

99 Christie Lake Road, Perth, ON K7H 3C6

Christine Stinson
Site Development Manager, EFI
50 Crawford Street
Brockville ON, K6V 1T7

April 17, 2025
Via email - CStinson@efiengineering.ca

Status Letter for a Draft Plan of Subdivision - Matheson & Rosedale
Part of Lot 20, Concession 3, in the Township of Montague, County of Lanark
County File No. 09-T-24001

An application for a Draft Plan of Subdivision, Matheson & Rosedale, also known as Part of Lot 20, Concession 3, in the Township of Montague, County of Lanark has been submitted by the agent, EFI Engineering, on behalf of the Owner, Smart Homes Ottawa. A pre-consultation meeting was held on July 29, 2024 and following the meeting the County formally received the application and deemed it complete on January 31, 2025 as to the prescribed information and material to be provided under subsection 51(17) and (18) of the Planning Act.

The subject property is approximately 23.5 hectares located in the Southern portion of the Township in the Settlement Area of Rosedale. The subject property is designated Settlement Area under in the County's Official Plan the Township's Official Plan and Rural (RU) in the Township Zoning By-law. The applicant has concurrently submitted a Zoning By-law Amendment to rezone the property as Rural Residential (RR) to recognize the developments specific frontage under the Township Zoning By-law requirements.

The proposed draft plan of subdivision includes 41 single-detached residential homes, three (3) blocks for Greenspace, one (1) block for Stormwater Management Pond, two (2) internal streets, and one (1) block for a potential future road connection. The two proposed entrances are via Matheson Drive and Rosedale Drive.

A summary of the agency comments is included below, formal agency letters and correspondences between the agency and County are



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attached and should be reviewed in their entirety. Please find the following agency comments enclosed.

Agency Name	Date Received	Comments
Lanark County Planning Department	April 11, 2025	Comments related to general comments, Draft Plan and Planning Rationale
Lanark County Public Works Department	March 13, 2025 February 24, 2025	Comments related to updating the Traffic Impact Study
Township of Montague - Planning Department	April 9, 2025	Comments related to Planning Rationale and Stormwater Management Report
Township of Montague - Septic Department	February 10, 2025	Comments related to the hydrogeological report and nitrate concentrations
Rideau Valley Conservation Authority (RVCA)	April 10, 2025 March 11, 2025	Technical comments related to Stormwater Management and drainage
Mississippi Rideau Source Water Protection (MRSWP)	February 18, 2025	Comments related to Wellhead Protection Region
Aboud & Associates (EIS Peer Reviewer)	April 3, 2025	Comments related to updating the EIS report and methodology
Jewell (SWM Peer Reviewer)	April 10, 2025	Comments related to Drainage and Stormwater Management Report
Blumetric (Hydrogeological Peer Reviewer)	April 9, 2025	Comments related to Hydrogeological report



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Agency Name	Date Received	Comments
		and sewage treatment systems
Alderville First Nation	March 10, 2025	Comments related to Consultation process
Enbridge	February 18, 2025	Comments related to general conditions
Hydro One	February 11, 2025	Comments related to the subject property not in a high voltage corridor area
Bell Canada	N/A	N/A
Public	April 11, 2025 (3) April 10, 2025 March 23, 2025 March 16, 2025 March 15, 2025 February 18, 2025	Comments related to adjacent land use compatibility (MDS), Traffic safety, hydrogeological stormwater management and rural landscape and community

Comments are received as of April 11, 2025 and are attached to this letter for convenience and all other agency comments have been previously provided in the last status letter.

For ease of reference to expedite the review, the submission back to the County in response to the Status Letter issued shall include a cover letter that:

- includes the date the updated submission is made
- includes an index of all documents, drawings and reports included in the submission; and
- any updated contact information for the file, including changed or new agents or firms.



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The submission shall also include:

- a document/table that summarizes the full scope of issues and comments, itemized by issue and grouped by agency or stakeholder, including a distinct section for public comments, and details how the updated submission addresses them, if applicable.
- the associated documents, drawings and updated reports
- a link to a location where the documents can be reviewed and retrieved, valid for a minimum of 15 days.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Koren Lam
Senior Planner
Lanark County

CC: Pat Lambert, Smart Homes Ottawa
Torben Ruddock, EFI
Kirsten Cote, Township of Montague
Forbes Symon, Planning Consultant for Township of Montague
Mike Dwyer, Lanark County



99 Christie Lake Road, Perth, ON K7H 3C6

Christine Stinson
Site Development Manager, EFI Engineering
50 Crawford Street
Brockville, ON
K6V 1T7

2025.04.11

RE: County Planning Comments on Matheson & Rosedale Subdivision Application

Dear Christine,

Lanark County has received the first submission for Matheson & Rosedale Subdivision in the Township of Montague. County Planning Department staff have undertaken a preliminary review of the material provided in the submission and provide the following comments:

General

- Throughout the submission package many studies refer to Provincial Policy Statement 2020. As of October 2024, the Province has enacted the Provincial Planning Statement 2024. Please ensure all updated studies reference and reflect the most current land use policies.
- Throughout the submission package, there are inconsistencies with the total number of lots proposed. For example the draft plan denotes 41 residential lots however the Traffic Impact Study refers to 42 residential lots. Please ensure all materials and studies refer and provide assessment based on 41 lots, as applied.
- County staff have initiated peer reviews of the Environmental Impact Statement, prepared by EFI Engineering, dated November 22, 2024, Hydrogeological and Terrain Analysis Study, prepared by Cambium, dated December 2, 2024 and the Preliminary Stormwater Management Report, prepared by Monument Group. The peer review comments are provided in full as a part of the Status Letter. The County reserves the right to



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seek subsequent peer reviews of report updates or reports not reviewed to date as the application develops.

- The County encourages the applicant and the local municipality to dialogue early on how any potential unique requirements related to wells and septic's (i.e. increased casing depth, non-standard designs, limiting septic daily flow rates, increased setbacks etc.), as an outcome of the Hydrogeological Assessment, will be implemented to ensure compliance during development build out. Based on our experience, this can be a complex issue to track, manage and adequately regulate. It is best to build early consensus on a robust approach, should it likely apply.
- The sufficiency and legal entitlement of the stormwater conveyance pathway needs to be assessed and verified all the way to its outlet at natural waterbody or water course.
- Either the Planning Rationale or the Serviceability Options Report should be reviewed and updated to more fully address the documentation/justification requirements of D-5-3 Servicing Options Statement and the PPS's servicing hierarchy.

Draft Plan of Subdivision

- It may be prudent to discuss with the Township if Block 44 for the future road extension is best aligned to the south-east as currently illustrated in the draft plan, or would be better aligned to the north-east over Block 43 given the greater area of land within the Settlement Area designation in that direction.
- The submitted planning rationale references affordable housing. Please review Section 51 (17(f.1)) of the Planning Act in relation to the illustration of affordable housing units on a draft plan.

Planning Rationale

- While the Planning Rationale identifies the County's need for affordable housing and mentioned the proposal will provide



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20% of affordable homes. How will this be executed and which specific lots does this apply to?

- Are there any affordable housing case studies that you can draw from that have a similar rural context? Smith Falls is considered a Single Tier municipality.
- Is the proposed subdivision able to support Additional Residential Units? How will this be managed from a servicing and capacity perspective?

As will also be indicated in the Status Letter, for ease of issue identification, response and follow-up, the County requests that the applicant review all correspondence received and build a comprehensive table of issues/comments grouped by subject area and/or agency, including a specific section for public comments, along with a column indicating a the response and/or how the matter has been addressed in the updated submission (or will be addressed if delayed) as well as point to the related updated document or report for more details, as applicable.

Sincerely,



Koren Lam

Senior Planner

Lanark County

cc: Torben Ruddock, EFI Engineering
Mike Dwyer, Lanark County



Koren Lam

From: Sean Derouin
Sent: March 13, 2025 3:37 PM
To: 'Landon Kyle'
Cc: Mario Castillo; 'Christine Stinson'; Sam Poole; Koren Lam
Subject: RE: 09-T-24001 - Montague - Matheson & Rosedale - TIS Review
Attachments: CP-08-449 NuGlobe Subdivision Carleton Place - Traffic Impact Study (FINAL) Oct 23,2012.pdf; Traffic Impact Study.pdf

Hey Landon,

As discussed, please see attached example TIS's that are in our preferred format.

Thanks!

Sean

From: Landon Kyle <lkyle@efiengineering.com>
Sent: March 5, 2025 3:04 PM
To: Sean Derouin <SDerouin@lanarkcounty.ca>
Cc: Mario Castillo <mario@efiengineering.com>
Subject: 09-T-24001 - Montague - Matheson & Rosedale - TIS Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sean, I'm contacting you on behalf of EFI Engineering regarding the Matheson and Rosedale subdivision TIS you recently reviewed.

I was wondering if you had some time this week to go over the comments in depth. We want to make sure we meet all the criteria of a quality and holistic report for both the sake of our clients and the township. I'd greatly appreciate your input in order to expedite the process of revision and the eventual acceptance of the report. I've included the comments left below.

TIS

- Only expected generated traffic shown at intersections. We would like to see the following detailed:
 - 2024 Existing Traffic Conditions
 - 2034 & 2039 Future Background Traffic
 - Generated Traffic
 - 2024, 2034, & 2039 Total Traffic
- Assess requirements for right turn tapers at Rosedale Rd. South access and Matheson Drive, since the percentage of traffic turning vs. through traffic is expected to be high.

Thank you in advance for your time,
Landon

Koren Lam

From: Christine Stinson <cstinson@efiengineering.com>
Sent: March 4, 2025 8:53 AM
To: Koren Lam
Subject: Re: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Koren,

I think we may need some support in understanding the concerns with respect to the TIS comments. We've reviewed the TIS again internally and believe all the information was provided in the report.

I am not certain if Sean would simply like a different way of seeing the information? Happy to hop on a call to understand better what he requires.

Here are the brief responses from our Engineer:

- - 2024 Existing Traffic Conditions, Infrastructure is outlined briefly in section 2.2: Existing Conditions (pg. 5) while traffic count data is located in appendix A: Traffic Counts (pg. 17 – 28) and AM and PM peak analysis for each Intersection with current traffic only is present in Appendix B: Operational Analysis Work Sheets (pg. 28, 29, 36, 37).
 - 2034 & 2039 Future Background Traffic, By definition after the implementation year of the Subdivision, all generated traffic becomes background. The generated traffic numbers will never change without the increase in subdivision size and thus the Total Traffic without the subdivision in those years can be obtained by removing the generated number present in section 4.1 Detailed Trip Generation (pg. 9).
 - Generated Traffic, Present in section 4.1 Generated Trip Generation (pg. 9) outlines all generated traffic in the AM and PM peaks in accordance with ITE Trip Generation Manual, 11th Edition (ITE Code 210). The Directionality is displayed by subsequent images displayed on future pages (pg. 11, 12).
 - 2024, 2034, & 2039 Total Traffic, Full reports including total traffic in all directions present in Appendix B: Operational Analysis Work Sheets (pg. 29 -44). HCS reports are categorized by intersection and year and include Current 2024 Traffic, 2024 Traffic with subdivision additions, 2034 traffic and 2039 traffic.
- Assess requirements for right turn tapers at Rosedale Rd. South access and Matheson Drive, since the percentage of traffic turning vs. through traffic is expected to be high. Changes to existing infrastructure would only be required or assessed should a significant change to LOS occur, specifically if the LOS should exceed a level of “D” indicating a significant reduction in traffic flow and intersection functionality as a whole. If this comment is referring to the entrance/exit from the subdivision onto Rosedale Road, the access is not considered an intersection and not included in the reports in depth analysis however the

numbers present are a prediction on traffic trends from the subdivision inferred from current traffic data and flows as well as are predicted for the entire peak hour. Therefore, the total right turns of 15 in the AM peak is ~ 1 car/ 4 minutes (15 cars/ 60 mins). Far too low to result in significant delays or result in the need for infrastructure changes.

Hoping you can help me navigate this!

Christine Stinson
Site Development Manager,
Planning, Design, and Environment

✉ cstinson@efiengineering.com

☎ (613) 341-9850 x315

🌐 www.efiengineering.com

EFI
ENGINEERING

From: Sean Derouin <SDerouin@lanarkcounty.ca>

Sent: February 24, 2025 3:17 PM

To: Koren Lam <klam@lanarkcounty.ca>

Cc: Christine Stinson <cstinson@efiengineering.com>; Torben Ruddock <truddock@efiengineering.com>; Sam Poole <spoole@lanarkcounty.ca>

Subject: RE: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

Hey Koren,

See below PW comments on the submission.

SWM

- Entrance culvert required for PIN 987
- Confirm positive drainage from the intersection of Rosedale Rd South and Matheson to OF-1, ensuring no ponding
- Proposed 400mm CSP @ OF-3 is just an equalization culvert?

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 - 2024, 2034, & 2039 Total Traffic
- Assess requirements for right turn tapers at Rosedale Rd. South access and Matheson Drive, since the percentage of traffic turning vs. through traffic is expected to be high.

Civil Design

- Access to CR23, Rosedale Road South is too steep at 5% and should be reduced.

Draft Plan of Subdivision

- 13m from CL of Rosedale Road South required for road widening on Lot 18/ Green Space

Koren Lam

From: Sean Derouin
Sent: February 24, 2025 3:17 PM
To: Koren Lam
Cc: Christine Stinson; Torben Ruddock; Sam Poole
Subject: RE: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

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Draft Plan of Subdivision

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Thanks,

Sean Derouin, P.Eng., C.E.T.
Public Works Manager

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 x3194
sderouin@lanarkcounty.ca
www.lanarkcounty.ca



Koren Lam

From: Montague Municipal Manager
Sent: April 11, 2025 4:17 PM
To: Koren Lam; Mike Dwyer
Cc: Montague Municipal Manager
Subject: Matheson & Rosedale Subdivision - Township Report
Attachments: Township Subdivision Report - 11 April 2025.pdf

Koren & Mike,

Please find attached the Township's Planning Report

Kirsten Cote, Clerk/Junior Planner

Township of Montague
P.O. Box 755, 6547 Roger Stevens Drive
Smiths Falls, ON K7A 4W6
Phone: (613) 283-7478 x 260
Fax: (613) 283-3112



THE CORPORATION OF THE TOWNSHIP OF MONTAGUE

April 9th, 2025

**Prepared By: Kirsten Cote, Junior Planner
Reviewed By: Forbes Symon, RPP, MCIP, Senior Planner**

Matheson & Rosedale Subdivision

Lanark County File 09-T-24001

1. LOCATION AND DESCRIPTION

The subject lands are in Part of Lot 20, Concession 3, Township of Montague, within the Hamlet of Rosedale, with frontage on Matheson Drive, a Township Road maintained by the Township of Montague, and Rosedale Road South, a County Road maintained by the County of Lanark. (See Appendix "A" – Key Map)

The subject property is approximately 23.53 hectares (58.14 acres) in size with approximately 136.7m of frontage on Matheson Drive and approximately 136m of frontage on Rosedale Road South.

The surrounding land uses consist of a mix of residential development and rural and agricultural land uses.

2. PROPOSED SUBDIVISION

The Applicant is proposing a development that consists of 41 residential building lots ranging in size from 0.40 hectares (1 acre) to 0.52 hectares (1.28 acres). The housing form is to be single-detached residential dwellings. Access to the proposed lots will be via a 20m wide roadway with access off both Matheson Drive and Rosedale Road South.

There are three (3) proposed blocks for Green Space, one (1) block for a Stormwater Management Pond, internal streets, and one (1) block for a potential future road network connection.

The County of Lanark is the approval authority for plans of subdivision and the Township has been requested to review the subdivision proposal and provide comments to Lanark County, including the Township's recommended conditions of draft approval for consideration.

3. PLANNING ANALYSIS

3.1 Provincial Planning Statement (PPS) 2024

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning, providing for appropriate development, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Section 3(5)(a) of the Planning Act, R.S.O. 1990, provides that all planning decisions must be consistent with the PPS.

The subject property is located within a Settlement Area, defined under the PPS as “urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets).” The PPS goes on to say that Settlement Areas are “built-up areas where development is concentrated and which have a mix of land uses” and are “lands which have been designated in an official plan for development over the long term”.

2.3.1(1) Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1(2) Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.

3.6(4) Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

3.9(1) Healthy, active, and inclusive communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;...

4.1(1) Natural features and areas shall be protected for the long term.

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

4.6(2) Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Each of the proposed residential building lots would be developed with detached dwellings that would be serviced by a private well and septic system.

Several reports submitted by the Applicant in support of their Subdivision Application reference the 2020 Provincial Policy Statement, which may have been in effect at the time certain reports and/or studies were initiated. However, confirmation that the proposed subdivision is consistent with the policies of the Provincial Planning Statement, 2024, will be required.

3.2 Official Plan

Schedule "A" of the Township's Official Plan designates the subject property as "Settlement Area". See Appendix "B" herein.

3.7.2 Permitted uses within the Settlement Area designation shall include residential, commercial, tourist commercial, institutional, public uses, community facilities, parks, and recreation, limited light industrial, on-farm diversified uses and agricultural-related uses, and existing agricultural activities. In addition, uses accessory to permitted residential uses including secondary dwelling units, home-based businesses and bed and breakfast establishments shall be permitted in accordance with the provisions set out in the Zoning By-law.

The surrounding area consists of a mixed landscape of residential development, rural and agricultural land uses.

2.17.2 It is a policy of this Plan to address land use compatibility issues related to non-agricultural and agricultural uses through the application of the Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) formulae, as may be amended from time to time, to new non-agricultural uses and new or expanding agricultural uses, respectively.

Guideline #36 of The Minimum Distance Separation (MDS) Document published by OMAFRA provides that *"MDS I setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes."*

While there is no requirement for MDS calculations to be undertaken by the Applicant, the proximity of nearby existing agricultural operations cannot be disregarded. Accordingly, an acknowledgment of the potential impacts of these existing operations on new residential land uses should be acknowledged.

2.18.2(1) ... Archaeological assessments shall normally be required for site alteration and new development involving planning applications for an Official Plan or zoning by-law amendment, plan of subdivision, condominium, or consent...

The Applicant has obtained and submitted the Stage 1 and 2 Archaeological Assessment to the County of Lanark and any recommendations and/or mitigation measures contained in this document will be incorporated into the Subdivision Agreement between the Owner and the Township that will ultimately be registered on title.

2.21.6(4) Prior to permitting development or site alteration such as filling, grading, and excavating that would change the landform and natural vegetative characteristics of the site within a significant woodland area identified on Schedule B or adjacent lands, the approval authority shall require an environmental impact assessment demonstrating that there will be no negative impacts on the natural features or their ecological functions. The assessment required

pursuant to this policy will be completed in accordance with the requirements of the Environmental Impact Assessments section of this Plan.

An area of Natural Corridor and Linkages, as well as an area of Significant Wildlife Habitat, has been identified on the subject lands, as illustrated in Appendix “C” herein. Accordingly, the Applicant has obtained and submitted an Environmental Impact Study, which will be peer reviewed, and any resulting recommendations and/or mitigation measures will be included in the Subdivision Agreement between the Owner and the Township that will ultimately be registered on title.

2.22.1(4) A Hydrogeological and Terrain Assessment is required when any of the following apply:

- 1. The development involves the creation of a lot less than 1 ha in size to be serviced with a private septic system, and a private well for drinking water purposes.*
- 2. The development is taking place in an area of potential or known hydrologic sensitivity.*
- 3. The development involves the creation of more than one building lot. A building lot is defined as a parcel of land suitable for residential development with a lot size less than or equal to 1 hectare. For the purpose of clarity, where a development proposal involves the creation of more than one lot, and one or both of the lots is greater than one hectare, a hydrogeological assessment will not be required unless triggered by other criteria of this Section.*
- 4. The development is located within a 150m circumference (i.e. circle) of seven (7) other existing developments serviced with private well and septic systems. The measurement of the circle will be from the midpoint of the proposed severed lot.*

Pursuant to the Township’s screening checklist, a Hydrogeological Assessment was required in support of this Subdivision Application. This assessment was obtained by the Applicant, submitted to the County of Lanark as part of their complete application, and will be peer reviewed. Any resulting recommendations and/or mitigation measures will be included in the Subdivision Agreement between the Owner and the Township that will ultimately be registered on title.

3.3 Zoning By-Law

Under the Township’s Zoning By-Law 4070-2024, the subject property is zoned Rural (RU) – see Appendix “D” herein.

The proposed development will require re-zoning from Rural (RU) to Rural Residential (RR) to ensure that the permitted uses are appropriate for the density of development proposed.

Within the RR Zone, the minimum lot size is 0.4 hectares (1 acre), and the minimum frontage is 50m. As 24 of the proposed 41 building lots have frontage less than 50m, there is a requirement for special exception re-zoning to account for deficient lot frontage.

Additionally, the areas identified as Green Space, in addition to the proposed Stormwater Management Pond, will require re-zoning to Open Space (OS) to ensure that these blocks reflect the appropriate permitted uses attributable to the OS zoning designation.

The permitted uses under the RR zone include dwellings and accessory structures.

