	3
3. Stormwater Management	4
3.1 Design Criteria	4
3.2 Drainage Patterns	5
3.3 Storm Sewer Sizing	5
3.4 Stormwater Management - Quantity.....	5
3.5 Stormwater Management – Quality	6
3.6 Erosion & Sediment Control Measures.....	6
4. Schedule	7

List of Tables

Table 3-1: Stormwater Peak Runoff for Pre and Post Development	5
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Appendices

APPENDIX A -	Draft Plan of Subdivision
APPENDIX B -	Excerpt of City of Cornwall Zoning Map
APPENDIX C -	Sanitary Sewer Design Sheet
APPENDIX D -	Watermain Design Sheet
APPENDIX E -	Weighted C Factor Calculations Storm Sewer Design Sheet – 5 Year Storm Pre- & Post-Development Runoff Calculations 5-Year Required Storage & Orifice Calculations 100-Year Required Storage & Orifice Calculations Provided Storage Calculations – 5 Year Storm Provided Storage Calculations – 100 Year Storm
APPENDIX F -	Water Quality Calculations

1. Introduction

1.1 Background

This preliminary servicing and stormwater management report is submitted in support of a Draft Plan application for the Baldwin Avenue Subdivision and for a Ministry of Environment, Conservation and Parks (MECP) application for Environmental Compliance Approval (ECA).

1.2 General Location, Description & Phasing

The Baldwin Avenue Subdivision consists of a small infill development generally located at #304 Baldwin Avenue on the site of the former Whittaker Bros. Flower & Gift Shop in the City of Cornwall on 4,490 m² (0.449 ha) of land. The proposed development will consist of six single detached dwellings tailored to retirement living and to be built on slabs-on-grade.

The project will be developed in a single phase.

1.3 Draft Plan

A Draft Plan of Subdivision was prepared for the proposed development and may be found in Appendix "A". This plan was used in developing the design drawings.

1.4 Zoning

The current zoning for the property is Residential 10 (RES10) in the City of Cornwall's Zoning By-Law which allows for the proposed use. Refer to Appendix "B" for an excerpt of the City's GIS zoning map.

2. Servicing

Full municipal services will be provided, including sanitary sewers, storm sewers, watermain, surface drainage (lot grading), asphalt roadways, street lighting and utilities.

2.1 Proposed Sanitary Collection System

A sanitary sewer system is proposed for the development to convey sewage to the City of Cornwall Wastewater Treatment Plant before being discharged into the St. Lawrence River.

The design of the sewer system is consistent with the City of Cornwall's *Subdivision Manual*, the Ministry of the Environment, Conservation and Parks (MECP) *Design Guidelines for Sewage Works* (2008) and based on the following assumptions and criteria:

- 60 persons per hectare for RES10 zoning,
- Average daily flow of 340 L/person/day,
- Peaking factor as calculated from Harmon formula (minimum of 2, maximum of 4),
- Infiltration & inflow allowance of 0.019 L/s/ha,
- Manning coefficient of 0.013,
- Minimum full flow velocity of 0.6 m/s,
- Maximum velocity of 3.0 m/s.

Minimum cover provided over the sanitary sewer will be marginal since the existing sanitary sewer downstream of the project is shallow. The sewer will however be insulated and gravity drainage of basements is not a factor since houses will be built on slabs-on-grade (basements will not be done).

The proposed sanitary sewer is shown on the design drawings while the sanitary catchment areas may be found on drawing C3.2 – *Sanitary Catchment Areas*.

The sanitary sewer design sheet may be found in Appendix "C". As can be seen, the proposed sanitary sewers have capacity to accommodate the proposed development.

2.2 Proposed Water Supply System

A water distribution system concurrent with City and MECP design standards is proposed for the development and will consist of a pipe network designed to provide potable and firefighting water to the residents of the subdivision.

The theoretical water demands for the entire development (including future phases) were calculated based on the City's design population densities noted above and based on a maximum day demand of 570 L/person/day as per the City's design guidelines. The maximum day demand is therefore 9,180 L/day or 0.11 L/s.

Other scenarios were not evaluated due to the short length of the proposed watermain and minimal impacts from the very low proposed flows.

The required fire flow was taken as 38 L/s as per the smallest population in Table 8-1 of the MECP *Design Guidelines for Drinking-Water Systems* (2008), resulting in a total demand of 38.11 L/s for the maximum day + fire flow scenario.

A simplified spreadsheet calculation was done to evaluate pressure losses in the proposed watermain due to the short length of the system, low demands, and single connection to existing watermains. As can be seen in Appendix "D", the maximum day + fire flow scenario results in a minimal pressure loss of 6 psi (41.5 kPa) through the system. The proposed water supply system will therefore adequately provide adequate domestic and fire flows.

2.3 Asphalt Roadways

Further to previous discussions with the City, a site-specific roadway cross-section and right-of-way is proposed due to the small size of the site and inability to accommodate a typical 20.0 m right-of-way. As can be seen on the design drawings, a 13.0 m wide right-of-way is proposed, along with a 7.0 m wide asphalt roadway with barrier curbs. Sidewalks will not be done as the length of the cul-de-sac is less than 150 m.

The pavement structure is as per the City's Subdivision Manual for local roads and will consist of 40 mm of HL-3 asphalt, 50 mm of HL-8 asphalt, 150 mm of Granular "A" and 300 mm of Granular "B" as shown on the design drawings.

2.4 Utilities & Street Lighting

Again due to the small size of the site and constrained right-of-way, utility trenches are proposed to be accommodated in easements outside the right-of-way in easements as is typically done in rural subdivisions.

Street lighting will be done to the requirements of the City with poles located in the right-of-way.

2.5 Park Land

The developer wishes for the City to consider Block 7 (widening along Baldwin Avenue) as part of the required park land dedication. More specifically, Block 7 has an area of 136.75 m², representing approximately 3% of the subdivision's total area of 4,490 m².

Since the resulting park land parcel would be too small to be of use, cash-in-lieu of park land will instead be done.

2.6 Lot Grading

The site grading was based on a minimum slope of 0.5% for swales, while minimum and maximum slopes for hard surfaces & grass surfaces were 1% and 4%, respectively. 3H:1V terracing was shown where slopes exceed 4%.

Lot grading will include rear and side yard swales as well as rear-yard catch basins for surface drainage, which will be directed to the storm sewer system.

3. Stormwater Management

The City of Cornwall requires that the quantity and quality of the stormwater from a new development be reduced to acceptable (pre-development) levels. As such, the existing and proposed stormwater drainage patterns were reviewed to analyze the impacts, if any, associated with an increase in stormwater runoff resulting from the construction of the proposed development.

3.1 Design Criteria

The rational method and the following design criteria were used in stormwater management calculations and in sizing the storm sewers.

3.1.1. Rainfall Intensity

The rainfall intensity was derived from the intensity duration frequency (IDF) curves given in the City of Cornwall's *Subdivision Manual*. These IDF curves were generated with rainfall data obtained from the Environment Canada Station 6101901 from 1957 to 1985.

3.1.2. Runoff Coefficients

The following runoff coefficients were used for calculations, as per the City of Cornwall's *Subdivision Manual* or MECP design guidelines:

- 0.45 for single family dwellings (post-development condition),
- 0.20 for existing grassed areas (neighbouring undeveloped rear yards in post-development condition & grassed areas in pre-development condition)
- 0.90 for existing asphalt areas (pre-development condition)
- 0.95 for existing roof areas (pre-development condition).

Weighted runoff coefficient calculations may be found in Appendix "E". Roof and asphalt areas for the pre-development condition were based on historical aerial imagery.

3.1.3. Time of Concentration

The time of concentration (T_c) represents the longest time that will take for a water droplet to run off the watershed to its discharge point, and at which time peak flow will occur.

