

Planning Justification Report

Final for Submission

Draft Plan of Subdivision
Elgin Street Subdivision
Part of Lot 31, Concession 1
Geographic Township of Stafford
Township of Laurentian Valley

May 7, 2024

Jp2g Project # 20-7037A

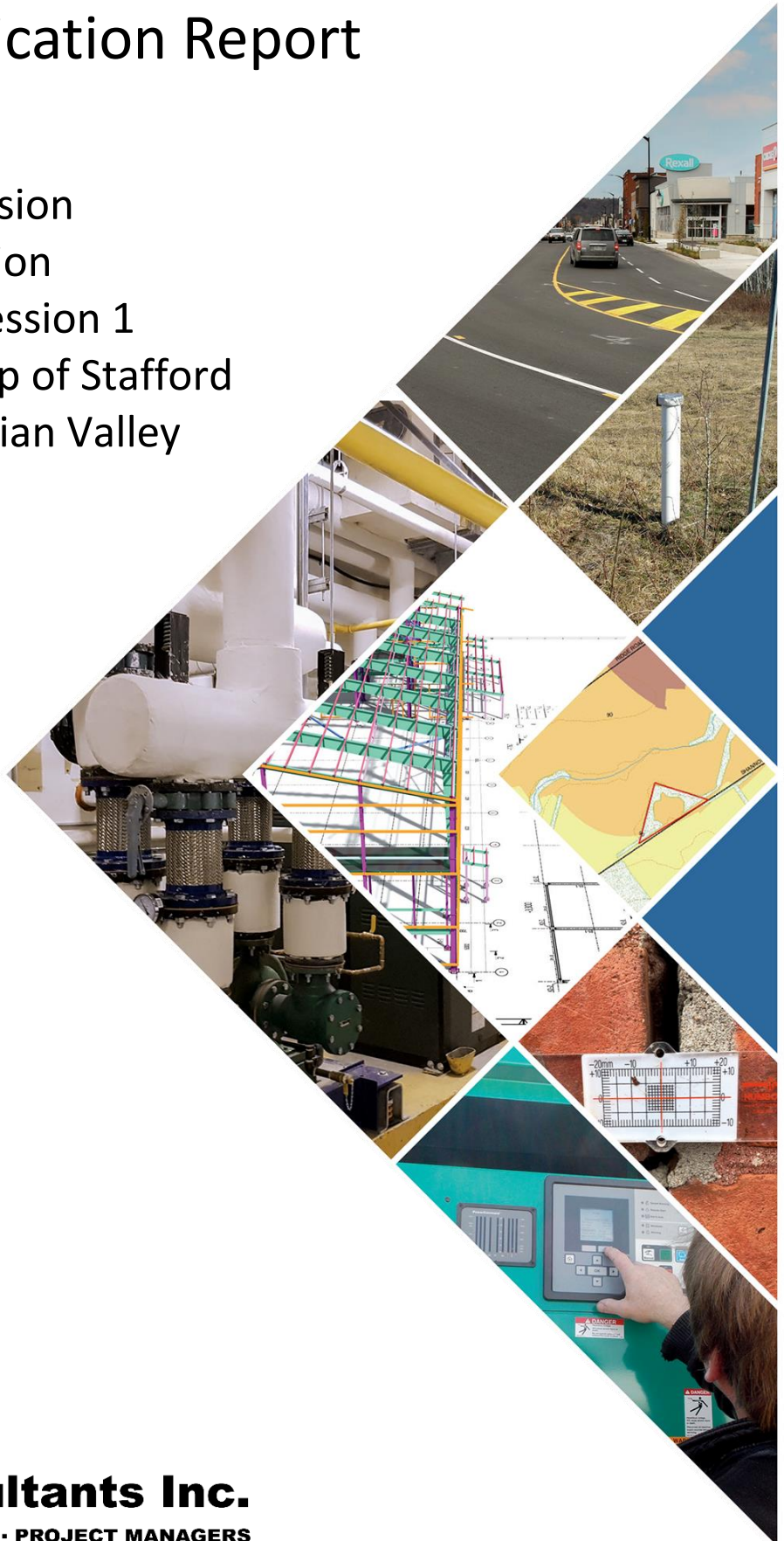




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Author and Review Panel

Prepared by:

	
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Reviewed & Approved by:


Anthony Hommik, MCIP, RPP <i>Manager – Planning Services Senior Planner</i>



1 Purpose and Approach

This report has been prepared to provide planning justification for an application for Draft Plan of Subdivision on behalf of James W. Lapointe Motor Holdings Inc. The subject lands are located within the Township of Laurentian Valley along Elgin Street, as shown on the attached Map 1. The area of the proposed subdivision is approximately 16 hectares (39.6 acres), however, the entirety of the land owned by James W. Lapointe Motor Holdings Inc. is approximately 27.5 hectares (68 acres).

The subject property is currently accessed via Elgin Street, which forms the boundary between the City of Pembroke and Township of Laurentian Valley. The draft plan application that is the subject of this report includes a mix of residential typologies, which provide a variety of densities across the development. The draft plan also includes new public roads, a new public park, and a stormwater management facility. The Draft Plan is included as Appendix 1.

This report includes a description of the subject lands and surrounding area, as well as an assessment of the application in accordance with the applicable provisions of the Provincial Policy Statement, 2020 (PPS), the Township of Laurentian Valley Official Plan and Township of Laurentian Valley Zoning By-law No. 08-04-391.

The following studies have also been prepared in support of the proposed development:

- **Stage 1 and 2 Archaeological Resource Assessment**, prepared by Woodland Heritage Northeast Limited, dated May 7, 2024;
- **Environmental Impact Study**, prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning, dated May 7, 2024;
- **Geotechnical Investigation**, prepared by GEMTEC, dated February 21, 2024;
- **Functional Servicing Report and Stormwater Management Plan**, prepared by Jp2g Consultants Inc., dated March 2023; and
- **Transportation Impact Study**, prepared by HDR Inc., dated March 7, 2024.