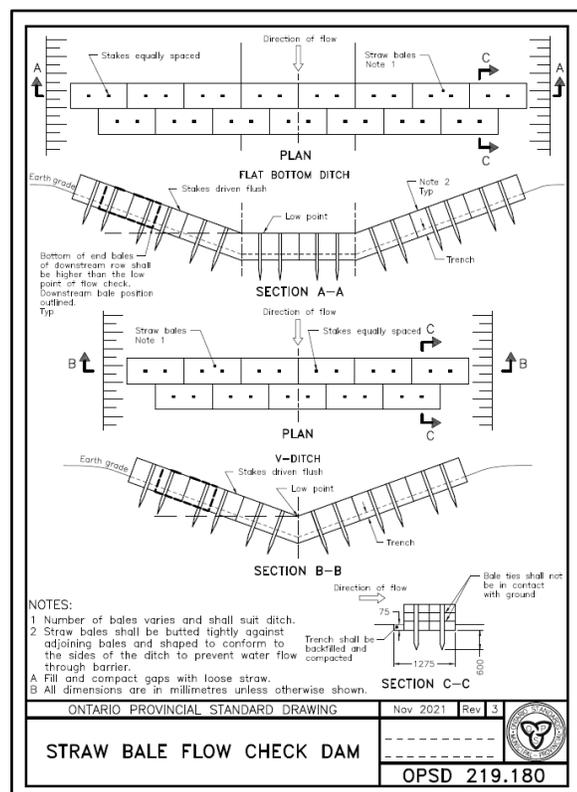
The permitted uses under the OS zone include conservation use and parks.

4. INTERNAL COMMENTS

Building Department

Following a review of the Preliminary Stormwater Management Report and the Grading and Drainage Plan, the Chief Building Official has made the following comments:

- **Outlet Location OF#1:** The outlet at the lot line between 1053 Matheson Dr. and 877 Rosedale Rd. S. could pose issues with the increased flows. The flows are substantially increased from the pre-development flow. It's crucial to ensure that the design accounts for all existing runoff from properties outside the subdivision as well.
- **Easement Requirements at 877 Rosedale Rd. S.:** Draining water onto someone else's property without a registered easement is generally not permissible. A registered easement (and P.Eng design) to Rosedale Creek may be necessary to legally manage the increased flows from OF#1 to Rosedale Creek. There does not appear to be a registered drainage easement there. Typically, with new developments there is a need to obtain approval from property owners for the municipal drain. This ensures that the increased flows are managed legally and effectively.
- **Straw Bale Flow Dams:** There are 7 proposed straw bale flow dams. It is unclear if these would be a permanent sediment and flow control for the stormwater management or a temporary measure until the vegetation grew in the ditch. Section 4.2 indicates Enhanced Grass Swales which does not specifically state the check dams but they then appear on C102 Sediment and Erosion Control Plan. I have included the detail OPSS 219.180 which is the Ontario Standard Drawing and Ontario Standard Design OPSS.MUNI805 (pg.10) which states that the straw bales need to be replaced every 45 days. If they are a permanent method used for the sediment control the maintenance to the Township would be huge. If temporary during construction developer responsible.



Fire Department

Following a review of the Conceptual Layout Plan and Serviceability Report, the Fire Chief has confirmed that the proposed layout of the subdivision is acceptable for fire response and that the proposed cisterns are adequately sized in that they each have a capacity of more than 6000 gallons.

Public Works Department

Following a review of the documents submitted, the Manager of Public Works has advised that he has no concerns with the proposed road network and entrances to both Matheson Drive and Rosedale Road South.

The stormwater plan shows water being directed to the ditch on Matheson Drive, flowing west to Rosedale Road South and then South to OF#1, which uses an existing culvert to direct water under the road to a ditch. This existing ditch and culvert system would need upgrades to accommodate the additional water from the proposed subdivision. The ditch on the west side of Rosedale Road South at OF#1 overflows during the spring thaw and floods the neighboring property at 877 Rosedale Road South. Improvements to this ditch and the swale that directs water to Rosedale Creek would be required. Rideau Valley Conservation Authority (RVCA) shows this swale as a watercourse on their mapping. Further discussion with the RVCA on any improvements or modifications to this watercourse would be required.

Septic Department

Septic comments will be submitted under separate cover.

5. PUBLIC COMMENTS

Public comments received as of the date of this report are attached as Appendix "E".

6. PLANNING COMMENTS

Based on our review of the Subdivision Application and supporting documents submitted to date, we offer the following planning comments:

- a) As documents submitted reference the Provincial Policy Statement, 2020, while the Provincial Planning Statement, 2024, is now in effect, the Applicant will be required to submit an amended Planning Rationale (or addendum thereto) confirming that the most current policies have been considered and complied with.
- b) The Planning Rationale contains a statement that 25% of the units will be designated as affordable housing although there does not appear to be clarity on how this would be achieved. The Township is seeking additional clarification from the Applicant in this regard.
- c) Technical documents submitted are based on the construction of single-family dwellings. The Township's Zoning By-law permits Additional Residential Units within the RR zone, subject to specific provisions. Clarification of whether this form of development is

anticipated, especially in the servicing report is required. Should ARUs not be anticipated, re-zoning may be required to ensure this does not take place.

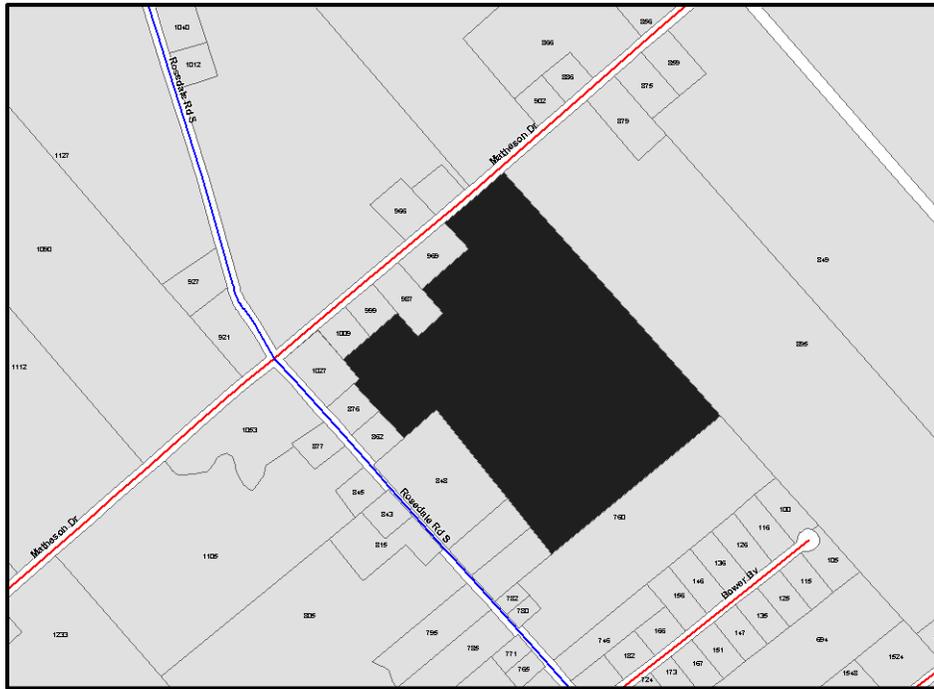
- d) The proposed Stormwater Management Plan and Drainage design has resulted in comments of concern from Staff. In consideration of the subdivision infrastructure being assumed by the Township, as well as the potential impacts on neighbouring property owners, Staff are keen to receive and review the peer review comments to ensure that Township interests, as well as those of the nearby property owners, are adequately considered and addressed.
- e) Despite OMAFRA's guidance that MDS calculations are not required for livestock facilities in Settlement Areas, acknowledgement of the impact of existing livestock facilities on the proposed development is important to reduce potential nuisance complaints.

7. NEXT STEPS

Following completion of any required peer reviews, there are anticipated revisions to reports and studies obtained by the Applicant. Once these reports/studies have been finalized and are deemed acceptable, Staff will bring a report back to Council with recommended conditions of draft approval to be forwarded to Lanark County. In the meantime, Staff will forward this report to Lanark County, to be provided to the Applicant to address.

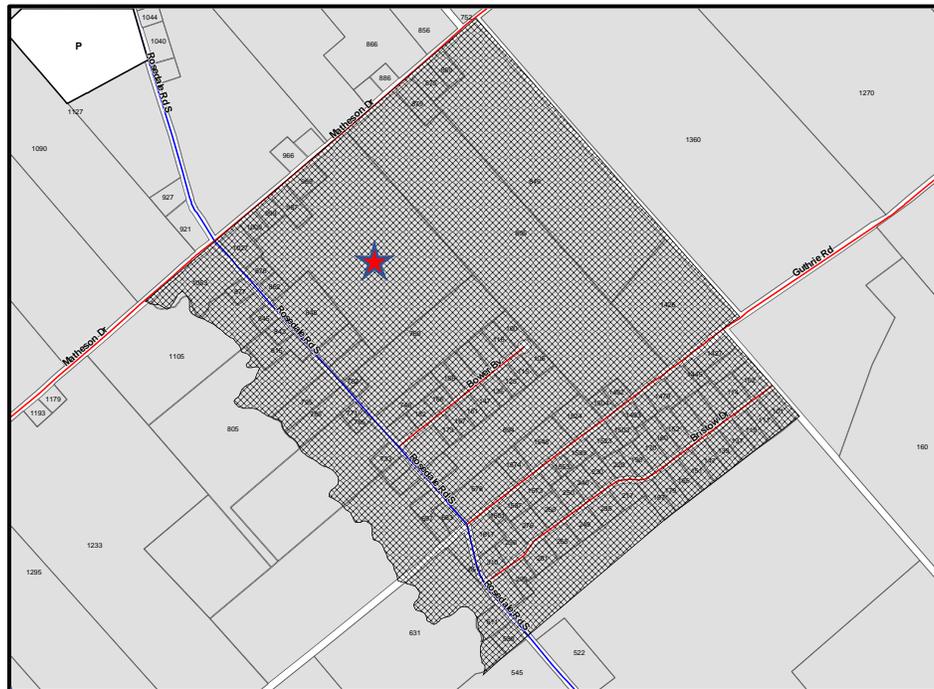
APPENDIX "A"

Key Map



APPENDIX "B"

Official Plan - Schedule "A"- Land Use



 Subject Land – Settlement Area

APPENDIX "E"

Public Comments Received to Date

Jeff Grace

I wish to be kept informed of any further progress to the application of County File No. 09-T-24001. One thing as I am reviewing all the documentation of the application is looking for an agricultural study - if this has been completed. I know that the property next to it has cattle, across the road from the application also has cattle and Equus (horse and donkey).

I reside at 849 Matheson Dr, I have horses, and I would like to have the option to be able to expand if this proposal goes through. If 41 homes are constructed, there would be a percentage that may have children, those children may want to get into horse riding which we would be in a position to accommodate as we have an indoor riding arena and my wife has coached and competed for many years. However, we do not currently have school horses for young riders, so for us to accomplish the expansion, we would have to get more horses, and want to ensure that this development would not stop us from expanding the number of horses on our land and servicing the new community, hence the call for an agricultural study.

Please advise via email.

Lori & Andrew Johnson

I am writing to express my concerns as a homeowner regarding the planned 41-home subdivision at Matheson and Rosedale. While I understand the need for development, I would like to bring several issues to your attention that may significantly impact current residents and the surrounding environment.

1. Potential Damage to Existing Homes from Blasting:
 - Many existing homes in the area are built on or near bedrock, and the use of blasting during construction could cause structural damage. What measures will be in place to assess and mitigate this risk? Will homeowners have access to pre- and post-blast surveys?
2. Water Table Capacity and Existing Wells:
 - With the addition of 41 new homes, there is a valid concern about whether the water table can sustain the increased demand without negatively impacting current wells. Has a hydrogeological study been conducted to determine the long-term sustainability of the water supply for both existing and new homeowners?
3. Groundwater Flow and Impact on Existing Homes:
 - Changes in land grading and drainage could alter groundwater flow, potentially leading to flooding or water damage to existing properties. How will these risks be managed, and what assurances do current homeowners have that their properties will not be affected?

4. Pond Fencing and Landscaping:

- If a stormwater management pond is part of the plan, will it be properly fenced and landscaped to ensure safety, especially for children in the neighborhood? What maintenance plan is in place for this feature?

5. Traffic Safety at Matheson and Rosedale:

- The current stop sign at this intersection is frequently ignored by drivers, posing a safety risk. With increased traffic from the new subdivision, has a traffic impact assessment been conducted? Will a four-way stop or other traffic control measures be implemented to enhance safety?

6. Condition of the Existing Culvert Underneath Rosedale Road:

- The current culvert does not appear to adequately handle existing water runoff. Will this be evaluated for potential widening or reinforcement to prevent flooding and infrastructure failure?

I appreciate your time in considering these concerns and would welcome any information on studies or plans in place to address them. I look forward to your response and any opportunities for public consultation on these matters.

Andrew Reid

Absolutely disgusted that a subdivision in the would be considered at the corner of Rosedale and Matheson. It's literally in the back yard of people's homes.

People who paid good money to move to the country.

Will fight this as much as I can and have a feeling neighbour's will also.

This proposed development would affect many current residents' quality of life, drinking water, and property values.

Please notify me of any updates to application and decisions. Regarding file 09-T-24001

Andrew and Angela Reid

We are writing regarding the proposed residential subdivision , County file 09-T-24001.

My wife and I moved to the area last fall purchasing the small farm at the corner of Matheson Drive and Rosedale Road. We did so after reading the land use policy for the township of Montague a few times to make sure that this property would be the right fit for us and our two Kindergarten aged children. Never once reading that document, that is supposed to guide development in the area, did we imagine it would be possible to build a subdivision in our back yard (its across the street technically) . Honestly it is pretty heartbreaking to envision. We thought we were moving to a somewhat rural setting , "country living at its best" as described by the township slogan.

We have some concerns with the proposed development. We have listed them below in no particular order.

1. We find the use of “vacant land” in the proposal inappropriate and deceptive. This land is clearly agricultural and has been for over 150 years. From our understanding, the land was being used as active agricultural land up until the recent purchase with the intent to build a subdivision and should be listed as rural or agricultural instead of the current vacant land.
2. In Montague's official Plan 3.61 it states for Rural zoned areas “The intent of this Plan is to retain the rural and recreational flavour of Rural lands while providing for a modest amount of compatible and orderly new development.”

In section 3.71 it also states, “ a modest allowance for new development to occur.” However, in the current Rosedale Settlement area there are currently, approximately, 95 Homes. Adding an additional 42 would equate to a 44.2% increase in homes to the settlement area therefore hardly modest and as such would not follow the official plan.

3. Run off and stormwater pond

The plans suggest placing a large pond at the closest point to the corners of Matheson and Rosedale, approximately 40m from the foundations and back doors of homes that have been here for years. This winter we witnessed this area was already struggling to keep up with spring runoff. Once it crosses under Rosedale Road it then runs between our property and our neighbours causing flooding. Where is the overflow from this pond to be directed, as all land around the proposed location is privately owned? I see an easement on one of the plans. Is this proposed easement to be expropriated from the current landowners? If this project were to move forward who would be financially responsible to these homeowners should they encounter wet basements or flooding of property? Are there any additional plans for mosquito management for this large pond of stagnant water?

4. Farms in the area

There are 3 farms with livestock facilities within 100M of proposed site and 6 within 500m. What considerations have been made for this, and conflicts that may arise in the future? Have the minimum setbacks been met?

5. Montague public school

It is our understanding the school is already overcrowded. What is the plan to accommodate another 100 or so kids in the relatively immediate future if this development was to take place?

6. Drinking water protection

The proposed development puts 42 septic systems on land described in the developer's study as “a minimal surficial veneer comprised of topsoil overlaying Paleozoic bedrock” with an average depth of .23 m “Topsoil material was encountered in all test pits, ranging in thickness of 0.12 to 0.48 m, with an average of 0.23 m.” (Hydrogeological Assessment Report- page 5)

What guarantee do the current residents along Rosedale Road and Matheson Drive have that our drinking water will continue to be safe in the future with these 42 new houses all uphill of our existing homes and wells?

7. What is the budget for tree planting and revitalization of natural spaces for this proposed project?

8. Based on the 44.2% (42 new homes) increase in homes within the Rosedale Settlement area how did the traffic assessment determine there would only be an extra 39 vehicular trips in the morning and 40 in the afternoon? This seems to be implying each home would have less than one vehicle leaving less than one time a day. Clearly this is not the statistical average for the area. Would like to see a factual traffic review.
9. The developers plan states 25% of the project is to be affordable housing. New construction single family homes on 1 acre lots do not generally lend themselves to affordable housing. What would be the anticipated selling prices of the 11 lots described as affordable housing by developer?
10. We feel this will set a precedent for developers that it is ok to purchase relatively cheap land zoned rural and or farmland in Montague township. Then all that needs to be done is let the land sit vacant for a few years so the developer can then build a subdivision on land that is not zoned accordingly. Does the township want to give the green light to developers that this is what Montague is all about?
11. Have any of the study within this proposed development been reviewed by a third party?

We really hope this project does not move forward. We knew moving here there would be some development and understand the need for affordable housing here and across the province. This project however does nothing for the existing residents of Montague , in fact it will reduce the quality of life. We also feel it will offer no value in helping with affordable housing. This project appears to offer no additional value other than lining the pockets of the developer with millions of dollars and adding tax dollars to the township. If it does move forward, we hope it can be done in way that is more respectful to the current residents way of life and is done in a way that reflects the spirit of "Modest growth" as outlined in the Official plan of Montague. We also hope that every resident's concerns are considered and reviewed. We would like to say we feel especially bad for our new neighbours across the street who will literally have this development feet from there back porches instead of "country living at its finest" if this project was to move forward as proposed.

Thank you for your time and consideration in this matter, Kindly confirm Receipt of this email.

Deb Smith

Mike,

Further to our conversation this morning, I am writing with regard to activity on the vacant land behind our home. I believe it is described as Pt Lot 20 Con 3 Montague Township. It fronts on both Matheson Drive and Rosedale Road S.

This property has been subject to multiple consent applications in recent years and it is my understanding that the owner/developer intends to put a residential subdivision on the remaining lands. There were several cautions raised by RVCA during those initial consent reviews.

My immediate concern is that the owner/developer may now be proceeding with preparation work that could endanger the Eastern Meadowlarks that have nested on the property for the past several years and are in residence again this year. I have also reported my concerns to the Ministry of Natural Resources.

Any information you can provide regarding this property/proposal is appreciated.

I can be reached by e-mail – [REDACTED] – or phone [REDACTED]

Thanks,

Deb Smith

Donna Wong

We moved from city to the county to get away from developments. The township of Montague does have infrastructures to support additional traffic. My other concern is how this will impact my well, property tax as well as city services trying to support the growth. In conclusion I am 1000% against this subdivision.

Koren Lam

From: Montague Municipal Manager
Sent: April 10, 2025 6:11 PM
To: Koren Lam
Cc: Montague Municipal Manager; Septic Inspector; Jordan Hammill
Subject: Matheson and Rosedale Subdivision - File #09-T-24001 -Septic Comments
Attachments: Smart Homes - Matheson Subdivision - Septic Comments.pdf

Koren,

Please find attached comments from our Septic Department.

Kirsten Cote, Municipal Manager/Clerk

Township of Montague
P.O. Box 755, 6547 Roger Stevens Drive
Smiths Falls, ON K7A 4W6
Phone: (613) 283-7478 x 280
Fax: (613) 283-3112



Township File No.: 09-T-24001

Date Received: February 10, 2025

Owner	Agent
Name: Smarthomes Ottawa Inc, c/o Pat Lambert	Name: EFI ENGINEERING INC, c/o Christine Stinson
Address: 6610 Fourth Line Road	Address: 50 Crawford Street
Town/City: North Gower	Town/City: Brockville
Province: Ontario	Province: Ontario
Postal Code: K0A 0B5	Postal Code: K6V 1T7
Phone No.: 613-223-9886	Phone No.: 613-341-9850 x315

Legal Property Description	
Civic Address: Matheson Dr. and Rosedale Rd. S	
Lot(s): Part of Lot 20	Concession(s): 3
Reference Plan No.:	Part(s) on Plan: 1,2,3
Roll No.: 0901 000 020 26450	

Inspector: Tracy Gallipeau-Nolan	Inspection Date: March 25, 2025
Application Recommended: No, see recommendations	Land Division File No.: 09-T-24001

General Description (Proposed Use)	General Description (Current Use)
Subdivision with 41 new single-family homes, individual septic systems, individual well	Vacant land, mostly open fields with tree lines through the middle and at the back, some low-lying areas. Bedrock close to the surface on most of the lands.

<p>Recommendation:</p> <p>Nitrate Loading Calculations: According to the Ministry of the Environment, Conservation and Parks D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, a nitrate loading of at least 40 grams/lot/day per residential dwelling should be used for predicting potential groundwater impacts. The calculations by Cambium, which used 1 dwelling per lot and 2000 L/day</p>
--

(four-bedroom dwelling), nitrate concentration at the property boundaries resulted in a nitrate level of 9.97 mg/L at the lot line. This is very close to the maximum threshold of 10 mg/L. Additionally, the property is located in a Highly Vulnerable Aquifer (HVA) with a vulnerability score of 6 and within a Well Head Protection Area D. Bedrock is at or near the surface in most test pits,
Recommendations:

- Minimum L/d for Onsite Sewage Design: It is recommended to change the minimum L/d for onsite sewage design to 3000 L and restrict to one dwelling per lot. Potentially increase lot sizes to decrease the nitrate levels at the property line.
- As per the report detectable nitrate in the existing wells suggest that there is incomplete hydraulic separation between the surface and the water supply aquifer. It appears none of the adjacent properties (agricultural) and housing developments were taken into consideration for the nitrate concentrations and potential impacts. Land and water use conflicts within 500 meters should be evaluated for the potential for adverse impact on the development and be addressed.