As per the City of Cornwall's *Subdivision Manual*, the initial post-development time of concentration was taken as 20 minutes for single family dwellings (RES10).

3.1.4. Stormwater Management

The following design criteria were used in designing the stormwater management system as per current engineering best practices:

- Pre- to post-development for 5-year and 100-year storms,
- 80% total suspended solids (TSS) removal.

3.2 Drainage Patterns

The post-development catchment areas were established based on the proposed grading plan of the site and are shown on drawing C3.3 – *Storm Catchment Areas* which is part of the design drawings. As can be seen, an allowance was made to provide drainage for the rear yards of existing neighbouring properties.

The pre-development catchment area was taken as matching the total area of the post-development catchment areas. Swales, rear-yard catchbasins, roadway catchbasins and storm sewers will be constructed to collect and convey stormwater to the existing storm sewer on Baldwin Avenue, located at the western limits of the subject land.

3.3 Storm Sewer Sizing

The storm sewers were sized based on the peak flow of a storm event with a 5-year return period, the above design criteria and a Manning roughness coefficient of 0.013. The storm sewer design sheets may be found in Appendix "E" and is in accordance with the standards outlined by the MECP and the City of Cornwall's *Subdivision Manual*.

As can be seen, the sewer can accommodate the 5-year storm event without surcharging.

3.4 Stormwater Management - Quantity

As previously mentioned, stormwater management will need to be provided such that the post-development peak flows do not exceed the corresponding pre-development value for storm events with return periods of 5 and 100 years.

The necessary quantity storage will be provided by a clear stone infiltration trench for the 5-year storm event, and by a combination of infiltration trench storage and swale surface storage for the 100-year storm event. An orifice was added directly upstream of the connection to the existing storm sewer to control post-development peak flows to pre-development levels.

Post-development flow calculations were based on orifice flow while the provided storage calculations were based on the water levels in the infiltration trench and swale.

Table 3-1 below summarizes the pre-development and post-development controlled scenarios for the entire subdivision, for both the 5-year and 100-year storm events. Detailed calculations pertaining to weighted runoff coefficient, required storage, provided storage and resulting orifice flow calculations may be found in Appendix "E".

Table 3-1: Stormwater Peak Runoff for Pre and Post Development

Return Period (years)	Pre-Development			Post-Development				Req'd Storage (m³)	Provided Storage (m³)	Water Elev. (m)
	Area (ha)	C Factor	Flow (L/s)	Area (ha)	C Factor	Uncont. Flow (L/s)	Controlled Flow (L/s)			
5	0.918	0.28	45.25	0.918	0.34	71.27	45.15	26.61	26.65	56.63
100	0.918	0.28	81.49	0.918	0.34	128.56	60.03	61.68	61.83	57.06

As can be seen, the controlled flows from the site are less than the allowable pre-development peak flows, and the required storage volumes are met for both the 5-year

and 100-year design storms. The proposed stormwater management system therefore meet the stipulated quantitative criterion.

3.5 Stormwater Management – Quality

As previously mentioned, 80% total suspended solids (TSS) removal will be required for the site per current best practices.

Per the water quality calculations in Appendix “F”, an overall weighted runoff coefficient of 0.34 is equivalent to an imperviousness level of 33.2%. Extrapolating from Table 3-2 of the MECP *Stormwater Management Planning and Design Manual* (2003) results in a required storage volume of 24.9 m³/ha to achieve 80% TSS removal for infiltration systems. As such, a total of 22.8 m³ of storage is needed to achieve the required TSS removal rate for the entire site.

The required storage volume will be achieved in the voids of the clear stone infiltration trench, which was calculated as 26.65 m³ in Appendix “E” for the 5-year storm event.

TSS removal is also expected to occur in catch basin sumps, in overland sheet flow across grassed areas and grassed swales however was conservatively not accounted for.

3.6 Erosion & Sediment Control Measures

Silt fencing as per OPSP 219.110 and straw bale flow check dams as per OPSP 219.180 will be installed at the start of construction and will be maintained during the project. Sediment control measures will be removed only once sodding is completed and adequate grass cover has been achieved.

Silt fence will be installed at the bottom of slopes as required to intercept sediment-laden runoff, while straw bale flow check dams will be installed in roadside ditches. It is anticipated that these measures outlined above will provide adequate protection to minimize erosion and sediment transport during construction.

The contractor will be required to monitor the sediment control measures weekly and following any significant storm consisting of 13 mm of precipitation or greater. The contractor will also be responsible to repair the sediment control measures as required to ensure their proper operation.

4. Schedule

The Owner intends to proceed with the construction of the Baldwin Avenue subdivision as soon as a subdivision agreement is finalized with the City and once all other approvals are in place.

Respectfully submitted,
EVB Engineering



François Lafleur, P.Eng.
Municipal Engineer



Baldwin Avenue Subdivision

Planning Rationale
Draft Plan of Subdivision
April 13, 2021

Prepared for
J.F. Markell Homes Ltd.

Prepared by
Fotenn Planning + Design
6 Cataraqui Street, Suite 315
Kingston ON, K7L 1Z7

April 2021

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1.0 Introduction	1
1.1 Executive Summary	1
1.2 Introduction	1
1.3 Development Application	2
2.0 Surrounding Area and Site Context	3
3.0 Development Proposal	5
3.1 Plan of Subdivision	5
4.0 Supporting Studies	7
4.1 Environmental Site Assessment – Phase I	7
4.2 Servicing and Stormwater Management Report	7
4.3 Natural Heritage Assessment	7
4.4 Stage 1 and 2 Archaeological Assessment	8
5.0 Policy and Regulatory Framework	9
5.1 Provincial Policy Statement, 2020	9
5.2 City of Cornwall Official Plan (2018)	13
6.0 6.0	23
7.0 Zoning	23
8.0 7.0	
Conclusion	24

Introduction

1.1 Executive Summary

J. F. Markell Homes is pursuing an application for Draft Plan of Subdivision to permit the development of six residential lots on the property known municipally as 304 Baldwin Avenue in the City of Cornwall. The subject property has an area of approximately 4530 square metres with approximately 48 metres of frontage along Baldwin Avenue. The property is designated Urban Residential within the City of Cornwall Official Plan and zoned Residential 10 (Res 10) Zone in the City's Comprehensive Zoning By-Law 751-1969. The property is currently vacant, having accommodated a greenhouse, residential dwelling and florist shop prior to demolition in 2018. An application for Draft Plan of Subdivision has been submitted to facilitate the development of six residential lots, each to contain a single detached dwelling.

Various supporting studies have been prepared for the site, these consisting of: Natural Heritage Assessment; Phase I and II Environmental Site Assessment; Servicing and Stormwater Management Report; and Stage 1 and 2 Archaeological Assessment. Findings from these studies indicate that the proposal adequately provides for servicing and stormwater management and that the site is devoid of constraints that would make it inappropriate for development such as contaminants and significant archaeological resources. The Natural Heritage Assessment indicates that two species-at-risk could potentially inhabit the site based on its location and heritage features, recommended mitigation measures which shall be incorporated.

This Planning Justification Report has been written in support of the proposal, taking into consideration the context of the surrounding area as well as the policy and regulatory framework applicable to the subject site. It is our opinion that the proposed subdivision is consistent with Provincial and municipal policies and therefore constitutes an appropriate form of development.

1.2 Introduction

Fotenn Planning + Design has been retained by J.F. Markell Homes Ltd. to prepare this Planning Justification Report in support of an application for Draft Plan of Subdivision for the subject site. The subject site is located south of the intersection of Baldwin Avenue and Fourth Street in the City of Cornwall and known municipally as 304 Baldwin Avenue. The property has an area of approximately 4530 metres squared with approximately 48 metres of frontage along Baldwin Avenue.