2 Site and Surrounding Area

The proposed development is located within Part of Lot 31, Concession 1, in the Geographic Township of Stafford, now in the Township of Laurentian Valley. The subject lands front on Elgin Street which is a municipal boundary road between the Township of Laurentian Valley and the City of Pembroke.

The lands owned by James W. Lapointe Motor Holdings Inc. comprise of a total of approximately 27.5 hectares (68 acres) however, as noted above, the draft plan application is for approximately 16 hectares (39.6 acres), representing just under 60% of the total property.

The subject lands are currently comprised of agricultural fields and forested areas, with numerous informal paths across the site. The property is bordered by Elgin Street to the southeast, the former CN rail line to the north, and the Indian River to the northwest. The site generally slopes from east to west, towards the Indian River. The topography of the property drops significantly along shoreline of the Indian River and a geotechnical study has been prepared by a qualified engineer to provide a building setback from the top of slope.

Map 1 shows the location of the subject lands and the surrounding context. The surrounding land uses are as follows:

- North:** former CN Rail line, existing residential neighbourhoods within the Township of Laurentian Valley and the City of Pembroke
- East:** Residential uses along Elgin Street, City of Pembroke, future development lands (Golfview Subdivision lands)
- South:** Residential uses along Elgin Street, future development lands (Golfview Subdivision lands), Highway 17
- West:** Vacant lands, Indian River, rural residential uses

The proposed subdivision represents a logical extension of the existing residential development in the City of Pembroke and Township of Laurentian Valley and is compatible with the surrounding existing development.



3 Proposed Development

3.1 Proposal Overview

As illustrated on Appendix 1, the proposed development includes a total of approximately 211 units spread across 73 detached dwelling lots, 10 estate lots, 5 townhouse blocks (44 units), and 4 apartment blocks (84 units). In general, the higher density development is concentrated in the northern portion of the property, along the former rail line, near the proposed stormwater management block. The portion of the development fronting on Elgin Street consists of detached dwellings, which mirror the existing pattern of development on the opposite side of Elgin Street. The detached dwellings lot vary in width from 18 to 20 metres, and the estate lots have larger frontages, ranging from 20.25m to 70.8m. The townhouses are proposed to be located on blocks 84-88 and apartments are proposed to be located on blocks 89-92, as illustrated on the draft plan. Part Lot Control and Site Plan Control will be used in future for the development of the townhouses and apartment dwellings, respectively. In general, all of the lots have been designed such that they can accommodate contemporary dwelling designs, while generally maintaining the required setbacks set out in the Township's zoning by-law.

3.2 Vehicular Access

The proposed subdivision provides 6 new public streets (Street 'A' through 'F' on the draft plan) with three of those streets (Streets 'A', 'D', and 'E') providing access to the site from Elgin Street. Lots 1 through 18 and the parkland block will front on and be accessed by Elgin Street. Street 'C' extends to the southern boundary of the subject lands and provides a future road connection to the remainder of the subject lands owned by the applicant that are not part of this subdivision application. Block 93 on the draft plan is intended to be transferred to the Municipality for the widening of the Elgin Street right-of-way.

3.3 Parkland

With respect to parkland dedication, Block 94 is proposed to be conveyed to the municipality. Block 94 has an area of 0.30 hectares, which represents slightly less than two percent (1.9%) of the total land holding. The parkland dedication requirements of the Official Plan require five percent of the land holding or cash-in-lieu. The remainder of the parkland dedication will be fulfilled by cash-in-lieu. In addition to Block 94, Block 96 will be dedicated to the Township and will function as a stormwater retention area for the new neighbourhood.

3.4 Servicing

A Functional Servicing Report and Stormwater Management Plan has been prepared by Jp2g Consultants Inc. The development will be constructed with municipal water and sanitary sewers. Ditches, swales and other storm water management facilities, as described in more detail in the supporting functional servicing report, will also be provided and ownership and/or easements will be conveyed to the municipality as necessary.

The water service is proposed to connect to an existing main along Elgin Street. Sanitary flows for the proposed development will be directed towards the existing Hamilton Street Pump Station. The pump station will be reviewed in detail with the municipality as part of the detailed design stage to confirm the station capacity, operating point, pump timing, etc. It is not anticipated that the first phase of the development will trigger any upgrades. Stormwater will be handled by a combination of outlets. The majority of stormwater for the development is proposed to be accommodated by a new wet stormwater management pond. There will be some uncontrolled perimeter drainage from rear yards and some front yards on Elgin Street however it will be a minority of drainage. Drainage to the Indian



River will be maintained as under existing conditions, however the drainage through the former rail line ditches will be reduced as flows are diverted to the proposed pond area.

4 Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

4.1 Healthy, Liveable and Safe Communities (Section 1.1.1)

Section 1.1.1 of the PPS includes policies for promoting healthy, liveable and safe communities. The proposed development is designed in accordance with Section 1.1.1 of the PPS as follows:

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

The application represents a logical extension of the urban built-up area within the City of Pembroke and Township of Laurentian Valley. From a long-term planning perspective, this development and the potential future development of the adjacent lands to the west would result in an efficient use of lands which already have municipal services available to them.

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

The proposed development will provide a mix of residential types including detached dwellings on a variety of lot sizes, townhouses and apartments, which will provide a spectrum of housing choice at a varying levels of affordability. The site is situated near the proposed Golfview Subdivision, which includes some neighbourhood commercial uses which will also service this development. The development also includes a park and open space.

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

Supporting studies (in particular, an Environmental Impact Study and geotechnical analysis) have demonstrated that the proposed development would not cause any environmental or public health and safety concerns. The development is proposed to be on full municipal services, which reduces the risks associated with private wells and septic systems.