Septic System and Well Locations: Septic system and well locations should be added to the lot grading and drainage plan if approved. A site evaluation by the Township of Montague will need to take place. Lots are to be staked out prior to site evaluation.

Approval Granted Not Granted

Inspector's Signature	Approved By	Date
		April 10 th , 2025

Koren Lam

From: Dan Nguyen <dan.nguyen@rvca.ca>
Sent: April 10, 2025 2:24 PM
To: Koren Lam
Cc: Mike Dwyer
Subject: RE: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation
Attachments: 09-T-24001 - Subdivision Matheson & Rosedale Montague (RVCA Comments 25-MON-SUB-0012).pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Koren,

Please find attached RVCA's comments regarding subdivision application 09-T-24001.

Should you have any questions please let me know.

Best regards,

Dan Nguyen
Planner | Ext. 2140



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

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From: Koren Lam <klam@lanarkcounty.ca>
Sent: Wednesday, April 9, 2025 3:46 PM
To: Koren Lam <klam@lanarkcounty.ca>
Cc: Mike Dwyer <mdwyer@lanarkcounty.ca>
Subject: FW: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

Good Afternoon,

Conservation Partners Partenaires en conservation



April 10, 2025

Sent By Email (klam@lanarkcounty.ca)

Koren Lam, Senior Planner
Lanark County
99 Christie Lake Road
Perth ON K7H 3C6

**Re: Proposed Residential Subdivision – 09-T-24001
Zoning By-law Amendment (Montague) – ZB25-001
Part of Lot 20, Concession 3
Matheson Drive and Rosedale Road S, Montague
Smarthomes Ottawa Inc. (c/o Pat Lambert)**

This letter acknowledges receipt of the application circulated by Lanark County. The materials were received by the Rideau Valley Conservation Authority (RVCA) on February 11, 2025.

RVCA staff have reviewed this application in accordance with the *Conservation Authorities Act*, which requires RVCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to *Planning Act* matters, conservation authorities have a role to ensure that decisions under the *Planning Act* are consistent with the natural hazard policies (Section 5.2) of the Provincial Policy Statement (PPS).

In addition, RVCA staff have reviewed this application in accordance with Section 28.1 of the *Conservation Authorities Act*. Where development activity is proposed within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the Act.

RVCA staff have based their review on the submission materials and information listed in Appendix 'A' of this letter.

Purpose of the Applications

The applications are for a plan of subdivision, and associated zoning by-law amendment, proposing development of 41 single-detached residential homes, three (3) blocks for Green

Space, one (1) block for a Stormwater Management Pond, two (2) blocks for internal streets, and one (1) block for a potential future road network connection to the south of the plan.

Conservation Authorities Act

The subject lands are not identified as having the presence of any regulated natural hazards, and while there are no watercourses present on the property, RVCA notes that the site is located within the Rosedale Creek drainage catchment which discharges to the Rideau River. Rosedale Creek flows southeast and is located immediately west of Rosedale Road S and the subject lands. The site ultimately drains to, and in-part controls, the broad floodplain and wetland system immediately downstream along the Rideau River.

Any development activity within RVCA's Regulated Area, including 15 metres from a watercourse, would be subject to a permit pursuant to 28.1 of the *Conservation Authorities Act*. In accordance with Section 28.1 of the *Conservation Authorities Act*, development activity may be permitted in the Regulated Area, where it can be demonstrated to RVCA's satisfaction that the control of flooding, erosion, dynamic beaches, or unstable soils and bedrock will not be affected.

Application-Specific Comments

The following is a summary of comments provided by RVCA technical review staff; original technical review letter(s) are attached as Appendix 'B'.

Stormwater Management

Under existing conditions, the site drains to two outlets along the Rosedale Road S ditch and to one outlet along the Matheson Drive ditch. The runoff then drains into Rosedale Creek. The proposal indicates that stormwater generated under post-development conditions will be conveyed via a series of new swales to an on-site stormwater management (SWM) pond. The SWM pond will then discharge via a grass swale which outlets to the Matheson Drive ditch and then to Rosedale Creek.

RVCA technical staff reviewed the report titled "Preliminary Stormwater Management Report – Matheson & Rosedale Subdivision" prepared by EFI Engineering Inc., dated November 26, 2024 and provide the following comments:

- A) The report refers to several civic addresses for the drainage patterns at both Rosedale Rd S and Matheson Drive. For example, "majority of the development will drain to the west side of the site through the developers private owned land at houses 987 and into the south ditch of Matheson Drive S". Please label these key addresses and Wood Road on drawing number ST1 showing the pre-development storm catchment areas.
- B) Post-development areas are not clear to the RVCA. There are catchments labeled as PR and ST; please provide details about what these areas refer to. Please also provide updated drainage areas for each of the three outlets under post-development conditions.

- C) It is understood that stormwater generated from post development conditions will be conveyed via a 1.0m wide bottom ditch to a stormwater management (SWM) facility and that alteration to the existing ditch within the Matheson Road right-of-way is required to accommodate the lower elevation of the proposed SWM pond (as shown on drawing number ST3). Please provide more design details about the proposed re-ditching alongside Matheson Road.
- D) Culverts at specified locations within the site will need to be sized for sufficient conveyance capacity. This analysis should be completed at the detailed design stage of development.
- E) The overall imperviousness ratio is calculated to be only 14% for the total development. The impervious ratio suggest that more Low Impact Development options within a treatment train approach could be explored to potentially minimize the use of the end-of-pipe facility.

Additional Information

Best Practices for Source Water Protection

The Mississippi Rideau Source Protection Plan (MRSP) includes policies to educate the public about Highly Vulnerable Aquifers (HVA). The comments and information provided below are not binding within the context of the MRSP. However, in keeping with the plan's policy direction, RVCA technical staff provides the following information and best management practices for groundwater protection to raise awareness, and for the municipality's consideration of the subdivision application.

The MR Source Protection program has mapped the site as Highly Vulnerable Aquifer. Additionally, previous hydrogeological studies for this site indicated that parts of the site likely exhibit solution enhanced fracture networks in the aquifer, which are close to the ground surface. This would confirm that the site is, at least in part, hydrogeologically sensitive and/or vulnerable, for which PPS policies 4.2, 1 e), and 2, should apply.

- BMPs should be implemented in all HVA – see the following links
 - o [Adopt better policies and standards](#)
 - o [Drinking water wells - see recommendations for well locations](#)
 - o [Test your groundwater](#)
- To protect the local HVA, the only drinking water source for the existing and future residents, the following best practices should be undertaken at minimum
 - o Prevent the use of the HVA for new drinking water sources, near and downgradient to existing livestock operations.
 - o Size lots conservatively (1 ha or larger), as the dilution calculations from D-5-4 should not be applied to areas of thin-soils.

- Implement the provisions for the installation of new water wells from MECP’s best practices, which dictates increased separation distances between new water wells and sources of contamination (septic systems, livestock operations, unlined SWM ponds etc.) See” [Selecting the site - siting the well upgradient of sources of contamination and exceed minimum setback distance.](#)
- The design of the stormwater management system, including the detention pond, should account for its location within an HVA. With respect to SWM pond lining, consideration should be given to the use of Geosynthetic Clay Liners (GCLs) rather than compacted clay liners which often leak.

Conclusions & Recommendations

The Rideau Valley Conservation Authority has no objections to the above noted planning applications, though we do request some updates and clarification to the Stormwater Management Report as outlined in the previous sections.

Please include the RVCA on any changes, circulations, and/or decisions related to this file. Should you have any questions, please contact me at dan.nguyen@rvca.ca.

Sincerely,

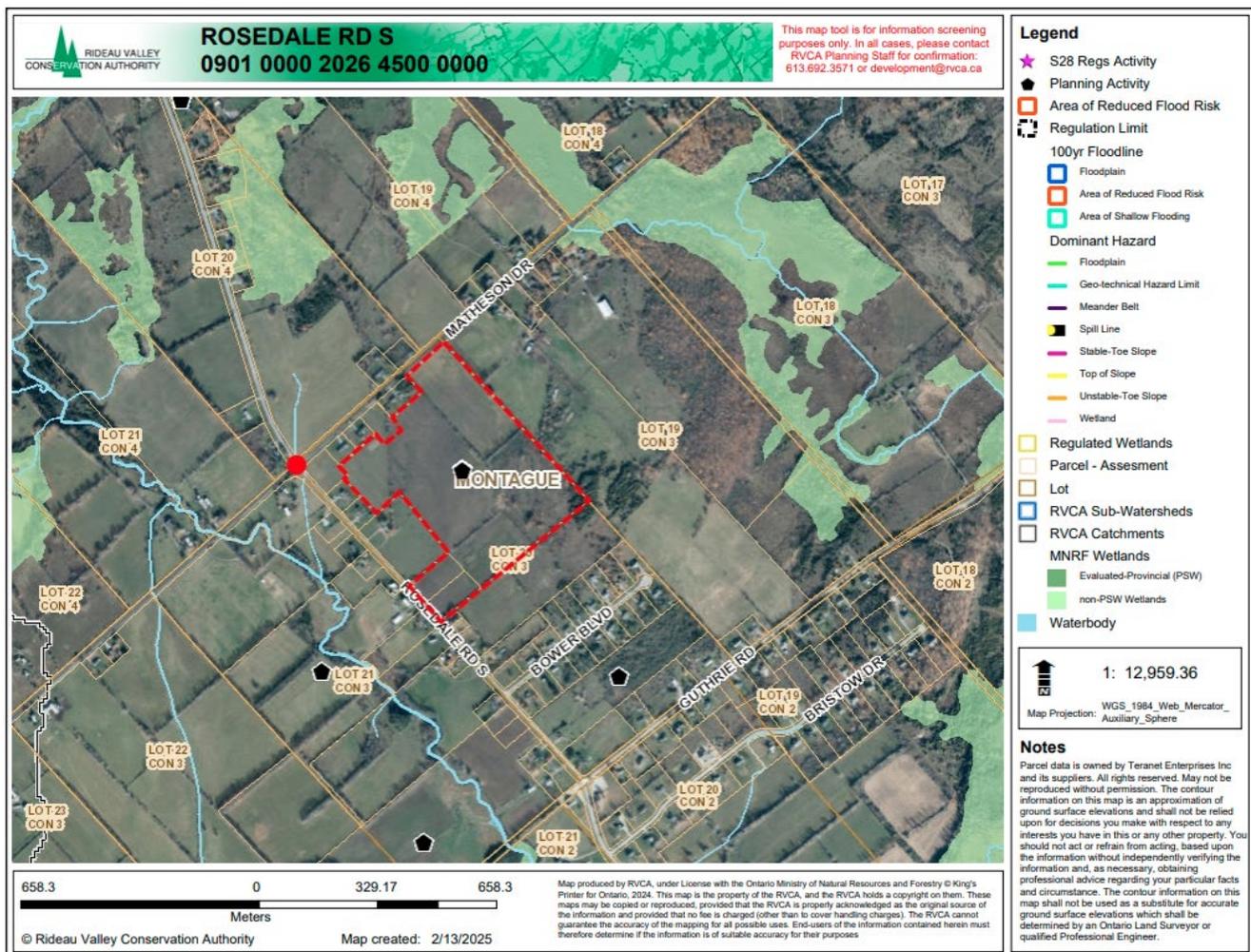
Dan Nguyen
Planner
Rideau Valley Conservation Authority
dan.nguyen@rvca.ca
613-692-3571 ext. 2140

APPENDIX 'A' - Materials and Information

The following materials were reviewed by RVCA staff:

- Application Form (deemed completed January 31, 2025)
- Draft Plan of Subdivision
- Subdivision Concept Layout Plan
- Preliminary Stormwater Management Report – Matheson & Rosedale Subdivision by EFI Engineering Inc., dated November 26, 2024
- RVCA Geoportal Mapping

RVCA Geoportal Mapping Excerpt:



APPENDIX 'B' – Complete Technical Review Comments

Technical Comments - Hazardous Lands

For proposals under Section 28.1 of the *Conservation Authorities Act* and Ontario Regulation 41/24 and as per Ontario Regulation 686/21, for proposals under the *Planning Act*.

File Information

Project Name	Matheson & Rosedale Subdivision
RVCA File ID	25-MON-SUB-0012
RVCA File Lead	Dan Nguyen
RVCA Review Date	3/11/2025
Previous RVCA Review Dates	none

Recommended Actions

The RVCA recommends that the planning authority ensures the following items are addressed to support the proposed development application. Each item is elaborated upon in the *Discussion* section below.

- A1) Please address points A to D to help clarify some details of the proposed on-site stormwater management approach.

Project Description

The site is about 23.54 hectares and is located at the southeast corner of Rosedale Road South and Matheson Drive, within the Township of Montague, County of Lanark. The proposed residential subdivision development will consist of 41 detached single-family homes on 1 acre lots. The site is privately serviced. Stormwater is proposed to be treated by vegetated filter strips, enhanced grass swales (in roadside ditches) and an on-site pond.

Hazardous Lands Summary

The RVCA's technical staff has reviewed the available regional background data and notes the following about hazardous lands and related natural areas at the site.

- There are no watercourses on the property. However, Rosedale Creek is located to the east of the site and is a direct tributary of the Rideau River.
- There are no slope, karst, organic soil, marine clay, floodplain or other hazardous lands on the subject lands.
- Please see below for hazardous lands which will receive stormwater from the site.

Discussion

Flood Hazard – Stormwater Management

E. Liu, M.A.Sc., P.Eng

Overview

The site is located within the Rosedale Creek drainage catchment. The creek flows southeast, immediately west of the subject lands and Rosedale Rd S, and discharges to the Rideau River. The site ultimately drains to and therefore in-part controls the broad floodplain and wetland system immediately downstream along the Rideau River.

Under existing conditions, the site drains to two outlets along the Rosedale Rd S ditch and to one outlet along the Matheson Drive ditch. The runoff then drains into Rosedale Creek. The proposal indicates that stormwater generated under post-development conditions will be conveyed via a series of new swales to an on-site stormwater management (SWM) pond. The SWM pond will then discharge via a grass swale which outlets to the Matheson Drive ditch and then to Rosedale Creek.

The review was based on:

“Preliminary Stormwater Management Report - Matheson & Rosedale Subdivision”
prepared by EFI Engineering Inc. Dated November 26, 2024

Comments

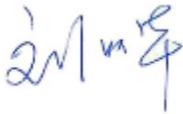
- A. The report refers to several civic addresses for the drainage patterns at both Rosedale Rd S Road and Matheson Drive. For example, “majority of the development will drain to the west side of the site through the developers privately owned land at house 987 and into the south ditch of Matheson Drive S”. Please label these key addresses and Wood Road on drawing number ST1 showing the pre-development storm catchment areas.
- B. Post-development areas are not clear to the RVCA. There are catchments labeled as PR and ST; please provide details about what these areas refer to. Please also provide updated drainage areas for each of the three outlets under post-development conditions.
- C. It is understood that stormwater generated from post development conditions will be conveyed via a 1.0m wide bottom ditch to a stormwater management (SWM) facility and that alteration to the existing ditch within the Matheson Road right-of-way is required to accommodate the lower elevation of the proposed SWM pond (as shown on drawing number ST3). Please provide more design details about the proposed re-ditching alongside Matheson Road.

- D. Culverts at specified locations within the site will need to be sized for sufficient conveyance capacity. This analysis should be completed at the detailed design stage of development.
- E. The overall imperviousness ratio is calculated to be only 14% for the total development. The impervious ratio suggests that more Low Impact Development options within a treatment train approach could be explored to potentially minimize the use of the end-of-pipe facility.

Conclusion

It is with respect that I offer the advice and information herein. The undersigned is available to discuss the comments upon request.

Thank-you,

A handwritten signature in blue ink, appearing to read "E. Liu".

E. Liu, M.ASc., P.Eng.

Disclaimer

The Rideau Valley Conservation Authority has not conducted an independent site investigation and is relying on existing information from background sources and the above referenced report to provide the information and recommendations herein.

Koren Lam

From: Ryan Hiemstra <ryan.hiemstra@rvca.ca>
Sent: February 18, 2025 1:18 PM
To: Koren Lam
Cc: Marika Livingston; 'Christine Stinson'; 'Torben Ruddock'
Subject: RE: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

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Afternoon Koren,

We have reviewed the documents provided for the parcels described as Part of Lot 20, Concession 3, in the Township of Montague. County of Lanark File No. 09-T-24001. The site is located within a WHPA D region in the Township of Montague.

A Risk Management Plan will not be required. The Mississippi-Rideau Source Protection Region has no policies that would prohibit or manage the expected activities proposed by the developer for this project.

Thank you,

Ryan Hiemstra, E.I.T., B.Eng
Risk Management Inspector

Rideau Valley Conservation Authority | 3889 Rideau Valley Drive, P.O. Box 599, Manotick, Ontario K4M 1A5
T: 613.692.3571 **PRESS "1189"** | **F:** 613.692.1507 | **WEBSITE:** www.rvca.ca



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 **F** 613-692-0831 | www.rvca.ca

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From: Marika Livingston <marika.livingston@mrsourcewater.ca>
Sent: Tuesday, February 11, 2025 3:19 PM
To: Ryan Hiemstra <ryan.hiemstra@rvca.ca>
Subject: FW: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

Hi Ryan,

Just checking that you received this subdivision submission? You now should only be getting DWSP files in a vulnerable area—let me know if this is the case when you do a quick screen of the site.

Marika

Koren Lam

From: Shannon Davison <sdavison@abouttng.com>
Sent: March 26, 2025 2:28 PM
To: Cheryl-Anne Ross; Koren Lam
Cc: Mike Dwyer; Montague planner; Denise Sharp; Brynn Varcoe
Subject: RE: 09-T-24001 - Matheson & Rosedale Subdivision - EIS Peer Review
Attachments: AA24-058-004A Matheson & Rosedale Scoped EIS Peer Review- DRAFT.pdf

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Good afternoon Koren,

Attached is the draft Peer Review of the EIS completed by EFI (September 2024) for the proposed development at Rosedale Road and Matheson Drive in the Township of Montague. We will be available for a discussion the week of March 31-April 4.

Please let me know if you have any questions.

Regards,

Shannon Davison . B.Env, Eco. Rest. Cert. CERPIT



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HABITAT RESTORATION
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NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

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CLASSIFICATION
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GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

OLT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

April 3, 2025

Our Project #: AA24-058-004A
Sent by email: klam@lanarkcounty.ca

Koren Lam, Senior Planner
Lanark County
99 Christie Lake Road
Perth, Ontario K7H 3C6

**Re: EIS Rosedale Road/Matheson Drive, Montague Township
(Prepared by: EFI Engineering)
Peer Review – Ecology**

Dear Ms. Lam:

About & Associates Inc. (AA) has been retained by Lanark County to complete a Peer Review of the Environmental Impact Study (EIS) for the proposed development of the lands identified as Lot 20, Concession 3, located in the Township of Montague, Lanark County. The proposed development consists of a residential subdivision containing 42 lots each with a single-family residence, a stormwater management facility, green space, and a roadway with entrances off Matheson Drive and Rosedale Road.

AA has reviewed the following documents as part of our assessment:

- EFI Engineering. 2024. Environmental Impact Study Rosedale Road/Matheson Drive. September 2024.
- Aerial photography of the subject site, Google satellite imagery, DRAPE 2014.
- RVCA GeoPortal (accessed March 2024) of natural heritage features, regulated areas and RVCA landcover.
- Natural Heritage Information Centre, Make-a-Map (accessed March 2025).
- Ontario Nature. Ontario Reptile & Amphibian Atlas (accessed March 2025).
- County of Lanark Community Map (accessed March 2025).

Methodology

The peer review was completed as a 'desktop review'. No site visit was conducted by AA as part of the review of the EIS. The peer review was completed based on company experience and knowledge, standards for scoped Environmental Impact Studies in other municipalities and jurisdictions, and the requirements of federal, provincial, and municipal policy documents. *Table 1* details the findings of our review regarding the presence of natural features and applicable federal, provincial, and municipal policies.

Table 1. Constraint Review

Legislation	Policy Constraint Present	Study Requirement
Provincial Planning Statement (2024)	The MNRF Make-a-Map application identifies the presence of a woodland within the eastern corner of the subject property.	ELC, botanical inventory, bat maternity habitat surveys, Bat acoustic surveys.
Endangered Species Act (2007)	<p>Our Species at Risk review of the NHIC 1km squares, has identified the following species and features within the 1km squares (18VQ2475, 18VQ2575, 18VQ2474) containing the subject site:</p> <ul style="list-style-type: none"> • Bobolink • Midland Painted Turtle • Colonial Waterbird Nesting Area <p>Additionally, bat species at risk may occur anywhere with trees and/or buildings meeting their habitat requirements. Per our desktop review, habitat for Species at Risk birds and bats may be present within the subject site. Any present trees >10cm diameter at breast height proposed for removal on site should be considered for bat species at risk maternity habitat.</p>	Breeding Bird surveys, Grassland Bird surveys, Bat Maternity habitat assessment. Bat acoustic surveys.
Fisheries Act, 2019	No watercourses identified within the subject property.	None
Species at Risk Act, 2002	Habitat for migratory bird Species at Risk may occur within the limits of the subject site.	Breeding bird surveys, Grassland Bird surveys.
Ontario Regulation 41/24	The subject property does not contain any features regulated by the Rideau Valley Conservation Authority, or the regulated areas associated with features adjacent to the subject property.	None.