A pre-application meeting has been conducted with municipal staff which identified the application requirements. Additional consultation has occurred with staff at various meetings and site visits to confirm requirements.

Accordingly, the following are submitted in support of the application:

- / Draft Plan of Subdivision;
- / Natural Heritage Assessment
- / Environmental Site Assessment
- / Servicing and Stormwater Management Report
- / Stage 1-2 Archaeological Assessment;
- / Application fee(s);
- / Completed Application forms;
- / This Planning Rationale.

The purpose of this report is to assess the appropriateness of the proposed development in the context of the surrounding community and policy and regulatory framework applicable to the property.

1.3 Development Application

The subject site is designated Urban Residential on Schedule 1 of the City's Official Plan and zoned Residential 10 (Res-10) Zone within the City's Comprehensive Zoning By-law 751-1969. Although a Draft Zoning By-Law has been released which is intended to replace the current By-Law, those provisions applicable to the proposed development remain unchanged.

Surrounding Area and Site Context

The subject site is located south of the intersection of Baldwin Avenue and Fourth Street East in the City of Cornwall and known municipally as 304 Baldwin Avenue. The site is bound by Baldwin Avenue to the west and low-density residential development to the north, east and south. The subject site has an area of approximately 4530 square metres with approximately 48 metres of frontage along the east side of Baldwin Avenue. The subject site is currently vacant.

The surrounding area contains a mixture of residential, commercial and institutional land uses. The neighborhood's built form is also varied with single detached dwellings of one to two storeys being the predominant form of housing. The subject site is in proximity to schools, youth organizations, social services, parks and a hospital.

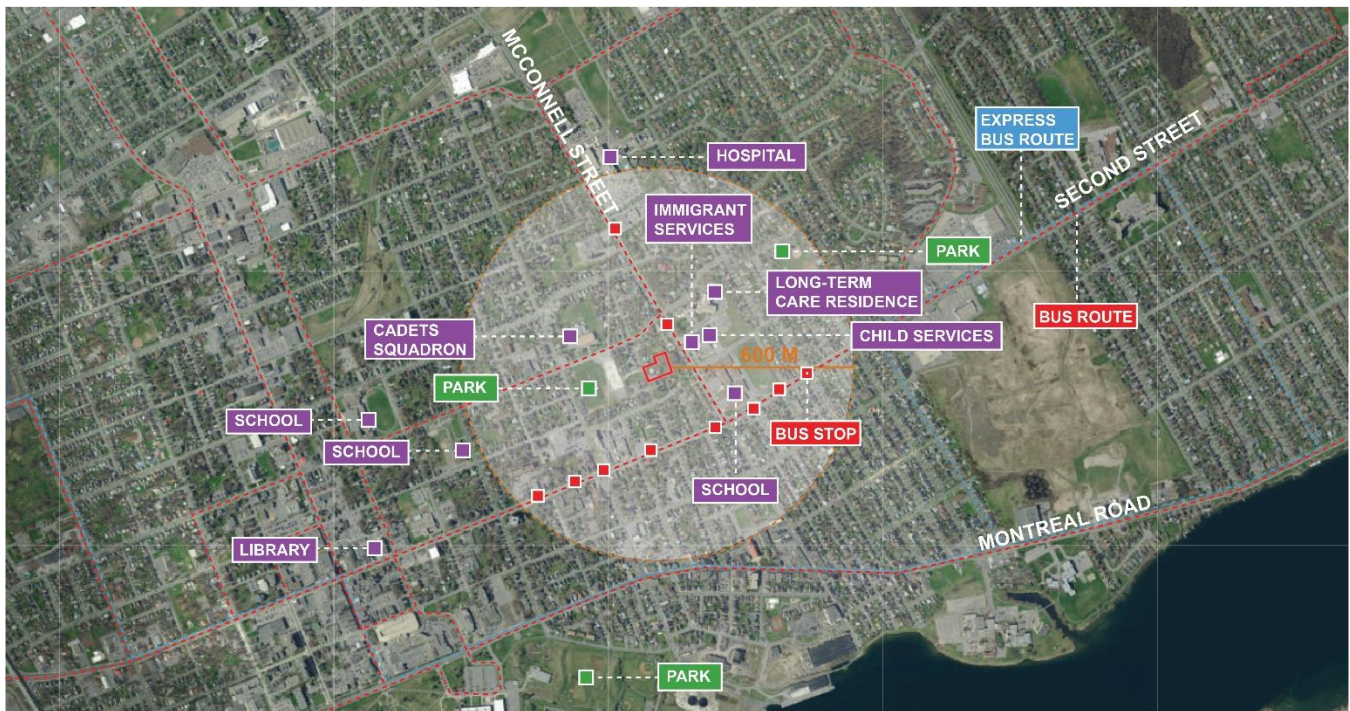


Figure 1: Surrounding Area Context – Aerial (Source: AgMaps)

The following uses are in proximity to the subject site:

North: Residential

East: Residential

South: Residential

West: Baldwin Avenue, Residential

Vehicular access to the site is provided via Baldwin Avenue. Numerous bus stops are located within walking distance of the subject site, served variably by Cornwall Transit Routes 2, S-1, S-2, S-3 and S-4. It should also be noted that a bus stop served by Cornwall Transit Express Route 71 is located approximately 650 metres from the subject site. Sidewalks are located along Baldwin Avenue and bike lanes are present along Second Street.



Figure 2: Site Context (Source: AgMAps)

3.0 Development Proposal

3.1 Plan of Subdivision

The applicant is proposing to subdivide the 0.44 hectare site into 6 lots each with a minimum area of 468 m² as indicated in the table below:

Proposed Lot Details

Lot	Area (m ²)	Frontage (m) onto proposed public cul-de-sac
1	468	17.8
2	486	17.8
3	531	18.3
4	750	15.07
5	590	15.01
6	680	15.03

The proposed subdivision will accommodate one single detached dwelling per lot resulting in the creation of six new dwelling units. A new road culminating in a cul-de-sac is proposed off of Baldwin Avenue, providing vehicular access to the proposed lots via a 13-metre right-of-way. The proposed lots will be serviced by the existing municipal water and sanitary sewage network. A combination of swales, rear-yard catch basins, roadway catchbasins and storm sewers will be developed to convey stormwater to the exiting storm sewer located along Baldwin Avenue.

Baldwin Avenue Subdivision
Planning Justification Report

4.0 Supporting Studies

4.1 Environmental Site Assessment – Phase I

An Environmental Site Assessment was completed by Paterson Group Inc. for the subject lands on February 16, 2020 to analyze past and current land uses and determine whether the subject lands are contaminated. Records of the site date to 1929, during which time the property contained a residential dwelling and greenhouses. A flower shop was added to the property sometime before or during 1972. No significant changes to the built form were identified to have occurred between 1972 and 2018 based on aerial imagery obtained for the subject site; however, upon conducting the site visit, it was discovered that the property is currently vacant. A follow-up investigation determined that these buildings were demolished in 2018. From 1929 to present date, surrounding land uses were identified to have evolved from agricultural to primarily residential and commercial.

A site visit was completed on December 3rd, 2020, during which time potential sources of pollution within the subject site and surrounding area, these including: fuel and chemical storage tanks, hazardous materials and transformers. Six potentially contaminating activities (PCA) were identified in the surrounding area, five associated with waste generation and one with an oil spill; however, due to the site's topography and separation distances from the respective PCAs, it was determined that the site does not contain any Areas of Potential Environmental Concern. Based on these findings, it was determined that a Phase II ESA would not be required to proceed with the proposal.