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

The development and land use pattern proposed represents the logical expansion of the City of Pembroke's historical development pattern into lands designated in Laurentian Valley as a settlement area. The proposal will contribute to filling in the Township's designated urban settlement areas.



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

Overall, the development proposes lot sizes that are smaller and represents a density of development higher than what has historically been approved in Laurentian Valley. The intensification that is proposed ensures that the cost of infrastructure to serve the development is as efficient as possible.

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

The necessary infrastructure is available in Elgin Street right-of-way. The site is close to existing public service facilities in the Township and City of Pembroke.

- 1.1.1. h) promoting development and land use patterns that conserve biodiversity; and

An Environmental Impact Study was completed, the results of which demonstrate that there will be no adverse impacts on the natural environment.

- 1.1.1 j) preparing for the regional and local impacts of a changing climate.

The stormwater management plan that has been developed in support of the application has been prepared using the latest climactic trends in order to be prepared for the impacts and effects of a changing climate.

4.2 Settlement Areas (Section 1.1.3)

The subject lands are within a “Settlement Area,” which is defined by the PPS as: “urban areas and rural Settlement Areas, and include cities, towns, villages and hamlets.” The PPS further explains that Settlement Areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

PPS policy 1.1.3.1 states that Settlement Areas shall be the focus of growth and development. Policy 1.1.3.2 provides the criteria for land use patterns within Settlement Areas. The proposed development is designed in accordance with the applicable policies in Section 1.1.3.2 as follows:

- The development represents an efficient use of land and resources.
- The development is appropriate for, and will efficiently use, the infrastructure and public service facilities which are available, and will avoid the need for their unjustified and/or uneconomical expansion.
- The preliminary stormwater management design has taken into account recent local climactic trends and the impacts of climate change.



4.3 Sewage, Water and Stormwater (Section 1.6.6)

The PPS states that municipal sewage and water services are the preferred form of servicing for settlement areas (Section 1.6.6.2). Where municipal sewage and water services are not available, planned or feasible, private communal sewage services and water services are the preferred form of servicing for multi-unit/lot development (Section 1.6.6.3). The proposed development will be on municipal water and sewage services.

4.4 Natural Heritage (Section 2.1)

Section 2.1.1 of the PPS states that natural features and areas shall be protected for the long term. The subject property is located within Ecoregion 6E in the PPS. Site development and alteration shall not be permitted in:

- significant wildlife habitat unless it has been determined that there will be no negative impacts on the natural features or their ecological functions (2.1.5 d))
- fish habitat, except in accordance with provincial and federal requirements (2.1.6).
- habitat of endangered and threatened species, except in accordance with provincial and federal requirements (2.1.7).
- on adjacent lands (120 metres) to natural heritage features and areas 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 (2.1.8).

An Environmental Impact Study (EIS) has been prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning Inc. to provide details regarding Species at Risk (SAR), their potential habitat as well as potential natural heritage features and areas on and adjacent to the subject lands.

The EIS evaluated the entire site and concluded that no adverse impacts on the potential or confirmed natural heritage features in areas on/adjacent to the subject lands are anticipated to occur, provided the mitigation measures outlined in the report are properly implemented.

One butternut tree was located on the site. The tree is located within the required slope stability setback and, despite the tree being in poor health, it is not proposed for removal by the current property owner.

4.5 Summary

The proposed development is located within a settlement area, which is to be the focus of growth and development. The development will be serviced by full municipal services, which is the preferred form of servicing under the PPS. The proposal has been determined to be consistent with the PPS, including the Natural Heritage policies, provided the mitigation measures recommended in the EIS are properly implemented.



5 Township of Laurentian Valley Official Plan

5.1 General Policies (Section 2.0)

The general development policies of the Official Plan have been established so that future development of the Township is controlled in an orderly and systematic fashion. The proposal has been assessed against the following relevant general policy areas.

5.2 Affordable Housing (Section 2.2(1))

Section 2.2 of the Official Plan indicates that the Township supports certain goals that are included in the PPS. Two policies that are particularly relevant to this application are:

- encouraging housing forms and densities designed to be affordable to moderate and lower income households; and
- encouraging all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification; and

As noted elsewhere, the development proposal includes a variety of housing types and densities that provide a range of options for future residents. The combination of increased density and variety of dwelling unit types will result in new housing units that are inherently more affordable.

5.3 Public Parks (Section 2.2(19))

Section 2.2 (19) states that the Municipality may, as a condition of approval, require that five percent of such lands be conveyed to the Municipality for park or other public recreational purposes. All land to be so conveyed shall require approval by the Municipality. The proposed development includes a parkland block that is approximately 1.9% of the subdivision area. The remainder of the parkland requirement will be fulfilled through cash-in-lieu.

5.4 Servicing (Section 2.2(24) and 17.0)

Section 2.2(24) and Section 17 both speak to the desire to minimize the costs of services to be provided by public agencies. Development will be encouraged for which services may be provided economically or which may assist in paying for existing services. Development should be discouraged which would contribute to a service demand that would be uneconomical to provide, improve, or maintain. As noted above, the proposed development, being of compact urban form will be more economical to provide new services to. Section 17 reiterates the PPS servicing hierarchy by suggesting that development should be serviced by full municipal sewage and water services where feasible. As noted above, the development is proposed to include full municipal services.

5.5 Suburban (Section 5.0)

The subject lands are designated Suburban by the Official Plan. The Residential designation applies to areas of residential development on municipal sewer and water services and undeveloped tracts of land which represent areas where logical extensions of those existing services may occur. It is further noted that Council wants to encourage development to occur in the established settlement areas within the Residential and Suburban designations.

The Plan includes the following objectives:



- To increase the amount of residential development in Suburban areas as the alternative to development in Rural areas.
- To reserve lands for residential development in order to support the needs of residents and promote an orderly form of economic growth.
- To provide for a variety of types, densities and costs of housing with consideration to the traditional lifestyle of local residents.
- To limit the impacts of residential development on the rural areas beyond the Suburban designation.
- To ensure that new development is appropriate in terms of the Municipality's resources and the site's servicing capabilities.