Legislation	Policy Constraint Present	Study Requirement
Lanark County Sustainable Communities Official Plan (2024 Consolidation)	Per Schedule A of the Official Plan, the subject property does not contain any identified natural heritage constraints.	None.
Township of Montague Official Plan (2023 Consolidation)	Per Schedule C of the Official Plan, the subject property contains the following natural heritage constraints: <ul style="list-style-type: none"> - Significant Wildlife Habitat - Natural Corridors and Linkages 	ELC, botanical inventory.
Township of Montague Comprehensive Zoning By-law 4070-2024	Per Schedule A of the Zoning By-law, the subject property does not contain any identified natural heritage constraints.	None.

Comment Summary

Our general comment is that the EIS report does not provide sufficient detail pertaining to the background of the subject property and surrounding area, field investigation methods, specifically pertaining to the use of Autonomous Recording Units (ARU), and results, and recommended mitigation measures. The EIS identifies some of the relevant policies that are applicable to the proposed development; however, an assessment of the potential and anticipated impacts of the proposed subdivision on the natural heritage features and wildlife, and compliance with the identified policies is not included. As such, the conclusion which identifies that the proposed development aligns with the stated policies is insufficient.

Included below is a review of the prepared EIS. The review has been organized based on the sections included within the EIS for clarity purposes.

Section 1.0: Introduction and Objective

Section 1.0 requires further detail in regards to the subject property and proposed development, particularly regarding the history of the subject property and the existing surrounding land uses. It is noted multiple times throughout the report that clearing of vegetation had occurred within the limits of the subject property. Clarification as to the timing and rationale for vegetation clearing is pertinent information. The identification of the study area (120m) should be stated at the onset of the EIS, as opposed to first being mentioned in Section 4.0.

Similarly, further detail pertaining to the proposed development is required. The EIS identifies the proposed land uses within the subject property; however, no details are provided regarding required grading, potential for conveyance of surface water on-site due to the increased impervious surfaces and what stormwater management techniques will be implemented.

The EIS does not reference the submission of a Terms of Reference (TOR) to the approval agencies to determine a satisfactory scope for the EIS. Please confirm whether a TOR was submitted to the approval agencies. If so, please include the TOR and all correspondence related to the TOR including approvals from all agencies. If not, the agencies are to be consulted, and an approved scope for the EIS appended. Section 2.21.8 (3) of the Township of Montague Official Plan (2023) states that: "*... the scope and scale of an environmental impact assessment shall be determined by the approval authority, in consultation with the Rideau Valley Conservation Authority, but shall be appropriate to both the type and size of proposed development and the nature of natural feature(s) to be assessed.*"

Section 2.0: Policies and Legislative Review

Section 2.0 does not include all policies that are applicable to the proposed development, or identify the most up-to-date versions of the policies. Please include the Species at Risk Act (SARA) in Section 2.1.1 and update the Provincial Policy Statement (2020) in Section 2.1.2.2 to the Provincial Planning Statement (2024). Further, specific appropriate policies pertaining to the Natural Corridors and Linkages identified on Schedule C of the Montague Township Official Plan have not been referenced.

Section 3.0: Study Methods

In addition to the background sources listed in Section 3.1 please review the following sources: Ontario Breeding Bird Atlas, Ontario Butterfly Atlas, Bumble Bee Watch, Ontario Mammal Atlas and the appropriate subwatershed study (Middle Rideau Subwatershed), and incorporate where appropriate. Subsections 3.1.1- 3.1.5 provide descriptions of constraints; however, no connection is provided between the information gathered through the background sources and the constraints. Please review and revise as appropriate.

Section 3.2 does not provide adequate descriptions of the methodology employed for the field investigations. The EIS identifies the use of Autonomous Recording Units (ARU) for multiple types of wildlife data collection, including birds, bats and amphibians. Further details pertaining to the location of the deployed ARUs, how they were deployed (i.e., what were they secured to), as well as the settings (such as, minimum trigger frequency, sampling rate, channel gain, and trigger window), and purpose of deployment (i.e. were the ARUs deployed to collect multiple types of wildlife or were they targeted?). Please provide a figure detailing the locations of where ARUs were deployed. If the ARU units were utilized for Breeding Bird Surveys, please identify the dates and timeframes for which data was extracted and analysed, and weather conditions within the timeframe. Additional information on the analysis methods used for the audio recordings produced by the ARUs is required. Specifically, how was Kaleidoscope Pro Software used (did a human observer identify the calls via sound and spectrogram pattern? Was an automated cluster analysis or advanced classifier used? If an automated process was used, how were the results validated?).

Further to above, please provide specific details on how ARUs were used for determining potential breeding of grassland bird species (Eastern Meadowlark and Bobolink) and nesting habitat, as well as Common Nighthawk. As in-situ surveys conducted by a qualified Ecologist/Biologist utilizing industry-accepted protocols (i.e. MNRF Grassland Bird Protocol and OBBA- Ontario Nightjar Survey protocol) are the current accepted standards, details regarding the settings and locations of ARUs, as

well as rationale regarding the accuracy of the data collected and analysis performed are required.

The presence of Bat Maternity Habitat needs to be confirmed through the completion of a maternity tree assessment and proper acoustic surveys located in the area with the most high-quality trees. Maternity trees are to be identified using the "Bats and Treed Habitats- Maternity Roost Surveys" protocol produced by the MECP (2022).

Please provide the industry-accepted protocol utilized for the Loggerhead Shrike Surveys.

Suitable habitat for Blanding's Turtle as well as other turtle species is identified within the report. As such visual encounter surveys are to be employed to determine presence/absence of the species, and if they are present, how they are utilizing the lands within the subject property and/or larger study area. Please provide details pertaining to the methodology used and timing of when the surveys were conducted.

Table 1 identifies that Ecological Land Classification and botanical inventories were only completed during the month of May. Considering the presence of meadow communities, whether disturbed or not, a summer (late July- early August) is required to capture later flowering herbaceous species and grasses. ELC and botanical inventories are to be completed for the entirety of the study area (subject property plus 120m). For areas where access is restricted, information should be obtained along the roadside, limits of the subject property or through aerial imagery.

The Township of Montague identifies the presence of Significant Wildlife Habitat (SWH) within the Schedules of the Official Plan. Correspondence with the Township should be initiated to identify the type of SWH identified. Additional types of Significant Wildlife Habitat should be considered and assessed, as per the Significant Wildlife Habitat Criteria Schedules document (OMNR, 2015).

Section 4.0: Results

The results of multiple studies were not provided in Section 4.0 of the EIS. Please provide results for the following studies:

- Breeding Bird Surveys (Ontario Breeding Bird Atlas)
- Extensive Monitoring for Eastern Meadowlark and Bobolink
- Loggerhead Shrike Surveys (protocol unknown)
- Bat Maternity Habitat Survey (Bats and Treed Habitats- Maternity Roost Surveys)
- Acoustic Surveys (ARU, methodology details to be provided)
- Amphibian Call Surveys

-
- Turtle Surveys (methodology details to be provided).
 - Additional ELC and two-season botanical inventory.

Please revise Table 2 to include Species at Risk identified in the additional background resources identified above. Additionally, please identify where the records with 'OMNR' listed as the 'Site Obtained' were derived from.

Blanding's Turtle habitat has been assumed present in the EIS report (Section 4.2.1.4). Assuming presence of Blanding's Turtles requires the incorporation of regulated habitat per the Endangered Species Act (2007) based on the features on site identified as suitable. As such, the pond feature and a 30m buffer from the limits of the pond feature are to be assumed habitat for Blanding's Turtle. Standardized turtle surveys are to be completed to identify the presence/absence of Blanding's Turtle and other turtle species, and how they are utilizing the subject property and larger study area, if present.

Black Ash was noted as being observed on the subject property. Black Ash is identified as an obligate wetland species; however, no wetland communities were identified through the ELC. Re-examination of these individuals is recommended as it seems highly unlikely that Black Ash would be located within an area lacking wetland communities. Further, the EIS states that Black Ash have been used in fencerows. Please provide the reference for this information.

The Ecological Land Classification has not been completed appropriately, and documentation of the ELC Data Cards has not been provided. The vegetation communities within the study area are to be described based on the current conditions, not based on previous site activities. The presence of large trees indicates that polygons are not actively disturbed. Vegetative species are noted for disturbed communities, thus an ELC code needs to be assigned. Similarly, an ELC code needs to be assigned to the identified 'Pond' feature, as an individual community or as an inclusion within Polygon 4. As noted above, ELC completed from the roadside or limits of subject property is required for vegetation communities within the 120m study area. Please complete the ELC and provide a two-season (spring and summer) botanical inventory for all vegetation communities in the study area.

Discrepancies were noted between the aerial imagery provided in Figures 12 and 16. The aerial imagery provided displays the presence of shrub and tree species within Polygon 4; however, Figure 16 depicts harvested corn crop. The description of Polygon 4 within Table 3 notes disturbance, with large woody vegetation species still present. Please provide clarification on the existing conditions of Polygon 4 including updated site photographs representative of the polygon.

Species at Risk (Monarch, Hoary Bat, and Silver-haired Bat) were identified within the subject property; however, their presence is not properly discussed. Discussion of the potential impacts to the species or its habitat is required. Additionally, policy implications, and mitigation recommendations are to be included in the report where appropriate.

Section 5.0: Mitigation

Due to the inadequacies of the survey methods identified in the previous sections and lack of results provided, the mitigation recommendations provided in Section 5.0 are not sufficient. Once the appropriate surveys, listed above, have been completed and the results analysed, the mitigation measures identified in this section will need to be reviewed and revised. Observation or detection of a Species at Risk will require correspondence with the MECP through the submission of an Information Gathering Form.

If SAR is detected in the area of disturbance all works are to cease immediately, and MECP contacted. Only an Ecologist/Biologist identified through an approved Scientific Collector's Authorization (MNRF) is to handle any SAR that observed within the area of works.

The EIS does not provide any recommendations for the restoration of vegetative species considering removal of nearly the entirety of the existing vegetation communities. A Restoration Plan, utilizing appropriate tree, shrub, herbaceous, and grass species is to be completed by a qualified professional for areas considered as Green Space and within the Stormwater Management Block.

Section 6.0: Conclusion

The EIS fails to provide a satisfactory assessment of how the proposed development complies with the appropriate policies at the federal, provincial, and municipal levels. This assessment is to identify and consider the potential and anticipated impacts, both direct and in-direct, that the proposed subdivision will incur on the identified natural heritage features and species identified through field investigations. Clarification is needed on how the proponent aims to develop responsibly by ensuring the protection and conservation of local natural heritage features when the proposed subdivision will require the clearing of the entire property, and that clearing of vegetation has occurred in the past. This conclusion is not acceptable.

Section 7.0: References

All web sources need to include the date accessed.

Appendices

Appendix A will need to be updated to include the results of the additional required surveys noted above. Including results of the data obtained through point counts. Dates, time periods and weather details of ARU data used to assess breeding bird species needs to be identified. Species exhibited possible, probable or confirmed breeding evidence over two point-counts are to be identified as breeding within the study area.

ELC cards for each polygon with abundances of all vegetation species identified and soil assessments are to be included as an appendix.

Amphibians were identified in the Herps portion of Appendix A; however, it was noted that the purpose for the ARU's was to detect amphibian calls. Please confirm whether amphibians identified were detected through the ARU. If so, identify the species and call code level associated with each ARU. This information is also to be provided in detail in Section 4.0- Results.

Monarch was identified within the species list. As this species is listed as Special Concern location of observation is required and mitigation measures need to be provided. Assessment of potential for SWH- Special Concern and Rare Species needs to be provided in Section 4.0 and the assessment of policy compliance.

Conclusion

In conclusion, our review of the submitted report has determined that additional details are required in the form of an addendum or an updated report prior to approval of the EIS. The addendum or updated report will include additional background information pertaining to the history of the subject property and wildlife atlases, details regarding the methods utilized for field investigations, additional field investigations using industry-accepted standardized protocols, inclusion of a comprehensive impact and policy conformity assessment, and revised mitigation methods based on the results of the additional field investigations and assessments.

Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.



Brynn Varcoe B.Sc, M.Sc
Ecologist



Shannon Davison, B. Env. Eco. Rest. Cert
Terrestrial & Wetland Ecologist
MNRF Certified ELC & OWES
CERPIT #0499

Reviewed by:



Cheryl-Anne Ross, B. Sc., F.W.T
MNRF Certified ELC & OWES
Ecology Lead & Wildlife Ecologist

Attachments:

Appendix A Scoped EIS Checklist

Applicable Legislation Assessment:

LEGISLATION	APPLICABLE	COMPLETE
MBCA (Migratory Bird Convention Act)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fisheries Act	<input type="checkbox"/>	<input type="checkbox"/>
SARA (Species at Risk Act)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ESA (Endangered species Act)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PPS (Provincial Planning Statement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fish & Wildlife Conservation Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aggregate Resources Act	<input type="checkbox"/>	<input type="checkbox"/>
Greenbelt Plan	<input type="checkbox"/>	<input type="checkbox"/>
Niagara Escarpment Plan	<input type="checkbox"/>	<input type="checkbox"/>
Oak Ridges Moraine	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Authorities Act R.S.O. 1990, O. Reg. 41/24	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conservation Authority Regulation: RVCA	<input type="checkbox"/>	<input type="checkbox"/>
Township of Montague Official Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township of Montague comprehensive zoning By-law 4070-2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Bylaws:	<input type="checkbox"/>	<input type="checkbox"/>
Lanark County Sustainable Communities Official Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Background Review Assessment:

SOURCE	COMPLETE
MECP Request for Information (Aquatic/ANSI/Wetlands)	<input type="checkbox"/>
MNRF Request for Information	<input type="checkbox"/>
NHIC (Natural Heritage Information Center) for restricted species	<input type="checkbox"/>
Ontario Breeding Bird Atlas	<input type="checkbox"/>
Ontario Reptile & Amphibian Atlas	<input checked="" type="checkbox"/>
Ontario Mammal Atlas	<input type="checkbox"/>
Ontario Butterfly Atlas	<input type="checkbox"/>
DFO Aquatic species at risk mapping	<input type="checkbox"/>
Locally significant species lists:	<input type="checkbox"/>
GIS sources: LIO woodlands, wetlands, Fish dot mapping etc.	<input type="checkbox"/>
CA sources: open data, REST servers	<input type="checkbox"/>
Subwatershed study/natural heritage strategy (if available)	<input type="checkbox"/>
Ebird	<input checked="" type="checkbox"/>
iNaturalist	<input type="checkbox"/>

Desktop Screening analysis:

Screening	COMPLETE
Candidate Significant Wildlife Habitat	<input type="checkbox"/>
Candidate Species at Risk Habitat	<input type="checkbox"/>
Locally Significant Species Habitat Screening (Guelph only)	<input type="checkbox"/>

Field Studies Assessment:

STUDY	RECOMMENDED	COMPLETE
Ecological Land Classification	<input type="checkbox"/>	<input type="checkbox"/>
Spring Botanical	<input type="checkbox"/>	<input type="checkbox"/>
Summer Botanical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fall Botanical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Breeding Birds	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grassland Breeding Bird	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marsh Breeding Birds	<input type="checkbox"/>	<input type="checkbox"/>
Stick nest survey	<input type="checkbox"/>	<input type="checkbox"/>
Woodpecker nesting assessment (pileated, red-headed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amphibian Call count surveys	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland Delineation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland Assessment	<input type="checkbox"/>	<input type="checkbox"/>
HDF Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Aquatic Habitat Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Mussel assessment/sampling	<input type="checkbox"/>	<input type="checkbox"/>
OBBN/ Benthic sampling	<input type="checkbox"/>	<input type="checkbox"/>
Woodland Significance Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Woodland Dripline Delineation	<input type="checkbox"/>	<input type="checkbox"/>
Bat Maternity Habitat Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bat Acoustic/Exit Survey	<input type="checkbox"/>	<input type="checkbox"/>
Snake surveys (visual encounter/cover boards)	<input type="checkbox"/>	<input type="checkbox"/>
Turtle Overwintering/nesting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salamander breeding	<input type="checkbox"/>	<input type="checkbox"/>
Winter Raptors	<input type="checkbox"/>	<input type="checkbox"/>
Winter Wildlife	<input type="checkbox"/>	<input type="checkbox"/>
Songbird Migration	<input type="checkbox"/>	<input type="checkbox"/>
Waterfowl Migration	<input type="checkbox"/>	<input type="checkbox"/>
Butterfly/odonate/pollinator study	<input type="checkbox"/>	<input type="checkbox"/>
Linkage Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Terms of Reference submission Review:

COMPONENT	COMPLETE
Submitted to Municipality & CA (as applicable)	<input type="checkbox"/>
Includes all applicable Legislation	<input type="checkbox"/>
Includes a Figure with the proposed study area	<input checked="" type="checkbox"/>
Background review and screening complete to inform field scope	<input type="checkbox"/>
Field studies included appropriate to site conditions, proposal and scoping	<input type="checkbox"/>

REPORT SUBMISSION REVIEW**Report Assessment:**

COMPONENT	COMPLETE
The report adequately describes the proposed development	<input type="checkbox"/>
Describes existing land use, conditions, and surrounding landscape features	<input type="checkbox"/>
Describes all NH constraints & background review information	<input type="checkbox"/>
Summarizes all correspondence with agencies, TOR	<input type="checkbox"/>
All Sources included and documented in references	<input type="checkbox"/>
Field work completed within last 5 years	<input checked="" type="checkbox"/>
All Applicable policy is included	<input type="checkbox"/>
Field surveys completed following an industry accepted protocols (e.g. OBBA Breeding Bird Protocol, Marsh Monitoring Protocol for Amphibians, OWES, MNRF/MECP species-specific protocols)	<input type="checkbox"/>
Buffers to natural heritage features are included and justified	<input type="checkbox"/>
constraints on site adequately described, assessed, and impacts mitigated	<input type="checkbox"/>
Figures are concise and display all necessary information for the site	<input type="checkbox"/>
Consistency between results and conclusions, consideration between for data collected and the report (e.g. saw a SCC, but no discussion).	<input type="checkbox"/>
All potential impacts to natural features or ecological functions are discussed	<input type="checkbox"/>
Justifications of impact are adequately supported by sources	<input type="checkbox"/>
Justification provided for meeting policy goals	<input type="checkbox"/>
Review for internal contradictions	<input type="checkbox"/>
Reference existing conditions noted in associated reports (i.e., proposed grading, servicing, stormwater management)	<input type="checkbox"/>
The effects of other relevant studies have been discussed	<input type="checkbox"/>
Mitigation recommendations are sound and adequately address impacts	<input type="checkbox"/>

Standard Appendices included and complete:

SAR Habitat Assessment	<input type="checkbox"/>
SWH Habitat Assessment	<input type="checkbox"/>
Site Investigation details (includes dates, weather, and staff)	<input type="checkbox"/>
Agency communication	<input type="checkbox"/>
Background Wildlife List	<input type="checkbox"/>
Botanical species List	<input type="checkbox"/>
Wildlife species lists (Breeding birds, fish, amphibians etc. as needed)	<input type="checkbox"/>
Ecological Land Classification forms and community photos	<input type="checkbox"/>
Field forms appended or digitized	<input type="checkbox"/>

Koren Lam

From: Elliott Fledderus <elliott@jewelleng.ca>
Sent: April 10, 2025 1:09 PM
To: Koren Lam
Cc: AAA Test; Mike Dwyer; Montague planner; Bryon Keene
Subject: RE: 09-T-24001 - Matheson & Rosedale Subdivision - SWM Peer Review
Attachments: Matheson & Rosedale Subdivision - SWM Peer Review 04.10.2025.pdf

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Hi Koren,

Please see attached SWM comments for the Matheson & Rosedale Subdivision.

Let me know if you have any questions/comments.

Thanks,
Elliott Fledderus, P. Eng.
Jewell Engineering Inc.
1-71 Millennium Parkway
Belleville ON K8N 4Z5
O. 613.969.1111 ex 242





April 10, 2025

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

Attention: Koren Lam, Senior Planner

**RE: Stormwater Management Peer Review
Matheson & Rosedale Subdivision**

Jewell Engineering Inc. (Jewell) has completed the stormwater management (SWM) peer review for the Matheson and Rosedale Subdivision based on the report prepared by Monument Group dated November 26, 2024.

We recognize efforts were made to compensate for the outlet challenges at OF #3 (Matheson Road). Our primary concern is the availability of a 'sufficient outlet' for the subject site as will be described in detail in this letter.

Since the outlet is fundamental to the site layout and the approval of the Draft Plan, collaboration among the Consultant/Owner, Township, and County is recommended so all are aware of constraints and potential liabilities.

Jewell is available to attend a follow-up meeting to discuss our comments upon request from the County.