4.2 Servicing and Stormwater Management Report

A Servicing and Stormwater Management Report was completed by EVB Engineering on March 11, 2021. The Report indicates that the proposal will be serviced by the City's sanitary sewer and water distribution systems and that servicing infrastructure complies with design standards established by the City and Ministry of Environment, Conservation and Parks (MECP). The report indicates that both systems have sufficient capacity to accommodate the development with projected water demand being based on maximum day demand established within the City's design guidelines. The Report indicates that a 13-metre right-of-way will be established to provide access to the subdivision, this width departing from the 20-metre standard that is customary for new roads in the City due to the small size of the site. Given sizing constraints, utilities are proposed along utility trenches located outside of the right of way subject to easements. The proposal includes 136.75 metres squared of parkland within Block 7, constituting approximately 3% of the subdivision.

The Report indicates that stormwater will be conveyed off-site to an existing storm sewer on Baldwin Avenue via a combination of swales, rear-yard catch basins, roadway catchbasins and supplementary storm sewers. Scenarios established for 5-year and 100-year storm events indicate that the proposed development has sufficient capacity to manage stormwater, resulting in controlled flows which are less than the allowable pre-development peak flows. The Report also indicates that 80% of total dissolved solids contained within stormwater will infiltrate the subject site, meeting the requirement established by the MECP.

4.3 Natural Heritage Assessment

A Natural Heritage Assessment was completed for the subject site by Bowfin Environmental Consulting Inc. on March 9th, 2021. A Background Review was conducted for the subject site using various online resources which did not find any identified natural heritage features within 120 metres of the site. A site visit was conducted subsequently on October 22nd, 2019, during which time the site was further evaluated as a potential habitat. A Tree Inventory was also prepared during the site visit which includes 87 trees, most of which are healthy. Although twelve species-at-risk were identified to potentially occur to potentially occur within the study area, it was determined that the site itself was unsuitable for all but two, the Chimney Swift and brown myotis bat. Given that the Chimney Swift prefers to nest in large trees, defined as being greater than 50 cm in diameter, it is recommended that such trees are maintained until breeding season during which time additional monitoring will

occur and mitigating measures implemented, if necessary. As small trees of less than 10 centimetres are used by bats, it is recommended that their removal occur between October 1st and March 30th.

4.4 Stage 1 and 2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was completed for the subject property by the Paterson Group in December 2020. The Stage 1 Assessment consisted of a background review examining the history of land use on the site as it impacts the potential for artifact recovery. The study area was not determined to have potential as a pre-contact Indigenous site, however, identified as having potential to contain Euro-Canadian archeological resources. The site was purchased in 1884 by the Whittaker Brothers and continually used as a greenhouse and florist shop until the building's demise in 2018. It was therefore determined that a Stage 2 Assessment would be required to proceed with development.

During the Phase Two Assessment, testing pits were established based on professional judgement as opposed to conventional grid pattern given deep disturbances on the site. Test pits were dug at least 5 centimeters into the soil with a diameter of 30 centimetres or more and extended to within 1 metre of all structures. As no intact culturally significant remains were discovered, it was determined that no subsequent study was required.

5.0 Policy and Regulatory Framework

5.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides broad direction on matters of land use and infrastructure planning within Ontario's municipalities. Municipal authorities are required to make decisions in accordance with those policies contained within the PPS as is stated within the Planning Act. The PPS supports the realization of the Province's objectives by including policies which promoting the integration of land use and infrastructure planning along with the provision of quality housing and preservation of heritage features, among other things. PPS policies that are directly relevant to the proposed development are discussed below, with the policy cited in *italics*:

Section 1.0 – Building Strong and Healthy Communities

Section 1 of the PPS includes policies that are intended to contribute to the creation of healthy and resilient communities. This section generally promotes compact development that is contextually appropriate and can be supported by public services as a means to preserve heritage resources and optimize investments in infrastructure, among other things. This section will address those policies which are relevant to the proposal.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed development is located within the urban boundary and will be serviced by municipal networks, thereby optimizing previous investments to provide additional dwelling units. The proposed development will constitute a productive use a property that is currently vacant and underutilized.

- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The subject site is among a variety of residential, institutional commercial and open space and uses. The proposed subdivision will accommodate single detached dwellings, these being the predominate form of housing seen in the surrounding neighborhood.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The proposed development is not subject to any known hazards as indicated within the Environmental Site Assessment.

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The proposed development is located within the City's settlement area and will therefore not cause its expansion.

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed subdivision will accommodate additional residential units in proximity to myriad institutional, open space and commercial land uses, thereby supporting the use of active and public transit. A bus stop serviced by the S3 route is located approximately 230 metres from the subject site with additional stops located within walking distance of the site served variably by the S-1, S-2, S-4 and 2 bus routes. Future dwelling units located on the

proposed lots will be serviced by municipal networks, thereby providing opportunities to generate additional revenue.

- f) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed subdivision will be serviced by municipal water and sanitary sewage networks, both of which have capacity to accommodate the development per the findings of the Servicing and Stormwater Management Report.

- g) promoting development and land use patterns that conserve biodiversity; and*

The proposed subdivision will implement recommendations included within the Natural Heritage Assessment prepared for the site.

- h) preparing for the regional and local impacts of a changing climate.*

Per the findings of the Servicing and Stormwater Management Report, the proposed subdivision will result in controlled flows of a lesser volume than the permitted pre-development flows based on 5-year and 100-year storm events.

Section 1.1.3 includes policies which apply within Settlement Areas, these including:

- 1.1.3.1 Settlement areas shall be the focus of growth and development.*

The proposed subdivision constitutes a form of infill and will accommodate six additional dwelling units within the City's Urban Boundary.

- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*

The proposed development will provide six dwelling units on the subject site, which is located within the urban, serviced area.

- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

The proposed development will use available capacity from the City's sanitary sewage and water distribution systems, thereby enhancing their efficiency.

- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*

The proposed development is not expected to adversely impact air quality.

- d) prepare for the impacts of a changing climate;*

The proposed subdivision is capable of conveying stormwater from 5- and 100-year events at a lesser rate than that which is permitted for pre-development sites.

- e) support active transportation;*

The proposal will accommodate six dwelling units in proximity to myriad commercial, institutional and open space land uses, thereby encouraging the use of active transit by future occupants of the subdivision. Sidewalks are present along Baldwin Avenue, the street from which the subject site is accessed, further supporting the use of active transit. Bike lanes are present along Second Street East, an arterial road which intersects with Baldwin Avenue and is within walking distance of the subject site.

- f) are transit-supportive, where transit is planned, exists or may be developed; and*

The proposed subdivision is within walking distance of numerous bus stops served by Cornwall Transit Routes 2, S-1, S-2, S-3 and S-4. It should also be noted that a bus stop served by Cornwall Transit Express Route 71 is located approximately 650 metres from the subject site.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The proposed subdivision will accommodate six single detached dwellings on underutilized land within the Urban Boundary. Providing a density of approximately 17.2 units per net hectare, the proposal constitutes a level of intensification that is contextually-appropriate and devoid of significant risk to public health and safety.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed subdivision will intensify the subject site, providing six residential dwellings in proximity to open space and institutional land uses. Notably, the site is within walking distance of the City's Business District, containing a concentration of commercial land uses. The subdivision will be serviced by municipal water and sewage networks and benefit from access to nearby public service facilities such as schools, health care institutions and places of worship.

Section 1.4 of the PPS includes policies related to the provision and supply of housing. Section 1.4.3 addresses the nature of housing to be provided, and states:

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

The proposed subdivision will accommodate six single detached dwellings within the Urban Boundary. The subject site is in close proximity to the Business District, contributing to the supply of housing in proximity to employment opportunities.

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

The subject site is located in proximity to public service facilities including schools, places of worship and health care institutions. The proposed development will be serviced by municipal water and septic networks per the Servicing and Stormwater Management Report.

d) promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

The development provides a density of 17.1 units per net hectare, constituting an efficient use of land considering its sizing constraints and location in the midst of a built-up area.