The policies contained in Section 5.3 will be discussed in order below.

- 5.3 (1) The Suburban designation is generally intended to be developed for residential use on either communal services or private on-site systems (individual well and septic system). Seniors Housing, institutional uses, local commercial uses and areas of open space such as parks, playgrounds, athletic fields, etc. shall also be permitted on lands designated Suburban. It is intended that the location of these uses will be guided by the policies of this Plan and other relevant policies of this Plan, i.e. General Development Policies. These uses will be zoned in separate zone categories in the implementing Zoning By-law.

The proposed development will provide a mix of residential types including detached dwellings on a variety of lot sizes, townhouses and apartment units. The proposal also includes a new public park.

- 5.3 (2) Development shall proceed as much as possible, as a logical extension of the existing built-up area in order to facilitate an efficient use of services and to minimize the distance between residential dwellings and community facilities.

The development aligns exactly with this policy in that the proposed subdivision will be located adjacent to the existing build-up area. The servicing analysis prepared as part of this application has demonstrated that there is adequate water and sewage capacity.

- 5.3 (3) Development within the Suburban designation should be in depth rather than strips. To facilitate future growth in depth, Council shall ensure road access is provided at appropriate intervals behind existing or proposed development.

The proposed subdivision has been thoughtfully designed to make efficient, in depth use of the property. There is also a proposed road connection within the site to the adjacent land for a future connection.



- 5.3 (4) New accesses to County roads shall generally only be for public roads and shall be designed in consultation with Council and the County of Renfrew. Service roads and internal roads shall generally be used for access to individual properties.

The subdivision will include public roads that with gain access from Elgin Street, which is a municipally maintained road. There are no County roads abutting the proposed development.

- 5.3 (5) Residential development in the Suburban designation shall generally be limited to low densities (i.e. single detached, semi-detached and duplex dwellings). Higher density development may be considered in appropriate locations, subject to rezoning, site suitability, compatibility with surrounding land use and adequate servicing. Land used for a residential building containing four or more dwelling units is designated as a site plan control area. In reviewing a site plan for approval, Council shall be satisfied that adequate servicing is available and that on-site amenities such as landscaping, open space, parking and buffering are provided to ensure its compatibility with surrounding uses.

Further to above, higher density residential uses, such as townhouses and apartment units, reduce the cost of housing and offer affordable housing options. The blocks identified for townhouse and apartment units are clustered around the central-northern portion of the site and are buffered from existing low-density uses by the former CN rail line, the proposed stormwater management facilities, as well as detached dwellings within the proposed subdivision. Site Plan Control will be used where applicable.

- 5.3 (6) Infilling may be permitted by consent, however, residential developments should occur predominantly by plan of subdivision.

The proposed development will occur by plan of subdivision.

- 5.3 (7) Development within the Suburban designation shall be in accordance with the servicing policies as outlined under Section 2.2(24) and Section 17.0 of this Plan. A servicing options study shall be required for new residential subdivisions, institutional, commercial and industrial uses in accordance with Section *17.3(3)* of this Plan.

The Functional Servicing Report prepared in support of this application addresses the capacity of municipal services to accommodate this development.

5.6 Plan of Subdivision Review Criteria (Section 18.3)

The proposed development has been reviewed against the criteria to be considered in Section 18.3 of the Official Plan as follows:

- There are no known areas of historical significance to protect on the subject lands.
- There is no danger from floor or other inundation on the subject lands. A slope stability assessment has been prepared by Morey Associates in support of the application, which sets out a setback from top of slope where buildings can safely be located.



- The Environmental Impact Study assesses the site with regard to wildland fire hazard and provides mitigation recommendations for reducing the hazard.
- Supporting reports, including geotechnical, environmental impact, transportation impact, and functional servicing and stormwater management have been prepared in support of the development.
- The proposed subdivision satisfies the demand for new residential development by providing a range of housing types on fully serviced lands within the settlement area. The lots will all be connected to municipal sewer and water.
- Convenient access to public roads will be provided by three access points to Elgin Street.
- The new roads will all be constructed to a standard that is agreed upon with the Township.
- The proposed development will not landlock any parcels and has been carefully designed to allow for the integration with other future developments.
- A subdivision agreement will be entered into between the owner of the lands and the Township.
- The lands being developed do not abut a provincial highway or collector road.
- The plan of subdivision is located along the Indian River however the proposed development does not constitute waterfront development. The slope stability assessment prepared by Morey Associates Ltd. provides a significant setback from the top of slope for development for safety purposes.

5.7 Summary

The proposed subdivision complies with all applicable policies of the Township of Laurentian Valley Official Plan. The development will align with the goals contained within the Suburban designation and represents a form of development and lot configuration that is compatible and consistent with the surrounding land uses. Study recommendations and mitigation measures will be implemented through a zoning by-law amendment, a subdivision agreement and/or other conditions to final approval of the subdivision.



6 Township of Laurentian Valley Zoning By-law No. 08-04-391

The subject lands are zoned Residential One – holding (R1-h) on Schedule A4 to the Township of Laurentian Valley Zoning By-law No. 08-04-391. The R1 zone permits single detached dwellings and group homes as well as non-residential uses including a day nurse, home daycare centre, public park and private park. The holding symbol prevents development on the property until such time as a zoning by-law amendment has been filed to lift the holding symbol. A zoning by-law amendment will be required as a condition of draft plan approval to permit the higher density uses.

The detached dwelling lots and estate lots will conform to the R1 zone provisions. The blocks identified for townhouse and apartment development will need to be re-zoned to a zone that permits a higher density of development. The final zoning standards may evolve as the proposal undergoes a thorough review. A zoning by-law amendment application will be submitted at the conclusion of the draft approval process once the overall block and lot layout has been determined.