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(HEAD OFFICE)**

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Quality Control:

1. The site is rural and with relatively low imperviousness due to the large residential lots. The report identifies 14% imperviousness for the total development.
 - a. We have no concerns with the quality sizing of the wet pond based on the parameters provided.
 - b. We have no concerns with the quality controls for the LID-treated areas if the detailed design report confirms the enhanced grassed swales maintain their minimum criteria as outlined in the 2003 MOE Manual and that the velocities in the 25mm rainfall event are kept to 0.5m/s or less.
 - c. The vegetated filter strips are noted to have a lower treatment capability when adjacent to the road due to their steeper slopes. We agree that they will not achieve a medium TSS removal due to the steeper banks of the road allowance. Since the enhanced grassed swales can achieve 76 – 81% TSS removal on the condition their preferred parameters are confirmed in detailed design, we have no concerns with the impaired filter strips.
 - d. A *Hydrogeological Assessment Report* is noted in Section 1.2 of the SWM report but does not appear to be referenced in the LID discussion. The LIDs proposed by Consultant do not rely solely on infiltration and offer filtration benefits and therefore their buffers from groundwater (GW) and bedrock (BR) are not as critical. However, it is recommended that high GW and BR be referenced in the quality/LID section of the Preliminary SWM Report. If this information is not yet available, then a statement acknowledging they will be identified and accommodated in detailed design would be sufficient.

Conveyance & Quantity Control:

2. Page 8 of the SWM report states the proposed outlet “offers a sufficient outlet to municipal right of way ditch directly to Rosedale Creek”.
 - a. There is a 220m flow path through private property between Rosedale Road (OF #1) and Rosedale Creek. This drainage path would need an easement and be sized to convey the post-development receiving peak flow and runoff volume. The Owner would need the Municipality to obtain an easement or modify the existing easement if one already exists.

3. The Consultant believes that “*runoff in major storms will spill from the ditch in two different directions*” which are then described as a spill over Matheson Drive towards OF #3 and another spill over a driveway towards OF #1.
 - a. The quantity of spill towards OF #3 and OF #1 does not appear to be presented in the report. However, the report suggests it was included as part of the Q-pre calculations.
 - b. The Consultant’s pond sizing is based on the 100-yr, 24 storm which has the largest rainfall volume of 117mm. The EX-1 area is 15.97 ha. The external drainage area to OF #3 is not identified in the report, but we estimate the *total* drainage area to OF #3 to be 24.3 ha in existing conditions. Appendix C of the report identifies a runoff coefficient (RC) of 0.33 for EXT-1.
 - i. With 24.3 ha, 0.33 RC, and 117mm of rain, the largest quantity of volume in a 100-yr rainfall event would be 9,414 m³.
 - ii. We used LiDAR data to estimate the storage volume for the low-lying area upstream of OF #3. This indicates 14,000 m³ of storage volume (> 9,414) before a spill could occur over either Matheson Road or the driveway. Based on this, we do not anticipate any spill towards OF #3 in the existing condition in any return period event. The proposed drainage plan by the Consultant would divert majority of the site area away from OF #1 and towards OF #3.
 - iii. The proposed drainage plan re-directs a significant amount of drainage. Some minor drainage adjustments due to grading constraints are common in development applications on the basis that there is no appreciable impact to the downstream receiver. In this case, the substantial drainage path alteration affects private property between Rosedale Road and Rosedale Creek. The significant drainage re-direction would add thousands of additional cubic meters of runoff volume towards this private property in medium to major return period events. Appreciable increases in runoff *volume* (not just peak rate) may be considered an “outlet liability” as noted in the Province’s direction for Responsibilities under Common Law since appreciable increases in runoff volume can damage or limit the use of a property. To avoid this

potential liability, we do not recommend the County to support this approach *unless* an appropriately sized easement expanding the full length from Rosedale Road to Rosedale Creek is provided.

- iv. The sizing of the easement, if this option is pursued, should include the external drainage area north of Matheson Road.
- v. Based on the 1974 Ontario Ministry of Agriculture and Food document by R.W. Irwin for Common Law Aspects of Water, rules for natural drainage include:

“surface water must not be collected and diverted to land that would not naturally receive it” and

“water must not be brought in from another watershed”

- c. Please note that the availability of a Municipal Road Allowance does not guarantee a sufficient outlet. This is because Municipalities are subject to many of the same responsibilities as private land owners. No owner (including municipalities) has the right to collect surface water via artificial ditches and convey this runoff to a downstream property.
 - i. On this basis, the availability of a sufficient outlet at OF #3 should also be considered in the SWM report. The Consultant may need to coordinate with the Township. OF #3 appears to drain to private property north of Matheson Road with no obvious watercourse. Therefore, it has a similar issue to OF #1, except that it at least follows the natural drainage pattern.
 - ii. In the case of achieving a sufficient outlet at OF #1 and/or OF #3, this issue *may* be avoided by following the Matheson Street road allowance all the way west until it reaches Rosedale Creek. This is not ideal due potential grading challenges and the length of drainage improvements within the Municipal ROW, but neither is relying on permission for an easement from a local land owner that may or may not be favourable towards new development in their historically rural setting. It is recommended the Consultant consider this alternative and if

interested, consult with the Township and County regarding its feasibility.

4. In addition to downstream private property, the re-directed drainage with the pond's outlet path may cause a localized increase in peak flow between the pond outlet ditch and OF #1 even if the total peak outflow at OF #1 is met.
 - a. If OF #1 is to be pursued, we recommend the Consultant demonstrate that the capacity of the roadside ditch and driveway culverts between the pond outlet and OF #1 have sufficient capacity to ensure no negative impact to the property owners fronting the south side of Matheson Drive.
 - b. For example, the pond outflow is stated at $0.304 \text{ m}^3/\text{s}$. EXT-1 and EXT-2 must combine for $0.283 \text{ m}^3/\text{s}$ since the Q-post at OF #3 is stated at $0.587 \text{ m}^3/\text{s}$. EXT-1 and EXT-2 are similar in size, meaning the driveways/roadside ditch within EXT-1 in existing conditions may receive a noticeably smaller quantity of $\sim 0.14 \text{ m}^3/\text{s}$ relative to the pond outflow $(0.304) + \text{EXT-1} (\sim 0.14) = 0.44 \text{ m}^3/\text{s}$ in the post-controlled scenario. 0.44 is noticeably larger than 0.14 .
 - iii. This is our best interpretation since individual sub-catchment flows/hydrographs were not provided in the SWM report. It is recommended individual sub-catchments flows be included in the Appendix of the SWM report.
5. The report recommends a 400mm culvert for OF #3. The sizing of this culvert should include the external drainage area. Please note that the Municipality is not required to provide a culvert at OF #3 (Matheson Road).
 - a. This seems counter-intuitive, but with no identified watercourse upstream or downstream of OF #3, the Municipality has the right, based on Common Law, to cause a 'berm' by their roadway even if it results in occasional ponding on the upstream property.
 - b. It is recommended the Consultant collaborate with the Municipality to discuss a potential resolution or easement on the downstream (north) side of Matheson Road if the Consultant continues to use OF #3.

6. For the preliminary pond sizing, the 100-yr, 24-hr was selected since it would likely govern the storage volume for the pond. We have no concerns with this approach for preliminary sizing.
 - a. In detailed design, please include pre- and post-development peak flow rates at each outlet and for all return period events. A test of alternative durations and distributions for all return period events is also recommended. Rideau Valley Conservation Authority may have preferred storm distributions and durations to be tested for all return period events.

7. It is understood that the Township's Planning Consultant will not accept rear-yard drains due to long term operational concerns particularly for rural subdivisions. During detailed design and grading, please ensure no rear-yard drains.

If you have any questions, please feel free to contact the undersigned.

Sincerely,



Elliott Fledderus, P.Eng.
Jewell Engineering Inc.

elliott@jewelleng.ca

Koren Lam

From: Jacqueline Brook <jbrook@blumetric.ca>
Sent: April 10, 2025 1:49 PM
To: Koren Lam; Robert Hillier; Jennifer Farrell
Cc: Mike Dwyer; Michael Melaney
Subject: RE: Matheson & Rosedale - Hydrogeological Peer Review Services
Attachments: 220484.81_LC_PR_MathesonRosedale_2025'04'09.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Koren,

Please see the Technical Review Memorandum for the Matheson and Rosedale Subdivision attached.

Kind Regards,

Jacqueline

Jacqueline Brook - Senior Hydrogeologist - (T) 877-487-8436 x 406



April 9, 2025

Project Number: 220484-81

Attn: Koren Lam, M.Sc.

Senior Planner, Lanark County

99 Christie Lake Road

Perth, ON K7H 3C6

Technical Review Memorandum

**Matheson and Rosedale Subdivision,
Matheson Drive and Rosedale South, Part 1, 2 and 3 Lot 20, Concession 3,
Township of Montague, County of Lanark, Ontario**

Hydrogeology Assessment Report by Cambium Inc. dated: December 2, 2024

At the request of Lanark County (the County), BluMetric Environmental Inc. (BluMetric®) has prepared the following peer review comments for the above referenced report regarding the general requirements set out in the following documents:

- Scoped Hydrogeological Report Requirements for Development by Consent Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority (2015) (MVCA Requirements);
- Consultant's Screening Checklist for Hydrogeological Reports Submitted in Support of Subdivision Plan Application Approval within the County of Lanark, Ontario (2013) (Consultant's Screening Checklist).
- Ministry of the Environment Conservation and Parks (MECP)¹ Procedure D-5-4, Technical Guidelines for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment (D-5-4);
- MECP Procedure D-5-5, Technical Guideline for Private Wells, Water Supply Assessment (D-5-5);

¹ Formerly the Ministry of the Environment and Energy (MOEE)



- MECP Hydrogeological Technical Information Requirements (TIR) for Land Development Applications, 1995; and
- Ontario Regulation (O. Reg.) 169/03 (Ontario Drinking Water Quality Standards) as amended.

BluMetric understands that the site is approximately 23.53 hectares (ha) (58.15 acres) in area and is located south east of the corner of Matheson Drive and Rosedale Road on Parts 1, 2 and 3 of Lot 20 Concession 3. A residential development composed of 41 lots is proposed, with the minimum lot size of 0.4 ha (1 acres). The site is proposed to be privately serviced as there is no municipal water or wastewater services available at the site.

In addition to reviewing the Hydrogeological Assessment Report by Cambium, BluMetric was also provided with the following documents to support and inform our review:

- Plan of Subdivision Application. File Number 09-T-24001. Deemed Complete January 31, 2025
- Monument-Urso Surveying Ltd. 2025. Draft Plan of Subdivision of Park of Lot 20 Concession 3, Township of Montague, County of Lanark. (January 30)
- EFI ENGINEERING. 2023. Drawing 1. Rosedale Dr South/ Matheson Rd. Project Number 23-7213 (December 08)
- EFI ENGINEERING. 2024. Matheson and Rosedale Planning Rationale. (December 12)

Hydrologic Setting:

- The site is located within a tertiary watershed of the Rideau River.
- Site topography gently slopes from east to west; surface runoff is assumed to follow topography.
- There are no mapped natural heritage areas at the at the site.

Hydrogeology and Aquifer Sensitivity

- The site is located in the physiographic region of Smith Falls Limestone Plains. Surficial soils consist of minimal surficial veneer consisting of silt, clay and minor sands and gravel. Bedrock geology consists of the March Formation, described as sandstone, dolomitic sandstone and dolostone.
 - **Please provide a comment about possibility of karst in the area.**

- Eighteen (18) test pits were excavated to a maximum depth of 2 metres below ground surface (m bgs) or until refusal. Only one (1) test pit was completed to the full depth of 2 m bgs; the remaining seventeen (17) encountered bedrock at depths ranging from 0.2 to 1.74 m bgs.
- Surficial soils were described as topsoil underlain by sand, silty to silty sand, with some clay, gravel, and trace boulders.
- Groundwater was observed in three (3) of the eighteen (18) test pits, located in various areas across the site.
- Grain size analyses were conducted on samples from three (3) test pits. The soils were classified as silt and sand with some clay and gravel. Estimated percolation times ranged from 30 to 35 min/cm.
- The inferred groundwater flow direction is not discussed
 - **Please provide a comment about the groundwater flow direction.**
- The site is located within an area mapped as a Highly Vulnerable Aquifer (HVA) with a vulnerability score of 6, as source water protection policy area as defined under the Clean Water Act, as well as within a Wellhead Protection Areas D (WHPA-D) with a vulnerability score of 2.
 - **It is noted that the Source Protection Form included in the *Matheson and Rosedale Planning Rationale* by EFI ENGINEERING identified the site as being within a WHPA-C. This appears to be based on a discrepancy between the Montague Official Plan—which indicates the site is within a WHPA-C—and the Source Protection Atlas, which shows the site within a WHPA-D. Although the Official Plan was not available on the Lanark County website at the time of writing, we note that the data in the Source Protection Atlas is from 2022 and is therefore likely the most up to date.**
- Notwithstanding the discussion of source protection policy, a direct statement regarding the hydrogeological sensitivity of the site, in the context of a D-5-4 assessment, has not been provided.
 - **Please provide a statement about the hydrogeological sensitivity. Given the thin soil cover observed across the site, it would be reasonable to assess the site as hydrogeologically sensitive. This classification would necessitate the application of best management practices for the design and construction of on-site sewage systems and well installation.**

- A review of the MECP Water Well Information System was carried out, a total of 58 well records. All wells were described as installed in the bedrock. Wells in the vicinity of the site indicated the potential for high yields 12 to 227 L/minute (L/min).
 - **The maximum pumping rate cited in the report of 482 L/min appears to be a transcription error within well record 3514549. The well record indicates that the recommended pumping rate was 10 GPM (gallons per minute); there appears to have been a mistranscription for 10 GPM, where the G was misread as a 6, and the recommended pumping rate was entered as 106 GPM in the MECP database.**
 - **It is noted that the summary information provided in Appendix E does not include details regarding the material of the casing and the depth to the bottom of the casing. This is an important information given the hydrogeological sensitivity of the site.**

- A door-to-door survey was carried out of 30 properties within 500 m of the property on February 9th, 2024 to confirm details in the public record and to identify any wells not included in the MECP records assessment. In person interviews were conducted with available homeowners regarding the condition and details of their water supply wells; a letter explaining the proposed project with contact information for Cambium's project manager was left at the homeowner was unavailable. Of the 30 properties visited, staff spoke to residents of 11 properties.
 - Two (2) of the 58 well records from the MECP Water Well Information System were matched to supply wells on the surveyed properties.
 - The report indicates that questions included method of construction, water level, pump intake, well and water level depths, water use and general water quality and well yield. However, the results of all these questions are not summarized in the report for the properties where contact was made.
 - The survey appears to have not included any questions about the properties the onsite sewage systems.
 - Water quality sampling does not appear to have been offered as part of the wells survey; however, a report by McIntosh Perry Consulting Engineers for a severance indicates that nitrate concentrations were <0.1 mg/L at 999 Matheson Drive and 1.9 mg/L at 862 Rosedale Road.
 - **Overall, the information presented in the report from the door-to-door survey is insufficient to assess the risk of impacts on off-site water wells. A door-to-door survey should make a concerted effort to reach the vast majority of residents on properties that could be affected by the**

development, match respondents' wells with water well records, evaluate existing water quality, identify wells that may be vulnerable to nitrate loading from the site (e.g., dug wells, wells with shallow casings, or wells with existing high nitrate concentrations), to assess the potential impacts from off-site sewage systems

D-5-4 Individual On-site Sewage Systems

- A predictive nitrate impact assessment calculation was carried out using the Canadian Climate Normals 1981-2010 data from the Drummond Centre climate station (ID 6102J13).
 - The average annual surplus was estimated to be 356 mm/yr.
 - **BluMetric accepts the surplus water calculation provided.**
 - An infiltration factor of 0.55 was estimated based on the following subfactors: topography = 0.15, soil = 0.3, cover = 0.1
 - **BluMetric accepts the selected subfactors; however, it is noted that, when plotted on a U.S. Department of Agriculture soil texture triangle, the soil samples classify as loam. Given this classification and the relatively low estimated percolation rates, a smaller soil factor would provide a more conservative assessment.**
 - The infiltration area used to calculate the volume of dilution water per day was total area of the site, based on the assumption that run-off from roads and roof leaders would be directed to landscaped areas and infiltrate at the same rate as the impermeable portions of the site.
 - **Post-development, the addition of impermeable surfaces is expected to increase the water surplus due to reduced evapotranspiration. Increased runoff is also anticipated as a result of these surfaces, which is accounted for by the inclusion of a stormwater pond in the concept design. Without the implementation of mitigation measures to enhance infiltration, it would be unreasonable to assume that pre-development infiltration rates can be maintained. Furthermore, the opportunity to implement mitigation measures to enhance infiltration is limited due to the shallow depth to bedrock.**
 - **Please revise the infiltration calculation to account for impermeable surfaces. If any portion of the water surplus from impermeable surfaces is included in**

the dilution calculation, please provide a clear justification for the volume used.

- Loading in the infiltration water was assumed to be 0.4 mg/L; the average concentration of nitrate in groundwater from the three (3) test wells on-site. This is intended to represent background concentration in the aquifer.
 - **BluMetric accepts this assumption.**
- The concentration at the property boundary as estimated based on 41 lots, with a discharge rate of 1000L/day/lot with a nitrate location of 40 mg/L.
 - **BluMetric accepts these assumptions.**
- The resulting concentration of nitrate at the property boundary is 9.97 mg/L
 - **This result leaves little room for error. As nitrate concentrations at two neighbouring properties were measured at 1.79 mg/L and 1.9 mg/L, and these existing concentrations were not considered in the nitrate assessment, the predicted concentration of 9.97 mg/L would ostensibly represent an unacceptable impact to groundwater quality.**
 - **Furthermore, as discussed above, the nitrate attenuation calculation is based on assumptions that may underestimate potential impacts. It is anticipated that applying more representative assumptions could result in higher nitrate concentrations at the property boundary**
- It is stated that the conventional leaching bed will require a vertical separation of at least 0.9 m from the bedrock; therefore, the proposed leaching beds may need to be partly or fully raised. No recommendations are made regarding the placement and construction of water wells.
 - **Please provide more definitive recommendations for best management practices (e.g. depth of well casing, separation distances, and raised septic beds) based on the assessment of hydrogeological sensitivity.**
- The concept plan does not include proposed placement of supply wells and sewage systems.
 - **Please review the concept plan and recommend suitable locations for supply wells and sewage systems, taking into account the setback requirements for hydrogeologically sensitive sites (i.e., 30 m setbacks) and the anticipated groundwater flow direction.**

D-5-5 Well Water Quantity

- The water quantity assessment was carried out using four (4) test wells: three (3) onsite test wells (TW1, TW2 and TW3), and one off-site test well (RW1) located within 250 m of the site.
 - **The number of wells given the size of the site is meets the D-5-5 requirements.**
- Test wells (TW1, TW2 and TW3) were pumped for 6 hours each at a rate of 14 L/min, which resulted in a water taking of approximately 5000 L for each well. Water levels during each test were monitored with dataloggers; very little drawdown was observed during all three tests, less than 10 cm.
 - **Although the minimum pumping rate for any assessment is 13.7 L/m. The D-5-5 prescribed that unless otherwise established by the MECP's satisfaction, that the minimum pumping rate for a pumping test must be carried out for a four bedroom single family residence, and be based on the likely number of persons per well, which shall be the number of bedrooms plus one using peak demand rate of 3.75 L/min per person. This results in a pumping rate of 18.8 L/min. As such the pumping rate used for these assessments were below the D-5-5 requirements.**
- Test well (RW1) was initially pumped at a rate of 14 L/min for the first hour, and 18 to 20 L/min. The resulting water level was approximately 6,000L. Drawdown by the end of the test was 3 cm.
- Based on the results of the pumping tests, the test wells were deemed to be able provide sufficient yield without potential negative impacts on yields on neighbouring wells.
 - **BluMetric agrees with this assessment.**

D-5-5 Well Water Quality:

- One (1) water quality sample was collected from each test well during the last 30 minutes of the pumping test.
 - **Although D-5-5 requires only one (1) water quality sample during the last hour of the test; County of Lanark and Mississippi Valley Conservation Authority (MVCA) prescribes the collection of two (2) water quality samples for hydrogeological investigations in support of subdivision application plans.**

- It is indicated that chlorine residual was measured prior to sampling the four (4) test wells, and that concentrations were less than 0.01 mg/L. There is no reference to the other field measured parameters required for a water quality assessment (such as turbidity), furthermore the field records, make, model and calibration records for water quality meters were not provided.
 - **Please provide field data required for a groundwater quality assessment. These are described in detail in the *MVCA Requirements and Consultant's Screening Checklist* provided in Attachments A and B.**

- Water quality samples were submitted for D-5-5 parameters. Exceedances of the Ontario Drinking Water Quality Standards (ODWQS) included hardness, which ranged between 190 and 300 mg/L, and total coliforms at TW1 which was 27 CFU/100 ml. Shock chlorination and resampling was recommended.
 - **Please provide a comment about the appropriateness of the results of the hardness with regards to appropriateness for drinking water.**
 - **Please provide a comment about the potential for corrosion and encrustation, including calculations of the Langelier Saturation Index and the Ryznar Stability Index.**
 - **BluMetric agrees that TW1 should be disinfected and resampled.**
 - **Please consider presenting water quality results in summary tables compared to the ODWQS in addition to lab provided certificates of analysis.**
 - **It is noted that colour, a parameter required by the D-5-5, was not included in the water quality analysis.**
 - **It is noted that several parameters required by the County of Lanark and MVCA for hydrogeological investigations in support of subdivision application plans were not sampled, including**
 - fluoride;
 - Hydrogen Sulphide;
 - Phenols;
 - Tannin and Lignin;
 - Total Kjeldahl Nitrogen;
 - Organic Nitrogen;
 - Phosphate
 - Mercury.