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

The proposed development constitutes a form of infill, occupying vacant land in proximity to the Business District. The subject site is in proximity to numerous transit stops serviced by various routes including an Express Route.

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development will provide additional residential units on a vacant site in walking distance of the downtown area. In doing so, the development exhibits compact form and minimizes the costs associated with housing by increasing supply and providing units in proximity to necessary amenities.

Section 1.6 includes policies which pertain to infrastructure and public service facilities and provide the following guidance in regard to the proposal.

Section 1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) available to meet current and projected needs.*

The proposed development will use available capacity within the City's sanitary sewer and water distribution networks, thereby increasing the efficiency of these systems and enhancing their financial viability.

1.6.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*

- 1. municipal sewage services and municipal water services; and*

The proposed development will use available capacity in existing municipal water and sanitary sewage networks.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development will be serviced by existing municipal water and sanitary sewage networks.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) minimize, or, where possible, prevent increases in contaminant loads;*
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces; and*
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The proposed development will retain 80% of total dissolved solids contained in stormwater entering the site, in accordance with the requirement established by MECP. The development will result in flows of a lesser volume that which is permitted for pre-development sites based on 5-year and 100-year storm events. The proposed development therefore mitigates risks to health, safety, the environment and property based on current climatic conditions and those projected for the future.

1.7.1 Long-term economic prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*

The proposed development will provide residential units within walking distance of the City's Business District, thereby providing accommodation for a diverse workforce.

Section 2.0 – Wise-Use and Management of Resources

Section 2 of the PPS includes policies that pertain to heritage resources, both natural and cultural, seeking to conserve and enhance these elements. This Section also contains policies that apply to economic resources, such as prime agricultural land and mineral deposits. The following policies have been identified as relevant to the proposal.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Per the findings of the Natural Heritage Assessment (NHA), the proposed property is unsuitable for species-at-risk in the area apart from the Chimney Swift and brown myotis bat. The development will implement recommendations included within the NHA, namely monitoring trees for the aforementioned species and removing trees of less than 10 centimetres in diameter between October 1st and March 30th.

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by: ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

The proposed development will result in controlled flows below at a rate that is less than that permitted of pre-development sites. The subject property will also contain 80% of total dissolved solids contained in stormwater, per MECP's requirement.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved

A Stage 1 and 2 Archaeological Assessment was completed for the site, during which time no significant archaeological artifacts were located on site. It was subsequently determined that no further study is required for the subject site.

Section 3.0 – Protecting Public Health and Safety

Section 3 of the PPS contains policies which seek to maintain public health and safety, directing development away from hazardous land including those prone to natural disasters as well as those which are polluted. Prior to being vacated in 2018, the subject site was used exclusively to accommodate a greenhouse, florist shop and residential dwelling, thereby imposing a low risk of contamination. The property is also not subject to any known natural hazards. These findings are substantiated within an Environmental Site Assessment completed for the site which did not identify any hazards on the subject site nor within sufficient proximity to impact the property.

It is our professional planning opinion that the proposed development is consistent with the 2020 Provincial Policy Statement.

5.2 City of Cornwall Official Plan (2018)

The City of Cornwall Official Plan includes policies that are intended to govern development and land use in the City in order to accomplish the municipality's objectives for the planning period established within the plan, 20 years. Policies included within the Plan apply city-wide or, in some instances, to select elements of infrastructure, heritage features and land use designations, the latter assigned to properties throughout the City. Policies that are directly relevant to the proposed development are discussed below, with the policy cited in *italics*:

Section 2 – Basis of the Plan

Section 2 outlines the City's broad strategic objectives for land use and development as well as defining key terms and detailing assumptions on which policies are based. Among the City's strategic directions included in Section 2.3 is the redevelopment and enhancement of run-down residential areas and buildings, an objective that is achieved by the proposal which seeks to productively use lands which were foreclosed upon by the City. Section 2.5 lists Planning Principles, these intended as a fundamental basis to ground decisions made in regard to development within the City. The following have been identified as relevant to the proposal:

2.5.1.3 An orderly and compact Urban development pattern will be beneficial for the City and the community.

Over the long term, a compact and orderly development pattern will prove to be cost effective and efficient from the point of view of the delivery of municipal services, energy conservation and convenience to the population. In a compact community people benefit from improved quality of life associated with having opportunities to work, shop and play near where they live.

The proposed development constitutes a form of infill within the vicinity of the downtown area, providing additional residential units in proximity to opportunities to work, shop and play. The development will use existing municipal services and amenities, thereby optimizing previous investments.

2.5.1.12 Choice of housing types and living environments

A variety of housing types and locations must be provided in order to satisfy the needs of all segments of the population and support continued economic growth.

The proposed development will provide six new single detached dwellings in proximity to the downtown area within a subdivision.

2.5.1.13 Well planned and designed subdivisions

New residential subdivisions should be planned and designed in accordance with contemporary, accepted planning principles to create liveable neighbourhoods. Where possible, the City will promote the design and orientation of subdivisions which maximizes energy efficiency and conservation (and considers the mitigating effects of vegetation) and maximizes opportunities for the use of renewable and alternative energy systems.

The proposed subdivision will constitute an infill form of development, re-purposing an underutilized tract of land to provide additional dwelling units. The proposed subdivision will use available capacity that exists within existing municipal systems to provide water and sanitary sewage services to the development, thereby enhancing the efficiency of these networks.

2.5.1.17 A compatible Land Use pattern should be promoted

One of the major considerations for reviewing development applications or locating land uses should be the compatibility with adjacent land uses. In some cases the conflicts between land uses can be reduced through such measures as buffering, landscaping, screening and sensitive siting and massing of buildings. Opportunities for redevelopment of existing noncompatible sites or uses to more compatible uses should be sought out and encouraged.

The proposed subdivision will accommodate six single detached dwellings, the predominate form of housing type in the surrounding area. The subject site is currently vacant, imposing a gap in a neighbourhood that is otherwise coherent which includes lots of comparable sizes that are configured in an orderly way; thus, the proposal will have the effect of rounding out the neighborhood.

2.5.1.18 Identify and enhance Community Improvement Policy Areas

The Official Plan recognizes the importance of planning for the improvement of older districts as well as planning for new areas of the City. Future planning of the City should continue to promote the improvement of older residential neighbourhoods, commercial, industrial, mixed use areas through the community improvement programs.

The proposed development is located within the Renaissance Community Improvement Area and will provide six additional residential units on a vacant lot.

Section 2.6 of the Official Plan includes Major Planning Goals, these consisting of more specific measures to accomplish the objectives included in Section 2.5. The following goals are relevant to the proposal:

2.6.3.2 Encourage the infilling and consolidation of existing urban development areas and promote the efficient utilization of existing municipal services.

The proposed development constitutes a form of infill, providing additional units on a vacant parcel which is in proximity to the downtown area. The development will use existing municipal services, enhancing the efficiency of these networks.

2.6.3.8 Ensure that individual land uses are directed into suitable locations and promote land use compatibility in the future planning of the City.

The proposed residential subdivision is located amongst other low-density residential uses, constituting a compatible form of development with regard to the surrounding area.

2.6.3.11 Ensure that future development is provided with adequate municipal services and community facilities.

The proposed development will be serviced by municipal water and sanitary sewage systems. The subject site is in proximity to various community services including: schools, social services, a hospital, a cadets squadron and a long-term care residence.

2.6.3.13 Encourage redevelopment, upgrading and efficient use of underutilized sites and neglected land. Environmental Site Assessments (ESA's) shall be conducted if contamination of such neglected lands is suspected and the filing of a Record of Site Condition (RSC) where required by the City or Ministry of the Environment and Climate Change (MOECC).