7 Conclusions

The proposed Draft Plan of Subdivision has been reviewed against the Planning Act, the PPS and the Township of Laurentian Valley Official Plan. It is concluded that the Draft Plan of Subdivision is consistent with Section 51(24) of the *Planning Act* and with the PPS. The proposed subdivision implements many goals in the Official Plan and aligns with numerous policies aimed at directing growth to areas that represent logical extensions of existing growth patterns. Consideration has also been given to the standards in Township of Laurentian Valley Zoning By-law No. 08-04-391 with respect to the design of the lots and the proposed built form.

The proposed development, with a diversity of dwelling types and a more compact urban form, will result in more affordable options for new housing in the Township of Laurentian Valley. The development will be constructed on full urban services, which is the preferred option in the PPS and Official Plan. The proposal will result in development that is compatible with and will exist harmoniously with the surrounding area and represents sound land use planning.

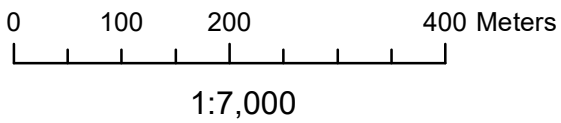
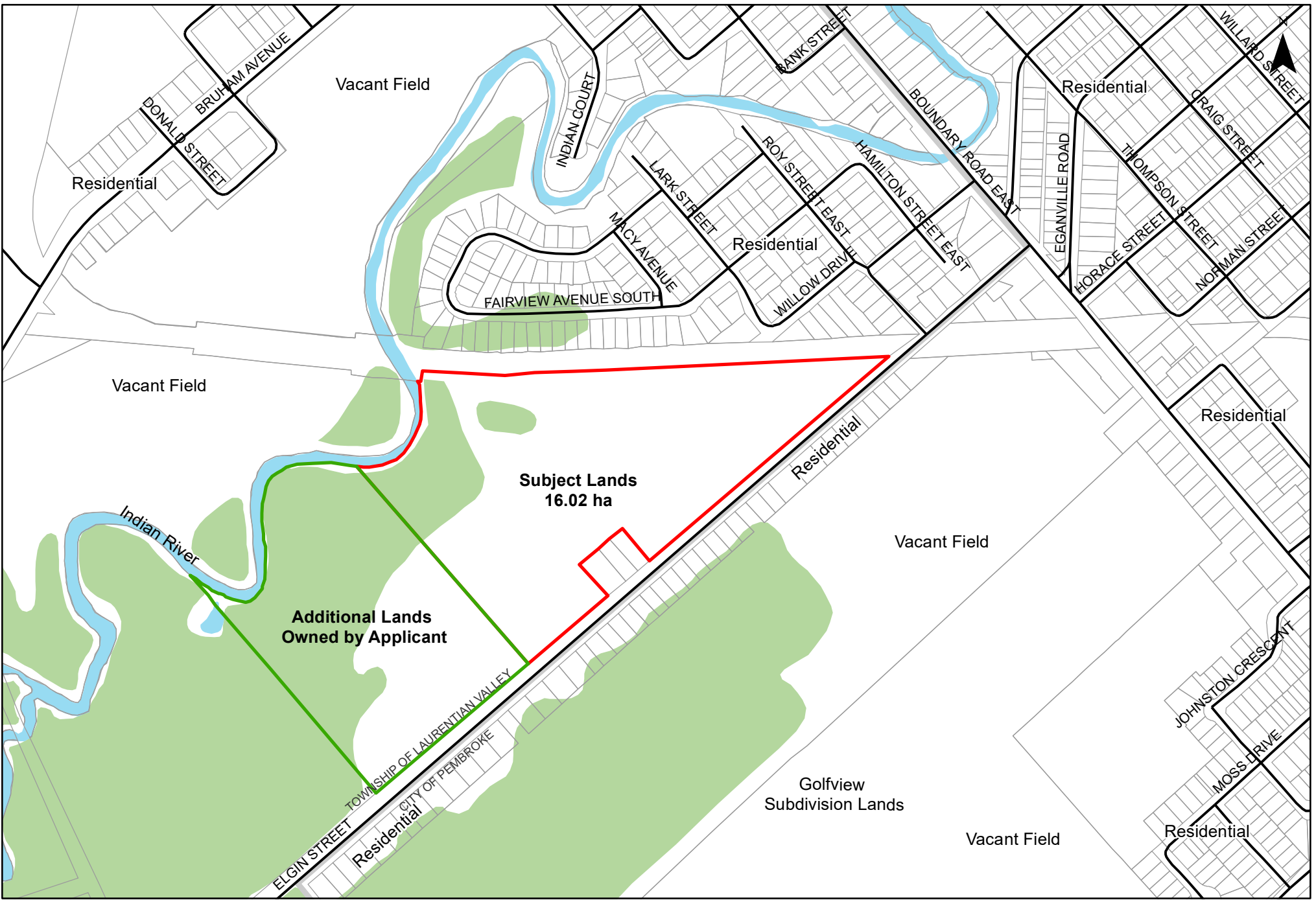
Respectfully submitted,

Jp2g Consultants Inc.
Engineers • Planners • Project Managers



Map 1

Site and Surrounding Land Use



Map 1: Site and Surrounding Land Use

Project No. 20-7037A
 Prepared by: KC | Reviewed by: AH
 Date: January 2024



Appendix 1

Draft Plan of Subdivision

LAND USE SCHEDULE			
LAND USE	LOT NO.	UNITS	AREA (HA)
18.0m - 20.0m DETACHED SINGLE FAMILY	1 - 65, 69 - 76	73	8.81
20.2m - 70.8m ESTATE LOTS	66 - 68, 77 - 83	10	
	BLOCK NO.	SUBTOTAL:	SUBTOTAL:
		83	8.81 ha
6.1m MULTIPLE ATTACHED DWELLING, TOWNHOUSE	84 - 88	44	1.36
APARTMENTS	89 - 92	84	1.44
		SUBTOTAL:	SUBTOTAL:
		128	2.80 ha
ELGIN STREET ROW WIDENING	93	N/A	0.22
PARK	94	N/A	0.30
SERVICING AND ACCESS BLOCK	95	N/A	0.04
STORMWATER MANAGEMENT POND	96	N/A	1.11
0.3m RESERVES	97 - 110	N/A	0.09
20m ROW	STREETS A, B, C, D, E, AND F	N/A	2.65
		TOTAL	16.02 ha
OTHER LANDS OWNED BY APPLICANT			11.489 ha
		TOTAL PROPERTY	27.509 ha