- **The MVCA Requirements and Consultant's Screening Checklist provided in Attachments A and B for reference**

Conclusions & Recommendations

Hydrogeology and Aquifer Sensitivity

Please provide a statement about the hydrogeological sensitivity. Given the thin soil cover observed across the site, it would be reasonable to assess the site as hydrogeologically sensitive. This classification would necessitate the application of best management practices for the design and construction of on-site sewage systems and well installation.

Overall, the information presented in the report from the door-to-door survey is insufficient to assess the risk of impacts on off-site water wells. A door-to-door survey should make a concerted effort to reach the vast majority of residents on properties that could be affected by the development, match respondents' wells with water well records, evaluate existing water quality and potential impacts from off-site sewage systems, and identify wells that may be vulnerable to nitrate loading from the site (e.g., dug wells, wells with shallow casings, or wells with existing high nitrate concentrations).

D-5-4 Individual On-Site Sewage Systems

As proposed, and considering the existing nitrate concentrations in neighbouring wells, the predicted concentration of 9.97 mg/L could reasonably result in nitrate levels exceeding the 10 mg/L drinking water standard. This is an important health-based threshold, particularly due to its implications for the health of young children. Such a result would represent an unacceptable impact to groundwater quality.

Furthermore, as discussed above, the nitrate attenuation calculation was based on assumptions that may underestimate potential impacts. It is anticipated that applying more representative assumptions could result in higher nitrate concentrations at the property boundary

Given that nitrate is difficult to treat in groundwater, the proposed plan, which includes 41 lots relying on conventional septic systems and nitrate dilution, would require revision.

D-5-5 Well Water Quantity

Although a the pumping rate used for the water quantity assessment was less that the D-5-5 requirements, as very little drawdown was observed during pumping, and water well records nearby corroborate the potential for very high yield, BluMetric agrees that with the consultant's assessment that test wells would likely sustainably provide a sufficient quantity of potable water to meet the daily demand for a single family dwelling without negative impacts to surrounding water users.

D-5-5 Well Water Quality

Groundwater below the site appears to generally meet the requirements for drinking water supply; one test well had concentrations of total coliforms above the ODWQS; the consultant recommended further disinfection and resampling, and BluMetric agrees with this assessment.

Overall, water quality sampling report did not meet the requirements for County of Lanark and MVCA for hydrogeological investigations in support of subdivision application plans: only one sample was collected from each well instead of two, results of field parameters were not included in the report, several water quality parameters requested by County of Lanark and MVCA were not included in the sample analysis. It is recommended that the consultant include any available field data in an updated report and consider resample test wells for missing parameters and treating TW1 and resampling it for bacteria and all the missed parameters.

Closure

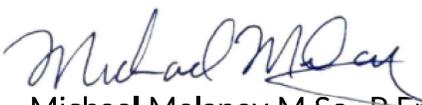
If you have any questions relating to BluMetric's review, please do not hesitate to contact the undersigned.

Respectfully Submitted,
BluMetric Environmental Inc

Peer Reviewer


Jacqueline Brook M.Sc., P.Geo.
Senior Hydrogeologist

Senior Review


Michael Melaney M.Sc., P.Eng.
Senior Engineer

Ref: 220484.81_LC_PR_MathesonRosedale_2025'04'09

Attachments:

A - Scoped Hydrogeological Report Requirements for Development by Consent Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority (2015)

B Consultant's Screening Checklist for Hydrogeological Reports Submitted in Support of Subdivision Plan Application Approval within the County of Lanark, Ontario (2013)

Limiting Conditions

This Memorandum (the "Memorandum") has been prepared for the exclusive use of Lanark County. This Memorandum is intended to provide a review and offer an opinion based on documents/data/productions provided by Lanark County and obtained from publicly available information sources (the "Information"). The opinions provided by BluMetric in the Memorandum:

Have relied in good faith on the Information provided by others as noted in the Memorandum and: has not independently verified the accuracy or completeness of such Information; have assumed that the Information provided is factual and accurate; must be read as a whole and sections thereof should not be read out of such context; and are based on our professional judgement and are subject to the limitations noted herein.

These limitations apply to the Memorandum. BluMetric agrees that the Memorandum represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Memorandum.

BluMetric Environmental Inc. accepts no responsibility for any deficiency, error, misstatement, or inaccuracy contained in this Memorandum because of omissions, misinterpretations or errors in the documents / productions given to BluMetric Environmental Inc. to review.

Nothing in this Memorandum is intended to constitute or provide a legal opinion. BluMetric Environmental Inc. makes no representation as to compliance with environmental laws, rules, regulations, or policies established by regulatory agencies.

Any use any unauthorized third party makes of this Memorandum, any reliance on the Memorandum, or decisions based upon the Memorandum, is the responsibility of those third parties. BluMetric Environmental Inc. accepts no responsibility for any loss or damages suffered by any unauthorized third party because of decisions made or actions taken based on this Memorandum.

Scoped Hydrogeological Report Requirements for Development by Consent in Lanark County

Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority

Version 1.0

July 2, 2015

1. Overview

The Mississippi Valley and Rideau Valley Conservation Authorities, through memorandums of understanding, provide technical advice to the County of Lanark and constituent municipalities about the suitability of hydrogeological reports that are produced in support of privately serviced development applications. The CA's advice, which is based on provincial guidance and current industry standards, aims to reasonably protect existing and future private groundwater supplies, thereby supporting the longevity of development at these sites and the health of existing and future residents.

Sections two (2) and three (3) of this document provide a summary of the reporting requirements and related policies and industry guidance, respectively. Section four (4) provides a checklist of reporting requirements that is to be interpreted and used by qualified professionals.

2. Summary of Reporting Requirements

When Lanark County and a constituent municipality have determined that a scoped hydrogeology study is required for development by consent, the hydrogeology report is expected to demonstrate a favourable:

I. Groundwater Quantity Assessment

Whereby an on-site well, of specified construction, will be able to provide enough water to run a household on an on-going basis and not interfere with the use of well water on adjacent properties.

II. Groundwater Quality Assessment

Whereby on-site groundwater, from a well of specified construction, will meet the *Ontario Drinking Water Standards, Objectives and Guidelines*. This is to include dissolved heavy metals, when the province has specified a related standard, and parameters associated with local land-uses.

III. Terrain Evaluation and Water Quality Impact Risk Analysis

Whereby the terrain at the site is suitable, from a planning and groundwater protection perspective, to attenuate the effluent from on-site wastewater treatment systems such that down gradient land is not impacted in excess of provincial standards. This requirement is substantially different from the requirements of the Leeds, Grenville and Lanark District Health Unit, which is to ensure that an on-site wastewater treatment system can be built on the site as per the Ontario Building Code construction requirements. These requirements are currently addressed separately from each other.

In addition, the hydrogeology report should provide:

IV. Conclusions and Recommendations

Where these are to be detailed site specific requirements, as determined by a qualified professional, that will be used to guide the municipality in their establishment of a development agreement or site plan agreement. The qualified professional provides a substantiated opinion, based on their interpretation of study findings, that the proposed development will have no adverse impact on the reasonable use of groundwater on existing and future adjacent properties.

Scoped Hydrogeological Report Requirements for Development by Consent in Lanark County

Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority

Version 1.0

July 2, 2015

3. Relevant Policies and Guidelines

The local conservation authorities provide advice to partner municipalities based on relevant policies in Lanark County's *Sustainable Communities Official Plan* (2012) and the official plans of individual municipalities; relevant provincial guidance; and current industry expectations. The relevance of the Ministry of the Environment and Climate Change's guidance to development by consent is given below.

- I. Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment (1996) <http://www.ontario.ca/document/d-5-4-individual-site-sewage-systems-water-quality-impact-risk-assessment>

"Although MOEE ⁽¹⁾ does not normally review development proposals consisting of 5 or fewer lots, municipalities are encouraged to retain, on their behalf, professionals with demonstrated expertise in hydrogeology with emphasis on development on private services, to review studies prepared in accordance with this Guideline. Municipalities are also encouraged to implement the provisions of this guideline in their consideration of developments by consent or severance."

Further, Procedure D-5-4 applies "to residential, commercial and industrial proposals which use individual on-site sewage disposal systems for the treatment of domestic waste."

- II. Procedure D-5-5 Technical Guideline for Private Wells, Water Supply Assessment (1996) <http://www.ontario.ca/document/d-5-5-private-wells-water-supply-assessment>

"The guideline applies to all development proposals for residential development involving individual well water supplies. Development agreements between the proponent and the municipality ... shall be used to bind development to the recommendations of approved hydrogeology studies." "The guideline also applies to developments for which a plan of condominium is required and to industrial, commercial or institutional developments where water is used for human consumption. "Procedure D-5-5 indicates that "Although MOEE does not normally review development proposals consisting of five or fewer private residences, the Ministry recommends that supplies serving five or fewer private residences should use the ODWOs⁽²⁾ to ensure the quality of drinking water. This recommendation may apply to development by consent or at the official plan amendment stage..." "Where development by severance is considered, determination of the availability of a potable water supply should be made as early as possible in the severance approval process."

- III. Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) as explained in "Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines" (MOECC 2003, Revised June 2006). <http://www.ontario.ca/document/technical-support-document-ontario-drinking-water-standards-objectives-and-guidelines>

(1) MOEE is now Ontario's Ministry of the Environment and Climate Change (MOECC). This review role was subsequently delegated to the municipal approval authorities of Ontario.
(2) ODWO is now the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG).

Scoped Hydrogeological Report Requirements for Development by Consent in Lanark County

Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority

Version 1.0

July 2, 2015

4. Consultant's Checklist

The following checklist is provided to assist qualified professionals in their scoping of a suitable hydrogeological investigation that would address the general reporting objectives given in the preceding overview. This checklist provides more explanation than is available in the equivalent subdivision checklist in order to more clearly define the level of effort required for applications for development by consent.

Technical pre-consultation to refine the scope of study was undertaken with RVCA / MVCA.

A statement of professional qualifications is provided in the report. A qualified professional would be a member of the *Association of Professional Geoscientists of Ontario* (or equivalent as per the Professional Geoscientists Act).

Groundwater Supply Assessment (Procedure D-5-5)

Groundwater Quantity Assessment

Water well records for the area around the site are provided and mapped in the report.

MOECC's interactive mapping and well record downloads available here: <http://www.ontario.ca/environment-and-energy/map-well-records>; <http://www.ontario.ca/data/water-wells>

The report contains a simple discussion of regional and site hydrogeology (incl. aquifer characteristics, groundwater flow regime etc.) and provides all related mapping if conditions vary within 500 m of the site. The groundwater flow regime is explained, at the regional scale, in Mississippi-Rideau Source Protection documents, which are available here: <http://www.mrsourcewater.ca/en/library/reports>. Information about groundwater flow could potentially also be interpreted from information in the MOECC's water well records.

Information about well construction and well / aquifer yield (including recovery) from all available technically appropriate (representative) domestic wells up to one kilometer and at least 500 m from the site is evaluated in the report. At least one of the wells (*test well*) used in this evaluation is shown to represent site specific conditions, exhibit future well construction specifications and meet Ontario Regulation 903 requirements. This well is preferably located on-site. However, a nearby accessible well of known and representative construction may be located on an adjacent property and shown to be suitable for this assessment. Specific capacity is considered the most appropriate well yield parameter to evaluate in this analysis.

The report demonstrates that future water wells can be pumped at or above the minimum test rate specified in the provincial guidelines. Where local well yields are found to be poorer as per the above analysis, a full pumping and recovery test and interference analysis may be required from an on-site or representative off-site well. Further consultation is highly recommended.

The report demonstrates that the *test well* fully recovers during a 24-hour pumping cycle.

Information from the owners of representative private wells in the vicinity of the site about their experience with well yield vs demand, groundwater levels, well replacement / repair etc. are evaluated in the report. ⁽³⁾

The report describes and evaluates those land uses that could affect well yield within a minimum of 500 m from the site; and accounts for this in the groundwater quantity assessment.

⁽³⁾ Documentation (staff ID, dates, method of contact, sample questionnaire etc.) is provided to outline the efforts taken to contact adjacent land owners and obtain study participation.

(indicate NA if not applicable)

Scoped Hydrogeological Report Requirements for Development by Consent in Lanark County

Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority

Version 1.0

July 2, 2015

Groundwater Quality Assessment	
Field data is provided for raw groundwater samples from the <i>test well</i> . At minimum, field parameter measurements are to include: residual chlorine, pH, temperature, conductivity, dissolved oxygen, turbidity, colour, alkalinity and a hydrogen sulphide odour test. Where detected, hydrogen sulphide is also measured in the field. Methodologies for the measurement of field parameters are described in the report in reference to specific industry standards including field equipment make / model and calibration outcomes.	
Original laboratory reports are provided for raw groundwater samples from the <i>test well</i> . Lab analyses / calculations are provided for the common 'subdivision suite' of parameters including those listed in Table 1 of Procedure D-5-5; and fluoride, phenols, tannin & lignin, total kjeldahl nitrogen (TKN), organic nitrogen, phosphate and all naturally occurring dissolved heavy metals with provincial standards, objectives or guidelines (i.e. Aluminum, Antimony, Arsenic, Barium, Boron, Cadmium, Chromium, Copper, Lead, Mercury, Selenium, Uranium and Zinc).	
Methodologies for the collection and preservation of samples are described in the report in reference to specific industry standards including bottle types, filtration, preservation / treatment, holding times and temperature.	
Where TDS values are high, the report includes written rationale, with supporting analyses, that corrosion, encrustation or taste problems will not occur.	
Field data and professional opinion indicates that chlorine residuals were zero at the time of sampling; and that raw water turbidity is acceptable.	
The report explains how raw groundwater quality meets the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) and/or is within the provincial treatability limits for aesthetic/operational parameters.	
Where raw water quality parameters exceed the Ontario Drinking Water Objectives and Guidelines but are within the D-5-5 reasonable treatment limits, water treatment recommendations are discussed.	
Where raw water quality parameters exceed the Ontario Drinking Water Objectives and Guidelines and the D-5-5 reasonable treatment limits, water treatment recommendations are discussed; and a favorable feasibility assessment is provided to explain the financial and maintenance efforts that would be required by future home owners if development proceeds via treatment.	
Where any health related parameters are found to exceed the Ontario Drinking Water Standards, development would not proceed based on test well construction specifications. * Other well construction specifications and /or re-sampling efforts could be explored. For all exceedances, consultation with the CA and municipality is required.	
Information from the owners of representative domestic wells in the vicinity of the site about their experience with well water quality are evaluated in the report. ⁽³⁾	
The report describes and evaluates those land uses that could affect groundwater quality within a minimum of 500 m from the site; and accounts for this in the groundwater sampling program.	

⁽³⁾ Documentation (staff ID, dates, method of contact, sample questionnaire etc.) is provided to outline the efforts taken to contact adjacent land owners and obtain study participation.

Scoped Hydrogeological Report Requirements for Development by Consent in Lanark County

Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority

Version 1.0

July 2, 2015

Individual On-site Sewage Systems: Water Quality Impact Risk Assessment (Procedure D-5-4)

General Evaluation

Representative background nitrate (as nitrogen) levels from the receiving groundwater and a description and justification of the sampling rationale and methodologies are presented. Background nitrate addresses D-5-4 guidance. If existing domestic wells are considered representative of the receiving groundwater, a suitable rationale is provided.

The report demonstrates that the location of future septic systems is not obviously hydrogeologically sensitive (i.e. no karst, fractured bedrock exposed at surface, areas of thin soil cover, or areas with highly permeable soils). Simple justification is given based on appropriate technical information and analyses (e.g. airphotos, regional geological mapping, water well records etc.) Current Geological information, including karst and bedrock outcrop mapping, is available here: <http://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearch>. Overburden isopach data is available from the Ontario Geological Survey's GIS data-release associated with Aggregate Resources Inventory Paper, ARIP 189: http://www.geologyontario.mndmf.gov.on.ca/mndmaccess/mndm_dir.asp?type=pub&id=ARIP189

Where soil depths are likely less than two (2) metres, simple on-site soil depth testing information, including photographs are provided and evaluated in the report.

Where karst is likely present, such as along the eastern boarder of Lanark County, evidence of complete on-site terrain characterization, including photographs, is provided and evaluated in the report. The CA was consulted when determining the field program for this work.

Where highly permeable soils are likely present, soil profiles and grain size analyses are provided and evaluated in the report.

Where obviously hydrogeologically sensitive terrain is found on-site, best management practices that would be prescribed in the development agreement or site plan agreement to reduce the risk of impacts to on-site and off-site water wells, including but not limited to the following, are prescribed in the report recommendations: locating wells up-gradient from septic systems; increased casing lengths; increased separation distances between all down-gradient water wells and septic systems; tertiary septic systems with nutrient reduction technologies; separation of septic systems from constraints; etc. *

If constraints that affect the location of septic systems and water wells exist on-site, then a lot layout plan that includes these constraints (hydrogeologically sensitive terrain, hazard set-backs, MDS set-backs etc.), the proposed septic system locations and the proposed water wells locations is provided.

All field methods are described in the report and meet standard industry practice.

Water Quality Impact Risk Analysis: Three-Step Assessment Process

If lots are one hectare or greater and the site does not exhibit elevated nitrate levels or hydrogeologically sensitive terrain then no additional work is required.

If lots are less than one hectare but are underlain by ten metres or more of massive clay (or sediment of similar low hydraulic conductivity), then no additional work is required.

(indicate NA if not applicable)

Scoped Hydrogeological Report Requirements for Development by Consent in Lanark County

Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority

Version 1.0

July 2, 2015

If lots are less than one hectare and do not exhibit elevated nitrate levels or hydrogeologically sensitive terrain, then a predictive contaminant attenuation assessment is provided as per Procedure D-5-4. The available water surplus, to be used in the assessment, can be obtained for site specific soils and local climate data from Environment Canada.

Conclusions and Recommendations

Substantiated professional conclusions, which reference key study findings, are provided in the report and stipulate that the proposed development will have no adverse impact on the reasonable use of groundwater on existing and future adjacent properties.

A list of informative findings and recommendations, which can be reproduced in the development agreement or site plan agreement, is provided in the report. Recommendations include: OWTS location constraints; well and OWTS location, design and construction requirements; drilling supervision requirements; well water treatment recommendations; best management practices for water wells and OWTS; requirements for earth energy systems; warnings about hydraulic fracturing; reference to a constraint map etc.

** Please note that the conservation authority will indicate that the on-site conditions do not address provincial guidance where the report recommends locating future on-site wastewater treatment systems on or adjacent to obviously hydrogeologically sensitive terrain; and / or where the report recommends treatment of aesthetic or operational parameters which were measured above the provincial treatability limits.*

Dated: _____ Signature: _____

Consultant's Screening Checklist for Hydrogeological Reports Submitted in Support of Subdivision Plan Application Approval within the County of Lanark, Ontario



Mississippi Valley Conservation



Overview

The Mississippi Valley and Rideau Valley Conservation Authorities, through a Memorandum of Understanding with the County of Lanark, provide technical advice to the municipal approval authority on hydrogeological reports prepared in support of privately serviced development applications.

Relevant Policies and Guidelines

The Conservation Authorities' technical advice informs local municipalities and the County about whether or not the hydrogeological reports address provincial guidance established in the following documents:

1. **Provincial Policy Statement**, Section 2.2 (Water), March 2005.
2. **Procedure D-5-4, Technical Guideline for Individual On-Site Sewage Systems, Water Quality Impact Risk Assessment (MOE, August 1996);**

Procedure D-5-4 "applies to the combined or total impact on groundwater of a development proposal of more than five individual on-site wastewater treatment units"; and "to residential, commercial and industrial proposals which use individual on-site sewage disposal systems for the treatment of domestic waste."

"Although [the MOE did not] normally review development proposals consisting of 5 or fewer lots, municipalities are encouraged to retain, on their behalf, professionals with demonstrated expertise in hydrogeology with emphasis on development on private services, to review studies prepared in

accordance with this Guideline. Municipalities are also encouraged to implement the provisions of this guideline in their consideration of developments by consent or severance."

3. **Procedure D-5-5, Technical Guideline for Private Wells, Water Supply Assessment (MOE, August 1996);**

"The guideline applies to all development proposals for residential development involving individual well water supplies. Development agreements between the proponent and the municipality ... shall be used to bind development to the recommendations of approved hydrogeology studies." "The guideline also applies to developments for which a plan of condominium is required and to industrial, commercial or institutional developments where water is used for human consumption."

Procedure D-5-5 indicates that "[although the MOE did not] normally review development proposals consisting of five or fewer private residences, the Ministry recommends that supplies serving five or fewer private residences should use the ODWOs to ensure the quality of drinking water. This recommendation may apply to development by consent or at the official plan amendment stage..." "Where development by severance is considered, determination of the availability of a potable water supply should be made as early as possible in the severance approval process."

4. Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) contained in **Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines** (MOE 2003, Revised June 2006).

- Applicants are strongly encouraged to ensure that meaningful pre-consultation occurs prior to the filing of a formal application with the approval authority.
- This checklist summary is derived from the requirements in Procedures D-5-5 and D-5-4; in no way is this document intended to replace or supersede the technical guidance in Procedures D-5-5 and D-5-4.
- Note: Current industry standards are expected to be applied.