The subject site is currently vacant, containing land whose topography is sufficient disturbed according to the Environmental Site Assessment prepared for the development. The proposed development will provide additional residential dwellings on the subject site, resulting in a more productive use of the land. The Phase I and II Environmental Site Assessment prepared for the site indicate that the land is not subject to any contamination.

2.6.3.14. Encourage the clustering of functionally related land uses.

The proposed development is located in proximity of other low-density residential dwellings.

2.6.3.16 Ensure that the diverse housing needs of the population are satisfied and provide housing for lifestyles, income levels and tenure. This includes the provision of a mix and range of housing types

The proposed development will provide six residential dwellings in proximity to the downtown area. Although the surrounding neighbourhood is comprised mostly of single detached dwellings, the proposed lots will be contained within a subdivision, providing a housing configuration not commonly seen in the area.

2.6.3.17 Encourage attractive and well designed residential subdivisions and innovative housing projects.

The proposed subdivision is well-designed, providing six residential dwellings within an underutilized lot while accommodating necessary infrastructure such as stormwater catchments within easements to optimize what space is available.

2.6.3.20 Strive towards the improvement and upgrading of older residential neighbourhoods and encourage the appropriate conservation, rehabilitation and redevelopment of such area

The proposed subdivision will provide six residential units within an underutilized lot belonging to Renaissance Community Improvement Area.

Section 3 – Growth Concept Policies

Section 3 of the Official Plan contains Growth Concept Policies, those intended to govern the timing of growth and direct it to suitable areas. The following policies are relevant to the proposal.

3.2.1.3 That future urban development be directed to the urban settlement area and into the most suitable areas. Growth areas designated in the Official Plan have been determined on the basis of comprehensive study a comprehensive review, taking into account factors such as:

- a) the existing pattern of development and the need to promote orderly and compact development;*
- b) servicing capabilities and infrastructure;*
- c) transportation facilities and access;*
- d) topographic, environmental and other physical constraints;*
- e) existing land use and potential land use conflicts;*
- f) agricultural land capabilities;*

- g) major physical boundaries;
- h) approved or committed developments; and
- i) the amount of land required to accommodate the future growth of the City.

The subject site is located within the urban settlement area, in close proximity to the City's downtown. Per the findings of the Servicing and Stormwater Management Report, sufficient capacity exists within municipal water and sanitary sewage systems to accommodate the development. The subject site is devoid of environmental and other physical constraints, per the Environmental Site Assessment prepared for the site. The property is also within walking distance of numerous bus stops serviced variably by Cornwall Transit Routes 2, S-1, S-2, S-3 and S-4. A bus stop served by Cornwall Transit Express Route 71 is located approximately 650 metres from the subject site, just beyond what is conventionally considered as walking distance.

3.3.3 Development in the urban areas shall be required to proceed on the basis of full Municipal water and sewer services. Residential development in the Rural Area that may eventually require full Municipal services shall be discouraged and shall be considered premature.

The development will be serviced by municipal water and sanitary sewage networks.

3.3.4 Urban development is to be encouraged in an orderly compact and logically staged manner and shall take place through intensification and Greenfield development within the urban settlement area. Development within the urban settlement area shall occur through:

- a) development of vacant lots within approved lots of subdivision;
- b) redevelopment on suitable infill lots;
- [...]

The proposed subdivision constitutes a form of infill, using an underutilized parcel of land that is surrounding by development.

3.3.6 All future urban development shall proceed in an orderly progression starting from the existing development pattern. Gaps between development shall not be permitted except in areas where deemed appropriate, and:
[...]

The proposed subdivision is located within a vacant property which currently imposes a gap within the surrounding built-up area.

3.3.15 Wherever possible, functionally related land uses shall be clustered and grouped together as opposed to being randomly distributed throughout the Municipality

The proposed subdivision is located amongst other low-density residential land uses.

3.4.2 Urban development will be permitted to proceed only where adequate municipal services or community facilities exist or can be provided within the financial means of the Municipality and where an overall, orderly and compact development pattern would result.

Per the findings of the Servicing and Stormwater Management Report, municipal water and sanitary sewage systems have sufficient capacity to accommodate the development. The subject site is also in proximity to schools, social services, a youth organization, long-term care residence and hospital. The proposed development constitutes an orderly land use pattern given that the subdivision will occupy vacant land in the midst of a built-up area.

Section 4 – Land Use Designations and Policies

Section 4 of the Official Plan contains policies that are applicable within specific land use designations as delineated on Schedule 1 Landuse.

The subject site is designated Urban Residential and is therefore subject to the following policies:

1. Ensure that the diverse housing needs of the population are satisfied and provide housing for all lifestyles, income levels and tenure

2. Provide an orderly and efficient pattern of residential development.

3. *Promote land use compatibility in the planning of all residential areas and minimize the effects of transportation facilities, utilities and non-residential uses on residential areas.*

4. *Ensure residential developments reflect a high standard of design for the site, buildings and neighbourhood, and encourage innovative housing developments.*

7. Promote the physical, social and economic viability of established residential neighbourhoods.

4.3.3.10 To support and maintain the goals for the Urban Residential Areas, it will be the intention of the

Baldwin Avenue Subdivision
Planning Justification Report

system of linear parks and walkways in new subdivisions and where possible in established residential areas.

The proposed development is located in walking distance of schools, parks and neighborhood facilities, supporting the use of active transit. Sidewalks are present along Baldwin Street from which the subdivision is accessed. Bicycle lanes are located along Second Street, an expansive street which intersects with Baldwin Avenue within walking distance of the site.

4.3.3.11 To support and maintain the goals for the Urban Residential Areas, it will be the intention of the City to:

Promote land use compatibility in Urban Residential Areas by:

- a) discouraging or relocating those land uses which are not compatible in a residential area;*
- b) prohibiting residential development in areas where environmental contaminants exceed Provincial standards;*
- c) requiring landscaping, berms, spatial or visual separation, noise abatement and other suitable measures or buffers between residential uses and railways lines, major arterials, employment or commercial uses, hydro corridors, transmission lines, or similar uses or facilities which may create an adverse impact where deemed feasible by the Municipality;*
- d) encouraging reverse frontage of lots onto arterial roads and the provision of continuous fencing, or single loaded local streets inside the arterial roadway;*

4.3.3.16 Except as provided for in the Rural Area Section of this plan, require development of Urban Residential Areas on the basis of full municipal services (i.e. piped water supply, sanitary sewers and storm drainage facilities).

Per the findings of the Servicing and Stormwater Management Report, the development shall be serviced by municipal water and wastewater networks.

Section 5 - Housing

Section 5 of the Official Plan contains policies related to the provision of housing in the City, including the following policies which are relevant to the proposal:

5.2.3 The major goals of the Official Plan with respect to housing are to:

Encourage attractive, well-designed, climate resilient, sustainable and innovative residential subdivisions and housing projects demonstrating strong architectural design and sense of place.

The proposed subdivision is well-designed, leveraging a neglected parcel of land to create new housing opportunities. Per the findings of the Servicing and Stormwater Management Report, the development is climate-resilient due to the fact that post-development flows will be less than that permitted for pre-development sites.

5.2.4 The major goals of the Official Plan with respect to housing are to:

Ensure that all residential development is suitably located and designed.

The proposed subdivision is located amongst other residential land uses and within walking distance of parkland, community services and commercial uses located in the surrounding area.

5.2.10 The major goals of the Official Plan with respect to housing are to:

Support and promote residential development intensification to increase density and enhance the compact urban form.

The proposed subdivision exhibits a compact form, using a small, underutilized piece of land to round out an existing built-up area.