-SHORELINE TIES-			
POINT	NORTHING	EASTING	
1	5 075 022.86	333 547.60	
2	5 075 011.70	333 579.94	
3	5 075 011.70	333 596.60	
4	5 075 029.29	333 620.43	
5	5 075 067.53	333 622.64	
6	5 075 104.62	333 620.26	
7	5 075 121.42	333 616.42	
8	5 075 145.47	333 616.42	
9	5 075 172.77	333 621.17	
10	5 075 189.28	333 628.37	
11	5 075 196.66	333 634.13	
12	5 075 201.37	333 642.57	
13	5 075 206.53	333 669.60	
14	5 075 208.06	333 694.83	
15	5 075 208.84	333 722.03	
16	5 075 202.03	333 759.36	
17	5 075 200.84	333 777.12	
18	5 075 204.08	333 794.02	
19	5 075 214.48	333 818.20	
20	5 075 223.52	333 829.13	
21	5 075 250.08	333 844.73	
22	5 075 271.37	333 849.47	
23	5 075 295.90	333 848.15	
24	5 075 311.05	333 844.11	
25	5 075 320.33	333 837.84	



ADDITIONAL INFORMATION

UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O., 1990 CHAPTER P.13.

- a) AS SHOWN ON DRAFT PLAN.
- b) AS SHOWN ON DRAFT AND KEY PLANS.
- c) AS SHOWN ON DRAFT AND KEY PLANS.
- d) AS SHOWN ON DRAFT PLAN.
- e) TO THE NORTH - PRIVATE TRAIL & RESIDENTIAL.
- TO THE EAST - RESIDENTIAL.
- TO THE SOUTH - RESIDENTIAL.
- TO THE WEST - FOREST, VACANT.
- f) AS SHOWN ON DRAFT PLAN.
- g) AS SHOWN ON DRAFT PLAN.
- h) MUNICIPAL WATER
- i) SAND/SANDY LOAM
- j) AS SHOWN ON DRAFT PLAN.
- k) MUNICIPAL ROADS, SANITARY SEWERS, WATER & STORM SEWERS.
- l) AS SHOWN DRAFT PLAN.

OWNER'S AUTHORIZATION

I AUTHORIZE Jp2g Consultants Inc. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF RENFREW FOR APPROVAL.

DATE _____ JAMES W. LAPOINTE MOTOR HOLDINGS INC.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE _____ ADAM KASPRZAK, O.L.S.

THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(31) OF THE PLANNING ACT ON _____ DAY OF _____ 2024

BRUCE HOWARTH, MCIIP, RPP, MANAGER OF PLANNING, DEVELOPMENT & PROPERTY DEPARTMENT, COUNTY OF RENFREW

1	2024-01-05	MNF/JEH	DRAFT PLAN OF SUBDIVISION
No.	YYYY-MM-DD	ENGR/DRFT	REVISION COMMENTS

ELGIN STREET SUBDIVISION
PEMBROKE, ONTARIO
DRAFT PLAN OF SUBDIVISION
PART OF LOT 31, CONCESSION 1 GEOGRAPHIC TOWNSHIP OF STAFFORD TOWNSHIP OF LAURENTIAN VALLEY COUNTY OF RENFREW