FILL OUT CHECKLIST ON FOLLOWING PAGE

Sign Off

This confirms that the report submitted in support of the application addresses provincial policy and has been undertaken based on the applicable provincial guideline.

Name of applicant | _____ Cty. File No. | _____

Name of consulting firm | _____

Name of responsible professional | _____

Professional Designation | _____
(in good standing)

Signature of responsible professional | _____

Date | _____

Consultant's Screening Checklist for Hydrogeological Reports Submitted in Support of Subdivision Plan Application Approval within the **County of Lanark**, Ontario

*	A statement of professional qualifications is provided in the report.	
Water Supply Assessment (Procedure D-5-5)		
1. Water Quantity Assessment		
1a	Water well records for the area around the site are provided, <i>mapped and analysed</i> * in the report.	
1b	Technically appropriate hydrogeological cross-section(s) of the site is provided.	
1c	The report contains a discussion (conceptual model) of <i>regional and site geology</i> * and hydrogeology (aquifer characteristics, groundwater flow regime, recharge and discharge areas, interaction with local surface water features, etc.) and provides all <i>related mapping</i> *.	
1d	A minimum number of technically appropriate test wells were used in the investigation; corresponding well logs and discussion are provided.	
1e	All test wells conform to O. Reg. 903, were drilled <i>under the supervision of a professional geoscientist</i> *, and are typical of wells proposed for the development.	
1f	<i>Aquifer testing methodologies are described in the report and meet standard industry practice</i> .*	
1g	Test wells were pumped at or above the minimum rate and duration.	
1h	Raw (field) data and <i>technical analyses</i> * are provided for (aquifer) pumping and recovery testing; and related observation well monitoring.	
1i	Analyses are provided to address the long-term safe yield of the aquifer and long-term sustainability of the proposed 24-hour pumping cycles; and for any potential supply interference.	
2. Water Quality Assessment		
2a	Field data, original laboratory reports and technical analyses are provided for at least two raw water quality samples from each test well. Field data and professional opinion indicates that chlorine residuals were zero at the time of all sampling; and that <i>raw water turbidity</i> * is acceptable.	
2b	<i>Water sampling methodologies and analyses are described in the report and meet standard industry practice</i> ;	
2c	Lab analyses are provided for the common 'subdivision suite' of analyses, including: <i>fluoride, hydrogen sulphide, phenols, tannin & lignin, total kjeldahl nitrogen, organic nitrogen and hydrogen sulphide</i> *. High TDS values require written rationale, with <i>supporting analyses</i> *, that corrosion, encrustation or taste problems will not occur. Lab analyses should also include standard <i>heavy metals</i> * (i.e. arsenic, cadmium, lead, mercury, uranium etc.)	
2d	Raw water quality from each well meets the Ontario Drinking Water Standards, Objectives and Guidelines (ODWSOG) and/or is within the provincial treatability limits for aesthetic/operational parameters.	
2e	Where raw water quality parameters are within the D-5-5 treatment limits, water treatment recommendations are discussed and treatment interferences are explained. (indicate NA if not applicable)	
2f	The report describes land uses within a minimum of 500 m of the site; provides related documentation; and addresses the potential adverse impact of former or current adjacent land uses.	
2g	A well and septic owner survey and groundwater sampling results from representative raw well water are presented and evaluated in the report.	
Individual On-site Sewage Systems: Water Quality Impact Risk Assessment (Procedure D-5-4)		
3. General Evaluation		
3a	Representative background nitrate (as nitrogen) levels from the receiving groundwater and a description of the <i>sampling rationale and methodologies</i> are presented. Background nitrate does not exceed the ODWSOG. All nitrate levels are explained.	
3b	The report demonstrates that the site is not obviously hydrogeologically sensitive (i.e. no karst, fractured bedrock exposed at surface, areas of thin soil cover, or areas with highly permeable soils). <i>Detailed justification is given based on appropriate technical information and analyses (e.g. test pit logs, borehole logs, grain-size analyses, regional geologic mapping, water well record analyses, hydrogeological conceptual model, terrain unit mapping etc.)</i> *	
3c	<i>All field methods are described in the report and meet standard industry practice</i> *.	
3d	<i>A composite map of site constraints and proposed on-site wastewater treatment system locations and setbacks is provided</i> *.	
4. Water Quantity Impact Risk Analysis: Three-Step Assessment Process		
4a	Step One: Lot Size Considerations — No additional analysis, beyond items 3a to 3d above, is required if proposed lots are an average of 1 hectare in area and no lots are less than 0.8 hectares in area. (indicate NA if not applicable)	
4b	Step Two: System Isolation Considerations — A system isolation assessment was provided in the report. *this line of study is rarely used and the scope of related work should be site specific. Pre-consultation is highly recommended*. (indicate NA if not applicable)	
4c	Step Three: Contaminant Attenuation Considerations — A contaminant attenuation assessment was provided in the report. (indicate NA if not applicable)	
4c.1	A monitoring-based contaminant attenuation assessment was provided in the report. *this line of study is rarely used and the scope of related work should be site specific. Pre-consultation is highly recommended* (indicate NA if not applicable)	
4c.2	A predictive contaminant attenuation assessment was provided in the report and included the following items. (indicate NA if not applicable)	
	4c.2.1. The report considers a nitrate loading of 40 mg/L; and only dilution was considered as the attenuation mechanism.	
	4c.2.2. Site specific water surplus values, based on local climate station data, were provided in the report;	
	4c.2.3. <i>Water surplus values and site infiltration factor(s) were based on areas with discrete combinations of overburden, topography, and land cover (impervious areas, type of vegetation, etc) and are accompanied by a terrain unit and topographic mapping with post-development land cover</i> *.	
	4c.2.4. The assessment makes use of no more than 1000 L/day per lot of on-site wastewater treatment system (OWTS) flow;	
	4c.2.1. The assessment includes an explanation of the validity and limitations of the model used to determine the nitrate attenuation at the property boundaries; and a sensitivity analysis of the model.	
4c.3	A predictive contaminant attenuation assessment, such as that in 4c.2, for an industrial/commercial development was provided in the report. (indicate NA if not applicable)	
Conclusions and Recommendations		
5a	A summary of conclusions and professional assertions that speak to the key areas above are provided in the report.	
5b	A list of recommendations, which will be reproduced in the subdivision agreement, is provided in the report. Recommendations should speak to: well and OWTS location, design and construction requirements; drilling supervision requirements; well water treatment recommendations; best management practices for water wells and OWTS; requirements for earth energy systems if applicable; provision of a final (original) digital report; etc.	

* Clarification considered specific to MVCA/RVCA

Koren Lam

From: Julie Kapyrka <jkapyrka@alderville.ca>
Sent: March 10, 2025 3:49 PM
To: Koren Lam
Cc: Taynar Simpson
Subject: 09-T-24001 Montague - Matheson Rosedale
Attachments: 09-T-24001 - Montague - Matheson Rosedale - Notice of Complete Application - Feb 2025.pdf

You don't often get email from jkapyrka@alderville.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Aaniin Koren,

Please see attached.

Miigwech,

Dr. Julie Kapyrka
Consultation Manager



Administration Office
11696 Second Line Rd.
Roseneath, ON K0K 2X0
Office: 905-352-2662
jkapyrka@alderville.ca

ALDERVILLE FIRST NATION



11696 Second Line Road
Roseneath, Ontario K0K 2X0
Phone: (905) 352-2011
Fax: (905) 352-3242
www.alderville.ca

Chief: Taynar Simpson
Councillor: Dawn Marie Kelly
Councillor: Lisa McDonald
Councillor: Nora Sawyer
Councillor: Jason Marsden

VIA E-MAIL

March 10, 2025

Koren Lam, Senior Planner
Lanark County
Mailing Address: 99 Christie Lake Road in Perth, ON K7H 3C6
Email: klam@lanarkcounty.ca

Dear Koren Lam,

RE: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

I would like to acknowledge receipt of your correspondence, which was received February 11th, 2025, regarding the above noted project.

As you may be aware, the area in which this project is proposed is situated within the Traditional Territory of Alderville First Nation. Our First Nation's Territory is incorporated within the Williams Treaties Territory and was the subject of a claim under Canada's Specific Claims Policy, which has now been settled. All 7 First Nations within the Williams Treaties have had their harvesting rights legally re-affirmed and recognized through this settlement (2018).

In addition to Aboriginal title, Alderville First Nation rights in its Reserve and Traditional Territory and/or Treaty Territory include rights to hunt, fish and trap, to harvest plants for food and medicine, to protect and honour burial sites and other significant sites, to sustain and strengthen its spiritual and cultural connection to the land, to protect the Environment that supports its survival, to govern itself, sustain itself and prosper including deriving revenues from its lands and resources, and to participate in all governance and operational decisions about how the land and resources will be managed, used and protected.

Alderville First Nation is requiring a File Fee for this project in the amount of \$300.00. This Fee includes administration, an initial meeting, project updates as well as review of standard material and project overviews. Depending on the number of documents to be reviewed by the Consultation Department, additional fees may apply. **Please make this payment to Alderville First Nation and please indicate the project name or number on the cheque.**

Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.

If you do not have a copy of Alderville First Nation's Consultation Protocol, it is available at: alderville.ca/wp-content/uploads/2017/02/AFNProtocol2.pdf. Please note that the mapping in this document needs updating to reflect the Williams Treaties First Nations Settlement Agreement 2018.

In order to assist us in providing you with timely input, please provide us with a Notice of Request to Consult containing relevant information and material facts in sufficient form and detail to assist Alderville First Nation to understand the matter in order to prepare a meaningful response. Guidance for giving notice can be found on pages 11-12 of our Consultation Protocol. Based on the information that you have provided us with respect to the notice of **09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation**, Alderville First Nation may require a mutual agreement to establish a special consultation process for this project. After the information is reviewed it is expected that you or a representative will be in contact to discuss this matter in more detail and possibly set up a date and time to meet with Alderville First Nation in person or virtually.

Although we have not conducted exhaustive research nor do we have the resources to do so, there may be the presence of burial or archaeological sites in your proposed project area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains, or other such evidence of a native burial site or any other archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Furthermore, Alderville First Nation also has available, trained Archaeological Liaisons who can actively participate in the archaeological assessment process as a member of a field crew, the cost of which shall be borne by the proponent. Alderville First Nation expects engagement at Stage 1 of an archaeological assessment, so that we may include Indigenous Knowledge of the land in the process. We insist that at least one of our Archaeological Liaisons be involved in any Stage 2-4 assessments, including test pitting, and/or pedestrian surveys, to full excavation.

Although we may not always have representation at all stakeholders' and rights holders' meetings, it is our wish to be kept apprised throughout all phases of this project.

Should you have further questions or if you wish to hire a Liaison for a project, please feel free to contact Julie Kapyrka, Consultation Manager, at 905-352-2662 or via email at jkapyrka@alderville.ca.

Yours sincerely,



Chief Taynar Simpson
Alderville First Nation

Koren Lam

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: March 12, 2025 9:42 AM
To: Koren Lam
Subject: MONTAGUE - ROSEDALE ROAD SOUTH AND MATHESON DRIVE - 09-T-24001

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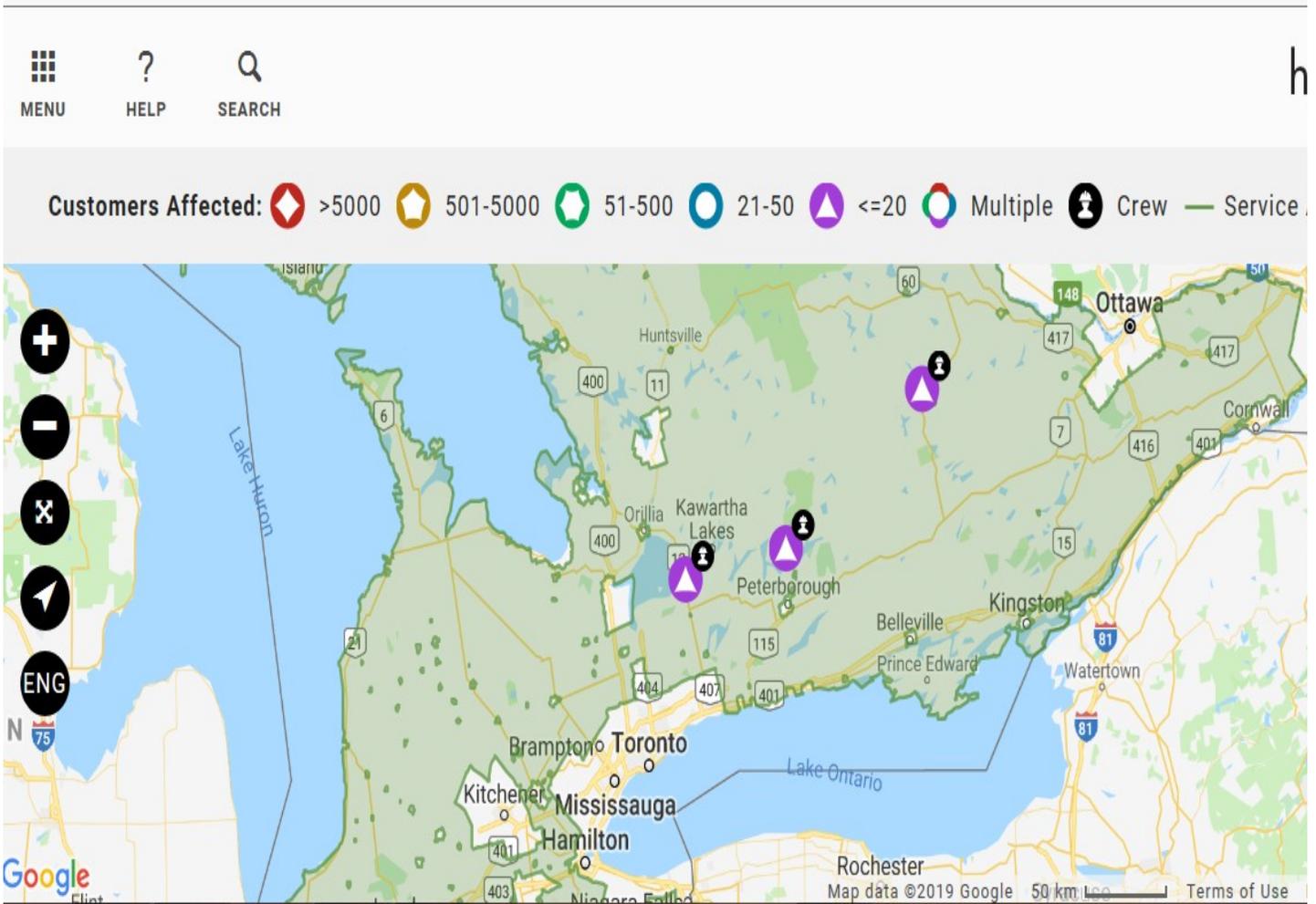
Hello,

We are in receipt of your Application for Subdivision, 09-T-24001 dated 2025-02-11. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
 Hydro One Networks Inc.
 Email: LandUsePlanning@HydroOne.com



RE: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

From CORDICK Jason

Date Tue 2/11/2025 8:36 PM

To Koren Lam <klam@lanarkcounty.ca>

Cc Christine Stinson <cstinson@efiengineering.com>; Torben Ruddock <truddock@efiengineering.com>; FOURNIER Spencer <Spencer.Fournier@HydroOne.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Koren

I looked at this subdivision location and we have an existing 3 phase line to service this development off Rosedale Road so no concerns, they developer will just need to follow the normal process and go through the subdivision group for their design.

Regards

Jason Cordickgroup

Supervising Distribution Engineering Technician

Hydro One Networks Inc.

Design Services – Perth Service Center

HydroOne.com

From: Koren Lam

Sent: Tuesday, February 11, 2025 2:16 PM

To: Koren Lam <klam@lanarkcounty.ca>

Cc: Christine Stinson <cstinson@efiengineering.com>; Torben Ruddock <truddock@efiengineering.com>

Subject: 09-T-24001 - Montague - Matheson & Rosedale - Notice of Complete Application & Consultation

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Hello,

Please see the attached Notice of Complete Application & Consultation for a Draft Plan of Subdivision application for Smart Homes Ottawa Inc., on lands described as Part of Lot 20, Concession 3, in the Township of Montague. County of Lanark File No. 09-T-24001

Please access the submission files using this Shared OneDrive Folder: [□ Matheson & Rosedale - 1st Submission \(February 2025\)](#).

Additionally, files are uploaded on our website: [Planning Notices & Consultation - Lanark County](#).

February 18, 2025

Koren Lam
Senior Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C2

Dear Koren,

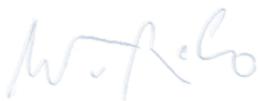
Re: Draft Plan of Subdivision
Smart Homes Ottawa Inc. (Matheson & Rosedale Subdivision)
Part of Lot 20, Concession 3, in the Township of Montague
County of Lanark
File No.: 09-T-24001

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Enbridge Gas does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas at the following link:
https://enbridge.outsystemsenterprise.com/GetConnectedApp_UI/NewGasServiceInquiry

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
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Koren Lam

From: andrew reid
Sent: April 10, 2025 12:08 PM
To: Koren Lam; Montague planner
Cc: acarroll1of5; Jeffrey Carroll; Karen Jennings; john.jordan@pc.ola.org
Subject: 09-T-24001 Matheson & Rosedale Subdivision

You don't often get email from andrew.warren.reid@live.com. [Learn why this is important](#)

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To Lanark County and Township of Montague,

We are writing regarding the proposed residential subdivision , County file 09-T-24001.

My wife and I moved to the area last fall purchasing the small farm at the corner of Matheson Drive and Rosedale Road. We did so after reading the land use policy for the township of Montague a few times to make sure that this property would be the right fit for us and our two Kindergarten aged children. Never once reading that document, that is supposed to guide development in the area, did we imagine it would be possible to build a subdivision in our back yard (its across the street technically) . Honestly it is pretty heartbreaking to envision. We thought we were moving to a somewhat rural setting , “country living at its best” as described by the township slogan.

We have some concerns with the proposed development. We have listed them below in no particular order.

1. We find the use of “vacant land” in the proposal inappropriate and deceptive. This land is clearly agricultural and has been for over 150 years. From our understanding, the land was being used as active agricultural land up until the recent purchase with the intend to build a subdivision and should be listed as rural or agricultural instead of the current vacant land.

2. In Montagues official Plan 3.61 it states for Rural zoned areas “The intent of this Plan is to retain the rural and recreational flavour of Rural lands while providing for a modest amount of compatible and orderly new development.”

In section 3.71 it also states, “ a modest allowance for new development to occur.” However, in the current Rosedale Settlement area there are currently, approximately, 95 Homes. Adding an additional 42 would equate to a 44.2% increase in homes to the settlement area therefore hardly modest and as such would not follow the official plan.

3. Run off and stormwater pond

The plans suggest placing a large pond at the closest point to the corners of Matheson and Rosedale, approximately 40m from the foundations and back doors of homes that have been here for years. This winter we witnessed this area was already struggling to keep up with spring runoff. Once it crosses under Rosedale Road it then runs between our property and our neighbours causing flooding. Where is the overflow from this pond to be directed, as all land around the proposed location is privately owned? I see an easement on one of the plans. Is this proposed easement to be expropriated from the current landowners? If this project were to move forward who would be financially responsible to these homeowners should they encounter wet basements or flooding of property? Are there any additional plans for mosquito management for this large pond of stagnant water?

4. Farms in the area

There are 3 farms with livestock facilities within 100M of proposed site and 6 within 500m. What considerations have been made for this, and conflicts that may arise in the future? Have the minimum setbacks been met?

5. Montague public school

It is our understanding the school is already overcrowded. What is the plan to accommodate another 100 or so kids in the relatively immediate future if this development was to take place?

6. Drinking water protection

The proposed development puts 42 septic systems on land described in the developer's study as "a minimal surficial veneer comprised of topsoil overlaying Paleozoic bedrock" with an average depth of .23 m "Topsoil material was encountered in all test pits, ranging in thickness of 0.12 to 0.48 m, with an average of 0.23 m." (Hydrogeological Assessment Report- page 5)

What guarantee do the current residents along Rosedale Road and Matheson Drive have that our drinking water will continue to be safe in the future with these 42 new houses all uphill of our exiting homes and wells ?

7. What is the budget for tree planting and revitalization of natural spaces for this proposed project?

8. Based on the 44.2% (42 new homes) increase in homes within the Rosedale Settlement area how did the traffic assessment determine there would only be an extra 39 vehicular trips in the morning and 40 in the afternoon? This seems to be implying each home would have less than one vehicle leaving less than one time a day. Clearly this is not the statistical average for the area. Would like to see a factual traffic review.

9. The developers plan states 25% of the project is to be affordable housing.

New construction single family homes on 1 acre lots do not generally lend themselves to affordable housing. What would be the anticipated selling prices of the 11 lots described as affordable housing by developer?

10. We feel this will set a precedent for developers that it is ok to purchase relatively cheap land zoned rural and or farmland in Montague township. Then all that needs to be done is let the land sit vacant for a few years so the developer can then build a subdivision on land that is not zoned accordingly. Does the township want to give the green light to developers that this is what Montague is all about?