5.3.8.16. Ensure that well designed residential subdivisions are developed consistent with contemporary planning principles. In particular:

g) encourage plans of subdivision which:

- i) provide a suitable mix of housing types and reserve parcels for institutional uses;*

- ii) arrange higher density uses at the periphery of neighbourhoods in order to prevent vehicular penetration through the interior of the neighbourhood and also at community focal points;*
- iii) are designed with regard to accepted urban design practices / standards;*
- iv) improve accessibility for all people and permit accessory apartments;*
- v) utilize a transition of densities concept (e.g. apartments, town housing, single detached);*

Given the lots' size, it is important to maximize the efficiency of the subdivision; thus, variations in building type and transitions in density are not practical to accommodate. Where possible, best urban design practices have been included, recognizing limitations which derive from the site's small size.

- vi) provide a variety of lot sizes;*

Lot size within the subdivision varies from 486-750 m².

- vii) minimize excessively long local streets, blocks and lots;*

A short, single street which culminates in a cul-de-sac provides access to the development.

- ix) provide safe and sufficient access points and intersections;*

The proposed subdivision shall be accessed by Whittaker Street, a proposed short street with a 13-metre right of way which connects to Baldwin Avenue. The subdivision is small, containing only six units, and is anticipated to generate a low level of activity; thus, the sole street provides sufficient access to the development. There are no risks to safety that are anticipated to accompany the development.

- xii) minimize the overall percentage of land devoted to streets;*

The proposed subdivision includes a short street with 13-metre right of way, maximizing the portion of land allocated for residential lots.

- xiv) minimize walking distance to adjacent areas, parks, schools, bus stops, shopping and other community facilities through the provision of appropriate walkways;*

The proposed development is within a 600-metre walking distance of commercial land uses parks, schools and other community facilities, along with numerous bus stops.

- xv) encourage the use of public transit through compact development and minimization of circuitous (indirect) streets;*

The proposed development supports the use of public transit by providing additional residential dwellings within a built-up area. Bus stops served by various bus routes are located within walking distance of the subdivision which is accessed by a short street of less than 75 metres.

- xvi) provide centrally located and useable park sites of suitable size and dimensions;*

Given the site's limited size, it is anticipated that parkland dedication requirements will be met with cash in-lieu.

- xvii) provide continuous park and walkway systems;*

Given the property's limited space, parkland and walkway systems cannot be accommodated. The property abuts Baldwin Avenue along which sidewalks are present on the east and west sides.

- xix) place utilities underground;*

Infrastructure for utilities will be placed underground within public easements that are separate from the right-of-way.

- xx) encourage active transportation;*

The proposed subdivision is located along Baldwin Avenue which includes sidewalks along both sides of the road. The development is also within walking distance of Second Street, an arterial street which includes bike lanes and is accessed by Baldwin Avenue.

xxi) promote efficient development patterns which are financially sustainable for the municipality, and which promote costeffective development patterns and standards to minimize land consumption and servicing costs;

The proposed subdivision constitutes an efficient form of development, using an underutilized piece of land that exists amidst a built up area. The proposed development will use existing municipal services, enhancing the efficiency of these systems.

xxii) promote land use patterns that conserve biodiversity, consider the impacts of climate change, and promote energy efficiency;

The proposed subdivision shall comply with recommendations made within the Natural Heritage Assessment, monitoring wildlife and, if necessary, implementing mitigating actions to conserve habitats to the fullest extent possible. The development has been designed to manage stormwater based on the occurrence of 100-year storms in consideration of the impacts of climate change.

xxiii) are transits supportive.

The proposed development is within walking distance of various bus stops served by Cornwall Transit Routes 2, S-1, S-2, S-3 and S-4. A bus stop served by Cornwall Transit Express Route 71 is just beyond walking distance of the subject site, located 650 metres away.

Section 6 – Parks and Recreation

Section 6 includes policies that apply to parks and other Open Spaces in the City with the following policies identified as relevant to the proposal:

6.3.6 Require parkland dedication or cash-in-lieu for new subdivisions in accordance with the provisions of the Planning Act.

b) As an alternative to accepting parkland, the City may accept cash-in-lieu of land with payment based upon the property market value and without limiting its application, cash-in-lieu of parkland may be used:

- i) where the parcel to be conveyed is too small or of an inappropriate shape to be properly used as a park;*
- ii) when adequate accessible parkland is already available or is being offered elsewhere in the neighbourhood and can be used to serve the subject area;*
- iii) where no suitable park site can be found in the neighbourhood;*
- iv) where it would be more appropriate to accept cash-in-lieu to expand an existing park or acquire another park site in the vicinity that may serve the subject area*

It is anticipated that cash in-lieu will be provided for the development given the property's limited size.

6.3.8. Select all future park sites and evaluate all park conveyances on the basis of the potential suitability for recreational use having regard for factors such as:

- a) the relative need for parkland in the area;*
- b) the size, shape and dimensions of the site;*
- c) the potential of the site to support a variety of recreational activities including passive as well as active use;*
- d) the relative centrality of the site to its intended service area;*
- e) the existing use of the site and the potential problems of relocation or dislocation, if any;*
- f) the relative accessibility of the site with respect to streets, public transit, pedestrian facilities and bicycle paths;*
- g) the compatibility with adjacent uses and facilities;*
- h) the existence of unique site features including tree cover and vegetation, topographic variations, views and vistas, watercourses, landforms, and similar features;*
- i) the drainage and suitability of soils on the site;*
- j) the prominence and visibility of the site;*
- k) the opportunities for joint and multi-use taking into account the relationship to adjacent uses;*
- l) the relative ease, cost and timing of site acquisition;*

- m) the cultural heritage value or interest of the site;*
- n) the effects of micro climate (such as sun, shade, winds) on the potential recreational use of the site; o) the adequacy, number and length of site frontages (access from more than one street and connection to a community walkway system are normally desirable.*

The subject site is relatively small as compared to most subdivisions and therefore cannot accommodate a park of a reasonable size. Cash in-lieu will therefore be provided.

Section 10 – Cultural, Arts and Built Heritage Resources

Section 10 contains policies that pertain to cultural and built heritage resources. The following policies are relevant to the proposal:

10.11 In support of Policy 10.3.10 the following applies:

- ii. For a proposed development within an area of archaeological potential, an archaeological assessment and/or marine archaeological assessment shall be required prior to final planning approval, or as a condition of final planning approval. Archaeological assessment reports conducted by licensed archaeologists shall be in compliance with guidelines set out by the Ministry of Tourism, Culture, and Sport (MTCSS), as well as licensing requirements developed under the Ontario Heritage Act.*

The subject site was purchased in 1884 and developed with a greenhouse. A residential dwelling and florist shop were later developed as complementary uses, however, all of the buildings were demolished in 2018 upon the property's foreclosure. Given this history, a Stage 1 and 2 Archaeological Assessment was completed for the site; however, no significant archaeological resources were identified on the subject site and it was determined that no further investigation of the site's archaeological potential is required.

Section 11 – Services and Utilities

Section 11 includes policies that govern the provision infrastructure for water, sanitary sewage, stormwater management and utilities. The following policies are relevant to the proposal:

11.3.3 Use adequacy, capacity and availability of municipal services as major criteria in the approval of plans of subdivisions, rezonings and site plan applications and other development proposals.

The proposed development will use available capacity from existing municipal water and sanitary sewage networks, per the findings of the Servicing and Stormwater Management Report.

11.4.3.3. Ensure that new urban development is provided with adequate stormwater quality and quantity management. Adequate stormwater management ensures that new development:

- a) Minimizes or prevents increases in contaminant loads;*
- b) Minimizes changes in water balance and erosion;*
- c) Does not increase risks to human health and safety and property damage;*
- d) Maximizes the extent and function of vegetative and pervious surfaces; and*
- e) Pre-consultation with the local Conservation Authority regarding water quality and water quantity criteria are encouraged.*

The proposed development will filter 80% of total dissolved solids, per the requirement established by MECP. The development will convey stormwater to nearby storm sewers along Baldwin Avenue at a rate that is less than the maximum permitted for pre-development site; thus, the development is not anticipated to impose significant risks to health, safety or property.