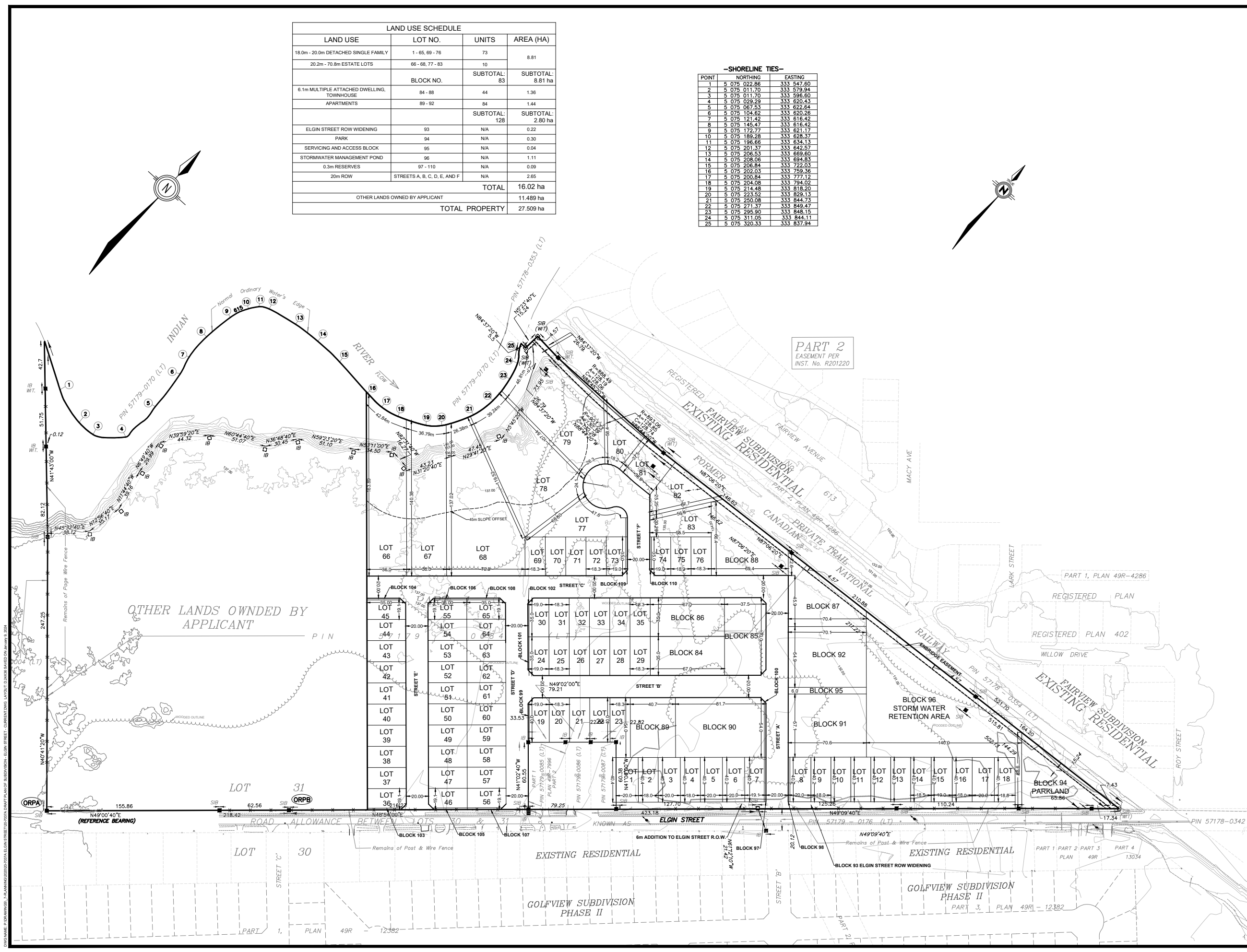


12 INTERNATIONAL DRIVE, PEMBROKE, ON Phone: (613) 258-2507, Fax: (613) 258-4513
1150 MORRISON DRIVE, SUITE 415, OTTAWA, ON Phone: (613) 828-7800, Fax: (613) 828-3600

DESIGNED: MNF/JEH	PROJECT No.: 20-7037A
DRAFTED: WSF /CKY	
CHECKED: MNF APPROVED: JEH	
SCALE: H=1:1500	

DRAFT PLAN OF SUBDIVISION

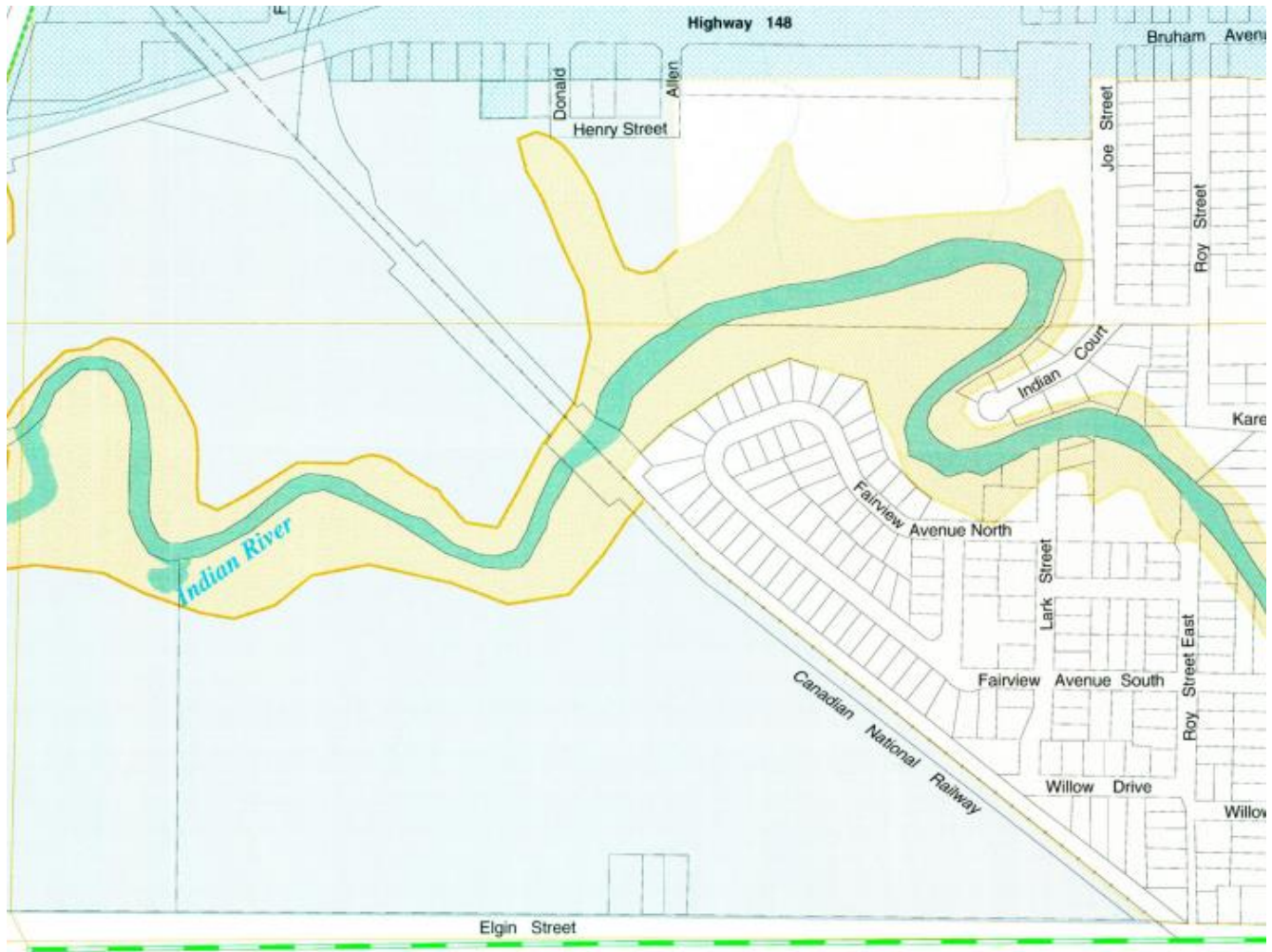
23-7037A DRAFT PLAN OF SUBDIVISION - ELGIN STREET - CURRENT DWG



DRAWN BY: P. PARSONS; PLAN NUMBER: 2024-01-05; COUNTY OF RENFREW; ELGIN STREET SUBDIVISION; ELGIN STREET - CURRENT DWG; LAYOUT: ELGIN STREET - CURRENT DWG; DATE: 2024-01-05