11. Have any of the study within this proposed development been reviewed by a third party?

We really hope this project does not move forward. We knew moving here there would be some development and understand the need for affordable housing here and across the province. This project however does nothing for the existing residents of Montague , in fact it will reduce the quality of life. We also feel it will offer no value in helping with affordable housing. This project appears to offer no additional value other than lining the pockets of the developer with millions of dollars and adding tax dollars to the township. If it does move forward, we hope it can be done in way that is more respectful to the current residents way of life and is done in a way that reflects the spirit of “Modest growth” as outlined in the Official plan of Montague. We also hope that every resident’s concerns are considered and reviewed. We would like to say we feel especially bad for our new neighbours across the street who will literally have this development feet from there back porches instead of “ country living at its finest” if this project was to move forward as proposed.

Thank you for your time and consideration in this matter, Kindly confirm Receipt of this email.

Andrew and Angela Reid

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From: andrew reid

Sent: Tuesday, February 18, 2025 9:58:24 AM

To: klam@lanarkcounty.ca <klam@lanarkcounty.ca>

Cc: kjennings@township.montague.on.ca <kjennings@township.montague.on.ca>; jcarroll@township.montague.on.ca <jcarroll@township.montague.on.ca>

Subject: 09-T-24001 Proposed subdivision

Hi Koren,

Absolutely disgusted that a subdivision in the would be considered at the corner of Rosedale and Matheson. It's literally in the back yard of people's homes. People who paid good money to move to the country.

Will fight this as much as I can and have a feeling neighbour's will also.

This proposed development would affect many current residents' quality of life , drinking water, and property values.

Please notify me of any updates to application and decisions. Regarding file 09-T-24001

Thanks,

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Koren Lam

From: Diane Bennett
Sent: April 11, 2025 9:49 PM
To: Koren Lam
Subject: Objection letter for Rosedale and Matheson Subdivision

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To Whom It May Concern,

I am writing to express my strong opposition to the proposed subdivision development that would introduce 41 new homes into Montague Township.

Montague proudly promotes itself with the slogan “Country Living at Its Best,” a sentiment that resonates deeply with those who choose to call this rural community home. However, the construction of a dense, large-scale subdivision undermines this very principle. Adding 41 homes in such close proximity to one another takes away from the charm, space, and tranquility that define Montague’s rural identity.

Let me be clear—I am not against new homes being built in Montague Township. Growth is expected, and when managed properly, it can benefit the community. However, packing so many homes into one subdivision serves the interests of the builder, not the residents who already call Montague home. Responsible, well-planned growth should align with the community’s character and capacity—not compromise it.

Of particular concern is the location of the development in relation to several existing homes—specifically those at 848, 862, and 876 Rosedale Road, as well as 1027, 1009, and 999 Matheson Road—which would sit directly beside or behind a pond. This creates significant risk for groundwater contamination, especially for households that rely on private wells for drinking water. The potential for runoff or seepage from the pond into nearby wells is an environmental and health concern that cannot be ignored.

Safety is another issue. A pond situated so close to residential homes, especially where children live, presents an avoidable risk. Without proper safety measures, it becomes a potential hazard rather than a natural feature.

Traffic along Rosedale Road is already problematic, with ongoing complaints about speeding. Adding dozens of new homes will significantly increase traffic volume and likely exacerbate existing issues, raising concerns for both driver and pedestrian safety.

Montague School is also already operating at capacity and relying on portable classrooms. An influx of new families will only place further strain on school infrastructure, which is already stretched thin. Additional portables are not a sustainable or adequate solution for long-term educational needs.

Lastly, while the development is promoted under the notion of offering “affordable housing,” the practicality of that claim is questionable. With no busing, limited public transportation, and minimal access to local amenities, families who require affordable living options may find themselves isolated and underserved. Without the necessary infrastructure, affordability alone does not equate to livability.

In conclusion, this proposed development conflicts with the values, safety, and sustainability of Montague Township. I urge you to reconsider or revise the proposal in a way that reflects the true needs and character of this community.

Sincerely,
Diane Bennett

Koren Lam

From: Kristy Warwick
Sent: April 11, 2025 2:31 PM
To: Koren Lam
Subject: FW: Matheson Rosedale

Kristy Warwick
Planning Clerical Assistant

Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200 x. 1507

kwarwick@lanarkcounty.ca

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.lanarkcounty.ca%2F&ata=05%7C02%7Cklam%40lanarkcounty.ca%7C31a8445adce44824c0cc08dd7926fa8d%7Cebeb5c63d4aa4b229cea84b8c3735bad%7C0%7C0%7C638799930503705269%7CUnknown%7CTWfpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUslYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOLjoiTWfpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=VkUZBO2joDOQEDuAV71AmqHAQuOip44xaLEKxVi4UAA%3D&reserved=0>

-----Original Message-----

From: noreply@lanarkcounty.ca <noreply@lanarkcounty.ca> On Behalf Of Kimberley Moffit
Sent: April 10, 2025 9:15 AM
To: Lanark County Planning <planning@lanarkcounty.ca>
Subject: Matheson Rosedale

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We have just recently been advised regarding this supposed new subdivision and wondering why (on Bristow rd) we did not receive any previous notice. Sure hope there is an information meeting planned at the hall to voice some MAJOR concerns many of us have.

Origin:

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lanarkcounty.ca%2Fen%2Fdoing-business%2Fplanning->

Koren Lam

From: Laura Bennett
Sent: April 11, 2025 7:56 PM
To: Koren Lam
Subject: Objection letter for Rosedale and Matheson Subdivision

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Laura Carley

Date: April 11, 2025

Planning Department
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

Subject: Objection to the Proposed Rosedale and Matheson Subdivision Development

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed subdivision development at the Rosedale and Matheson properties.

As a resident of Lanark County, I am deeply concerned about the potential impacts this development could have on our community. The scale and nature of the proposed subdivision do not align with the rural character on the Township of Montague. Specifically, I am concerned about the following:

1. **Rezoning from Rural to Residential** – The development would require rezoning land currently designated as rural to residential use, along with a reduction in minimum lot sizes. This sets a concerning precedent for future intensification in areas not suited for it. The county should have an obligation to protect rural lands.
2. **Not a Fix for the Housing Crisis** – While there is a recognized need for more housing in Ontario, this development does not represent a sustainable or inclusive solution. These types of subdivisions typically cater to higher-income buyers and do not address the urgent demand for affordable, mixed-type housing in locations supported by transit, employment, and services.

3. **Traffic and Safety** – A development of this size will significantly increase traffic on local roads, which are not designed to accommodate high volumes. This raises safety concerns, particularly for pedestrians, cyclists, and children traveling to and from school.
4. **Strain on the School System** – Area schools are already operating near or over capacity. The addition of forty-one new homes will put even more pressure on an already stretched education system, potentially leading to overcrowded classrooms and reduced quality of education.
5. **Stormwater Pond Overflow and Safety Risks** – The inclusion of a stormwater management pond raises serious safety concerns. Overflow or failure of such a system during heavy rainfall or snowmelt could lead to flooding and environmental damage. Additionally, the presence of a stormwater pond within or near residential areas presents a hazard, especially to children and pets, if not properly secured and monitored.
6. **Loss of Community Character** – Lanark County is valued for its rural charm, natural spaces, and strong sense of community. High-density residential development on smaller lots undermines these qualities and risks turning our rural area into suburban sprawl, with long-term consequences for community identity and quality of life.

I urge Lanark County Council and the planning authorities to reconsider this proposal in light of these serious concerns. Our community supports thoughtful, sustainable development that respects both the Official Plan and the voices of local residents.

Please accept this letter as my official objection to the Rosedale and Matheson subdivision proposal. I respectfully request that the County reject this application or, at the very least, consider a more reasonable number of houses for the rural setting.

Thank you for your attention to this important matter.

Sincerely,

Laura Carley

Koren Lam

From: The Smiths
Sent: April 11, 2025 9:04 AM
To: Koren Lam
Subject: File No. 09-T-24001
Attachments: Response to file no. 09-T-24001.doc

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A copy of this message is attached. Please confirm receipt.

11 April 2025

Ms Koren Lam, Senior Planner
Lanark County
99 Christie Lake Rd.,
Perth, ON K7H 3C6

Re: County File # 09-T-24001 Matheson and Rosedale Subdivision

Dear Ms Lam,

As rural residents we are often pre-occupied by one thing; water. Is there enough? Is there too much? Can we drink it? The proposed Matheson and Rosedale subdivision raises several concerns.

Although the application form does not indicate it, this property is immediately adjacent to an active livestock operation on its eastern side. The Rideau Valley Conservation Authority cautioned against any type of private servicing in the vicinity of this farm in the Technical Review – Memorandum dated 2 December 2021. This was in response to an application for consent File # B20/106. As Mr. Lambert was directly involved in that application he would be aware of this.

The Serviceability Report incorrectly states that a nitrate impact assessment concluded that the site's nitrate concentrations at the property boundaries will be 9.81mg/L which is less than the required Ontario Drinking Water Quality Standards limit of 10mg/L. In fact, the Hydrogeological Assessment Report calculated the concentration to be 9.97 mg/L which is so close to the allowable limit that further study should be required. The potential impact to our drinking water if those calculations are off by as little as .3 percent could be catastrophic.

In fact, in the Hydrogeological Assessment Report Section 5.1 Available Dilution, the calculations included the road and proposed roof areas in the permeable area but MOEE Guideline D-5.6.2 b. iv, considers those surfaces impermeable. In Section 5.2 Predictive Assessment, the calculation of the predicted nitrate concentration at the lot boundary used an average discharge of 1,000 L/day of sewage effluent but in Section 5.3 it states "According to Table 8.2.1.3.A of the OBC, a four-bedroom dwelling has a daily sewage design flow

volume of 2,000 L/day.” Further to that, in the Serviceability Report it uses the MECP’s Criteria for water demand of 2250 L/day.

The Hydrogeological Assessment Report also discusses the wellhead protection area (WHPA-D) score of 2 which estimates that contaminated groundwater would take between 5 and 25 years to reach the protected well. What it doesn’t mention is that the protected well is in Merrickville and that any contamination would reach the neighbouring wells here much sooner, particularly as our aquifer is classified as an HVA which means it is more sensitive to contamination. I also noticed that in Appendix A of the Planning Rationale – Source Water Protection Checklist – items 3 and 6a were not checked off.

Test well TW1 had a total coliforms count above the ODWQS Criteria and all of the test wells had results exceeding ODWQS criteria in hardness. Both of those conditions could require future owners to install water treatment measures. It is disturbing that the reason for the unacceptable total coliforms count was not identified and that no further testing was done.

They did however suggest that the nitrate concentrations that were observed were the result of historical agricultural land use and that change in use will result in a decline in the concentrations. Since moving to this address in 2013 those fields have not been cultivated or had animals grazing. They have either lain fallow or had hay cut off them. Other neighbours have confirmed that was true in the years previous to our arrival. That suggests that the source is more likely to be the animal husbandry operation that lies at a higher elevation on the east side of the subject lands. If so, the levels are unlikely to decline and may increase as the operation expands.

The Planning Rationale refers to a Stormwater Management Pond but in effect the pond will be more like an above ground swimming pool from our perspective. The top of the berm will be at 120.75 while our backyard is between 117 and 118 resulting in a berm at least 2.75 m (9 ft.) higher than our yard. There is a fence indicated but no final design details or indications of what the landscaping will be. Will Montague township have the expertise and resources to monitor and maintain the pond, the inlets and outlets and emergency spillway along with the other green areas and open space indicated in the plan?

Anticipated increased stormwater flow in front of our home is apparently going to necessitate the replacement of the culvert under our driveway and a lowering of our ditch. This is not acceptable. Currently, the slope of our ditch allows it to be mowed which creates an attractive streetscape and we are able to access the west end of our lot with a truck when required for maintenance.



Of further concern is the RR zoning which allows for Additional Residential Units and how these would impact not only the well and septic concerns but also the traffic impact study. In these times of two parent working families, multi-generational living arrangements and school bus routes serving at least three different schools I find it difficult to believe that an area with no public transit would generate less than 1 trip per household during peak weekday times.

Also, although referenced, the Archaeology Stage 2 Report was not included in the package.

And finally.... I am enclosing a picture of our Eastern Meadowlark who returned this year even though his nesting site has been sprayed with Round-up and tilled up since last summer. He and his mate also produced

two fledglings last summer. After he forages in our backyard, I watch him fly to his now very disturbed and exposed former site where I hope he is not trying to build a new nest....

Thank you for your attention to our concerns. Please continue to notify us of all updates to this application.

Deb and Paul Smith

April 10, 2025

Attn: Lanark County

Re: File # 09-T-24001 Pt Lot 20 Conc 3 Township of Montague

We are very proud to be part of Ontario's 35-billion-dollar Agri-Food economy, which employs more than 760,000 people in our Province. We are 34 years residents and landowners in Montague Township, running a cow/calf production enterprise, using sustainable and acceptable farm practices. We are continually growing and expanding as our children have shown interest and have become part of the farm. We expect that to continue and with tighter profit margins we will have to continue to expand. This is our retirement plan.

Our concerns with file #09-T-24001 proposed subdivision after consultations with Agri Industry stake holders, we feel that we are well within our rights to ask for the following concerns/questions to be addressed.

Normal farm practices are activities that happen on a farm as part of day-to-day business. Some of these activities create disturbances such as – odour, noise, dust, flies, smoke, light & vibration. Farm activities and disturbances that are considered normal farm practices are allowed to happen on a farm. These activities will change over time and what is consider “normal farm practices” today will not remain static.

The subdivision's proponent(s) were quick to point out Implementation Guideline No. 36 in the [MDS Document](#) which states that “MDS I setbacks are not require for proposed land use changes... within approved settlement areas.” However, the MDS Formulae do not prohibit livestock facilities within settlement areas. IG No. 36 goes on to say that “municipalities may choose to establish local approaches governing urban agriculture.”

The following information is based off the Township of Montague since that's where the proposed plan of development application lists the address.

It is at this point that the *intents* of the *MDS Document* and of Official Plan policies become relevant: “The intent of this [MDS] document is to prevent land use conflicts and minimize nuisance complaints from odour” (OMAFRA, 2016, Section 1). Additionally, “municipalities may develop MDS provisions in their planning documents to reflect local circumstances and the layout and format of their existing official plan and comprehensive zoning by-law” (MDS, 2016, Section 8.1). The [Township of Montague's Official Plan](#) (Policy 2.17.2) states that “It is a policy of this Plan to address land use compatibility issues related to non-agricultural and agricultural uses through the application of the Minimum Distance Separation... formulae.” Likewise, “it is a policy of this Plan to minimize conflicts between incompatible land uses. To this end, distance separations and buffering will be provided for the purpose of mitigating the adverse effects of one land use upon the other” (Montague Official Plan, Policy 2.17.4).

Therefore, the intents of the *MDS Document* and of the Montague Official Plan are aligned: Land use conflicts must be mitigated, even within the settlement area. The *MDS Document* grants municipalities the opportunity and the impetus to regulate separation distances between residential land uses and livestock agriculture within the settlement area boundary, even if MDS I & II calculations do not strictly apply. It may be worth reflecting on the fact that the policy is called the “*minimum* distance separation,” and not the “*recommended* distance separation.” Furthermore, because the livestock use is legally permitted and existing, and the residential subdivision is merely proposed, the municipality should exercise due judgement in considering whether a residential subdivision specifically is appropriate for this parcel within the settlement area, and if so, how to apply its power of Site Plan Control under Policy 5.4 of the Official Plan.

Site Plan Control enables the Township of Montague to ensure that “Proposed buildings and structures are well sited vis-à-vis adjacent land uses, **including elements to enhance land use compatibility**” (Policy 5.4.2.1, emphasis added) and that “detailed policies of this Plan can be properly implemented” (Policy 5.4.2.4), such as Policy 2.17.4, above, to minimize land use conflict.

Drainage Concerns:

There are approximately 50 acres +/- of surface water that run to the properties Northeast corner. There is no proper outlet, there is standing water there 9 months of the year. The Township has tried to dig the north side ditch of Matheson adjacent to this property. In previous applications for severance this area was designated as Wetland? We now have standing water on both sides of the road with no outlet. Any changes to the grade or additional roadway and any building lots that will be required for the subdivision will hold back water on our field, and just exacerbate the problem.

There are two other areas of concern regarding drainage unto our property on the Eastern boundary of the proposed subdivision. Feel free to contact me directly for further explanation, as I do not see any satisfactory plans.

Regarding the storm water pond in the Northwest corner, the proposed outlet is between 2 septic systems +/- 25ft apart, into a roadside ditch with an inadequate outlet.

Environmental Concerns:

-I see no mention of our spring fed pond +/- 100ft on the southeast corner of proposed subdivision from which it is fed, again clearly visible in the supplied google earth map?

-Septic and wells in proposed subdivision appear to be minimally sized for the concentration of the lots. Given the geology of the property forty-one wells seems excessive.

-Wondering what the County has for a contingency plan, my understanding is that there are already water quality issues on the northern boundary of the proposed subdivision, do not see any mention of this on the hydrology report?

-A good planning practice would be to have a buffering zone between the conflicting properties.

-I see mention of a right of way for a future road to the property on the southern boundary for future expansion. Having just learnt that our farm is in a "Settlement" I would like to see a right of way to the eastern boundary.

-I did not see in the proposal any mention of our cow/calf operation directly on the eastern boundary, or any mention of the sheep dairy on the western boundary.

-I would like to see a clause in the proposed development agreement protecting our right to farm.

-Given our long list and complexity of concerns, I invite anyone from Lanark County Land Division to visit our property, for a greater understanding of our concerns before any further decisions are made.

We would request a written reply to our submission/questions/concerns.

David & Janice Massey

Koren Lam

From: David & Janice Massey
Sent: April 10, 2025 8:57 PM
To: Koren Lam
Subject: 09-T-24001

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We are requesting to be notified of updates to the application for the proposed subdivision Cty file # 09-T-24001.

Our list of concerns is forthcoming by tomorrow afternoon.

Thank you,

David Massey

Koren Lam

From: Jeff Grace
Sent: March 23, 2025 9:24 PM
To: Koren Lam
Subject: County File No. 09-T-24001

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Good day,

I wish to be kept informed of any further progress to the application of County File No. 09-T-24001

One thing as I am reviewing all the documentation of the application is looking for an agricultural study - if this has been completed. I know that the property next to it has cattle, across the road from the application also has cattle and Equus (horse and donkey).

I have horses, and I would like to have the option to be able to expand if this proposal goes through. If 41 homes are constructed, there would be a percentage that may have children, those children may want to get into horse riding which we would be in a position to accommodate as we have an indoor riding arena and my wife has coached and competed for many years. However, we do not currently have school horses for young riders, so for us to accomplish the expansion, we would have to get more horses, and want to ensure that this development would not stop us from expanding the number of horses on our land and servicing the new community, hence the call for an agricultural study.

Please advise via email.

Sincerely,
Jeff Grace

Koren Lam

From: Lori Johnson
Sent: March 16, 2025 5:05 PM
To: Koren Lam
Subject: Montague - Matheson & Rosedale Rd S -County File No. 09-T-24001

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Department,

I am writing to express my concerns as a homeowner regarding the planned 41-home subdivision at Matheson and Rosedale. While I understand the need for development, I would like to bring several issues to your attention that may significantly impact current residents and the surrounding environment.

1. Potential Damage to Existing Homes from Blasting:

- Many existing homes in the area are built on or near bedrock, and the use of blasting during construction could cause structural damage. What measures will be in place to assess and mitigate this risk? Will homeowners have access to pre- and post-blast surveys?

2. Water Table Capacity and Existing Wells:

- With the addition of 41 new homes, there is a valid concern about whether the water table can sustain the increased demand without negatively impacting current wells. Has a hydrogeological study been conducted to determine the long-term sustainability of the water supply for both existing and new homeowners?

3. Groundwater Flow and Impact on Existing Homes:

- Changes in land grading and drainage could alter groundwater flow, potentially leading to flooding or water damage to existing properties. How will these risks be managed, and what assurances do current homeowners have that their properties will not be affected?

4. Pond Fencing and Landscaping:

- If a stormwater management pond is part of the plan, will it be properly fenced and landscaped to ensure safety, especially for children in the neighborhood? What maintenance plan is in place for this feature?

5. Traffic Safety at Matheson and Rosedale:

- The current stop sign at this intersection is frequently ignored by drivers, posing a safety risk. With increased traffic from the new subdivision, has a traffic impact assessment been conducted? Will a four-way stop or other traffic control measures be implemented to enhance safety?

6. Condition of the Existing Culvert Underneath Rosedale Road:

- The current culvert does not appear to adequately handle existing water runoff. Will this be evaluated for potential widening or reinforcement to prevent flooding and infrastructure failure?

I appreciate your time in considering these concerns and would welcome any information on studies or plans in place to address them. I look forward to your response and any opportunities for public consultation on these matters.

Sincerely,

Lori & Andrew Johnson

Koren Lam

From: noreply@esolutionsgroup.ca
Sent: March 15, 2025 12:23 PM
To: Koren Lam
Subject: New Response Completed for Development Planning Public Comments

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Hello,

Please note the following response to Development Planning Public Comments has been submitted at Saturday March 15th 2025 12:21 PM with reference number 2025-03-15-001.

- **Name**
Donna Wong

- **File Application Number**
09-T-25001 - Beckwith - Douglas Landing

- **Comments**
We moved from city to the county to get away from developments. The township of Montague does have infrastructures to support additional traffic. My other concern is how this will impact my well,property tax as well as city services trying to support the growth.
In conclusion I am 1000% against this subdivision.

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