11.7.4 In order to achieve the goals for Services and Utilities, in respect to water services and sanitary sewerage, it will be the intention of the City to:

- Only permit lot creation with confirmation that there is sufficient reserve sewage system capacity and reserve water system capacity, including treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.*

The proposed development will be serviced by excess capacity available within municipal water and sanitary sewage systems, per the findings of the Servicing and Stormwater Management Report.

Section 12 – Transportation

Section 12 includes policies that apply to transportation, providing guidance on matters related to vehicular, public and active transit. The following policies are relevant to the proposal:

12.9 The City will encourage greater use of public transit by instituting, encouraging or requiring:

a) subdivision plans which provide direct transit routes and all lots within an acceptable walking distance to existing or planned transit service and include the provision of public walkways wherever necessitated to provide convenient access to bus routes;

The proposed development is within 600 metres walking distance of Cornwall Transit Routes 2, S-1, S-2, S-3 and S-4. The development is approximately 650 metres from a bus stop served by Express Route 71.

c) higher density or intensity uses (apartments, commercial, senior citizen projects, institutional) which are located along or adjacent to transit routes;

The proposed development will provide six residential uses within an underutilized property. The property is within 600 metres of numerous bus stops, with two stops located in 200 metres of the subject site serviced by Transit Routes S-1, 2, S-3 and S-4.

d) a compact urban form, strong downtown and groupings of development that facilitate transit use;

The proposed development will provide additional units in proximity to downtown, providing opportunities to enhance ridership.

e) staging of future urban development in relation to the provision of transit service;

The proposed development is located within walking distance of Cornwall Transit Routes 2, S-1, S-2, S-3 and S-4 and approximately 650 metres from a bus stop served by Express Route 71.

Section 14 – Implementation

Section 14 includes policies that govern the planning process. The following policies are relevant to the proposal:

14.10.2 No Plan of Subdivision or Condominium shall be recommended for approval unless it is in conformity with the provisions of the Planning Act, the Provincial Policy Statement, and:

a) can be supplied with adequate services such as water supply, sewage disposal, stormwater quality and quantity management, fire protection, roads, utilities, parks, schools and other community facilities and services;

b) promotes a compact and consolidated development pattern in urban sections of the Municipality and protects the rural character in the remainder of the City;

c) can be serviced economically without imposing a burden upon the taxpayer and does not place an adverse impact upon the transportation system, adjacent land uses and the natural environment;

d) can be integrated with adjacent lands, subdivisions and streets;

The proposed subdivision exhibits a compact form, using an underutilized piece of vacant land located in the midst of the built-up area. Per the findings of the Servicing and Stormwater Management Report, the development will be serviced by municipal water and sanitary sewage systems and contains adequate stormwater management infrastructure. The subdivision will be accessed via Whittaker Street, a proposed small street belonging to the subdivision that connects with Baldwin Avenue. The subject site is within proximity to parks, schools and community facilities.

It is our professional planning opinion that the proposed development is consistent with the City of Cornwall Official Plan.

6.0 Zoning

The subject site is zoned Residential Type 10 (Res 10) Zone in the City of Cornwall Zoning By-Law 751-1969. Although an updated First Draft Comprehensive Zoning By-Law has been released, the provisions listed in the table below remain unchanged at the time of writing. The Residential Type 10 Zone is intended to accommodate low-density residential development

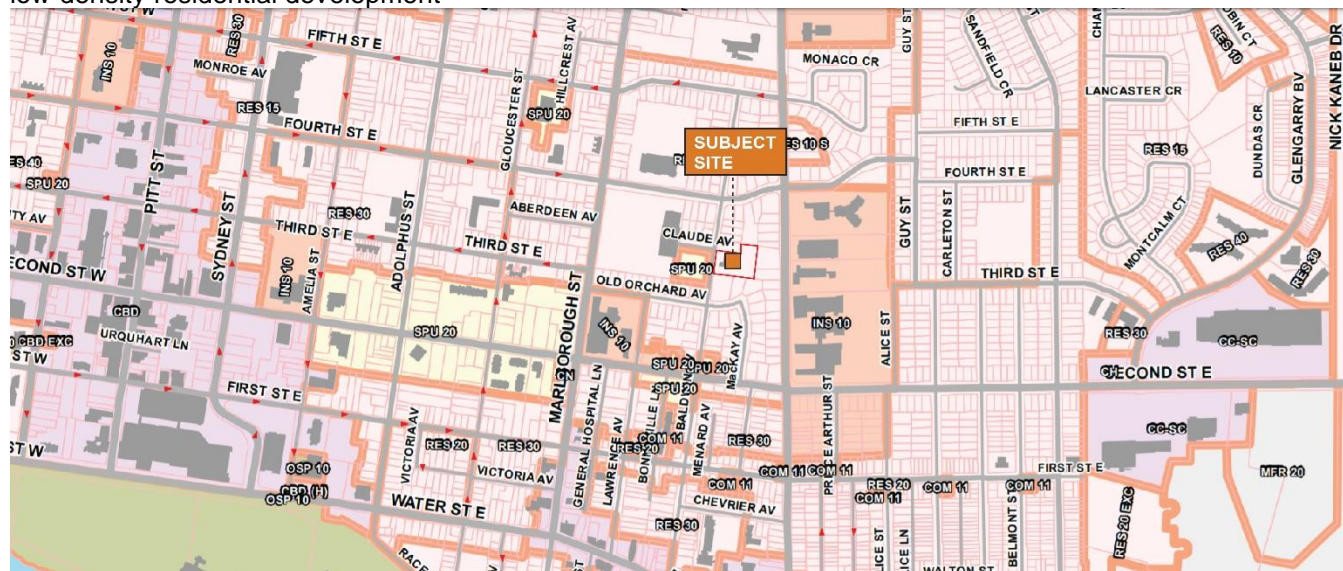


Figure 5: Current Zoning (Source: City of Cornwall Comprehensive Zoning By-law 751-1969)

This zoning matrix demonstrates the compliance of each component of the proposed development with the provisions of the Res 10 zone:

City of Cornwall Comprehensive Zoning By-Law 751-1969			
Provision	Requirement: Residential 10 (Res 10) Zone	Proposed	Amendment Required?
Permitted uses	Residential uses consist of single family dwelling	Single Family Dwelling	No
Lot Area (Minimum)	464 m ²	468 m ² – 750 m ²	No
Lot Frontage (Minimum)	15 m	15+ m	No

7.0 Conclusion

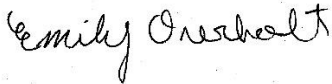
The applicant is seeking to develop a six-lot residential subdivision in close proximity to the downtown area and in the midst of the built-up area. The subdivision will include one public road ending in a cul-de-sac as well as a parkette. To facilitate this development, applications for zoning by-law amendment and draft plan of subdivision are required, the former providing relief to the minimum frontage provision of the by-law to overcome sizing constraints of the site. The development is consistent with the PPS and City of Cornwall Official Plan, making efficient use of a neglected property to provide residential units in proximity to employment opportunities and amenities.

It is our professional opinion that the proposed draft plan of subdivision represents good land use planning. Should you require any additional information, please do not hesitate to contact the undersigned at 613.542.5454 x 222 or at wood@fotenn.com.

Respectfully,



Jennifer Wood, MCIP, RPP
Senior Planner
Fotenn Planning + Design



Emily Overholt
Planner
Fotenn Planning + Design