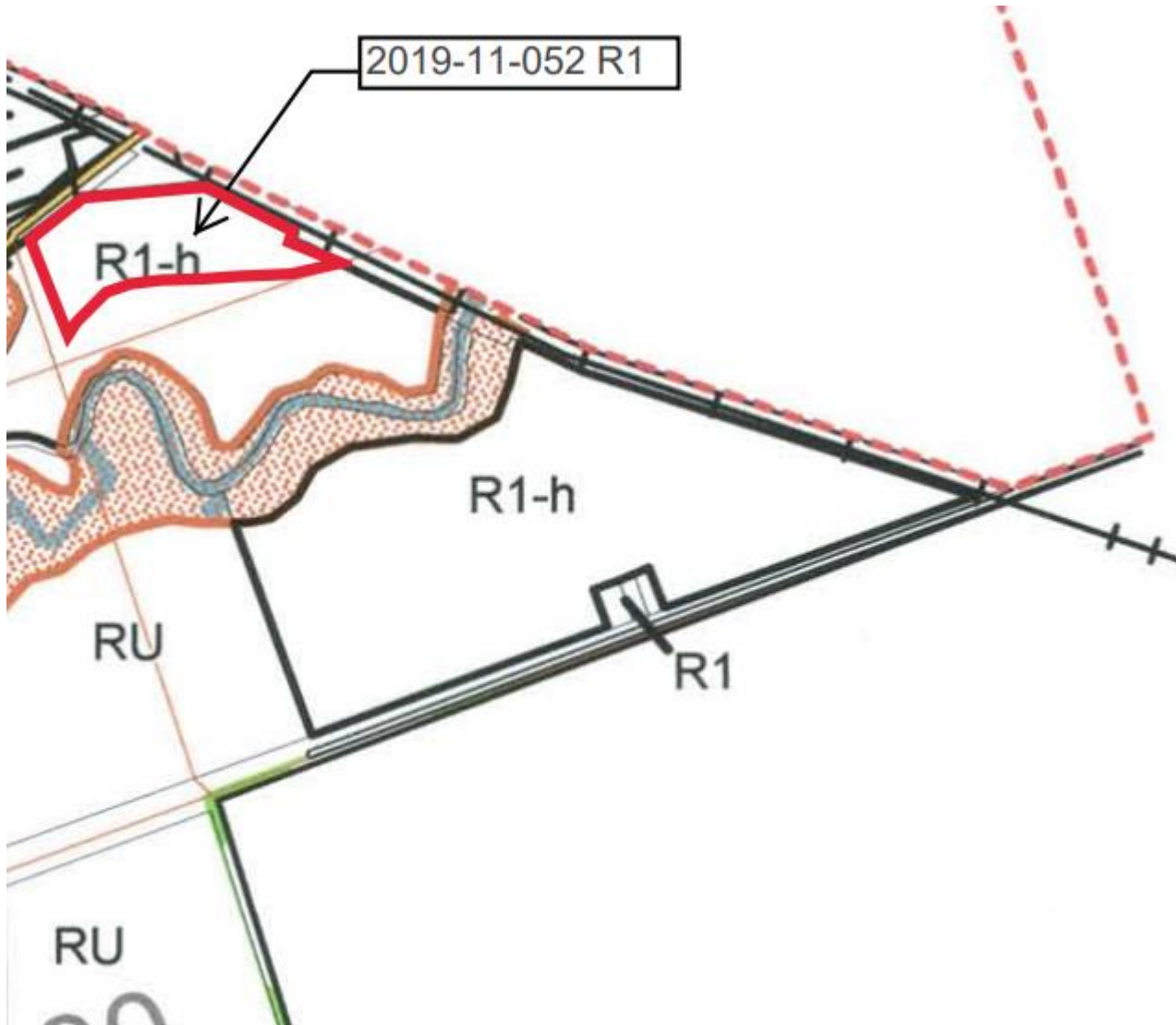


Appendix 2
Township of Laurentian Valley
Official Plan Excerpt





Appendix 3
Township of Laurentian Valley
Zoning By-law No. 08-04-391 Excerpt



AGRICULTURE (A)	PROVINCIAL HIGHWAY	GEOGRAPHIC TOWNSHIP	AC ADULT COMMERCIAL	GM GENERAL INDUSTRIAL	R2 RESIDENTIAL TWO
ENVIRONMENTAL PROTECTION (EP)	COUNTY ROAD	NATURAL GAS PIPELINE	ARP ARCHEOLOGICAL RESOURCE PROTECTION	HC HIGHWAY COMMERCIAL	R3 RESIDENTIAL THREE
EXTRACTIVE INDUSTRIAL RESERVE (EMR)	TOWNSHIP ROAD	HYDRO	CF COMMUNITY FACILITY	LM LIGHT INDUSTRIAL	RC RECREATIONAL COMMERCIAL
CROWN LAND	SEASONAL, PRIVATE or CROWN ROAD	RURAL (RU)	DM1 DISPOSAL INDUSTRIAL ONE	LSR LIMITED SERVICE RESIDENTIAL	SUR SUBURBAN RESERVE
HYDROGRAPHY	RAILWAY	NHP PROVINCIAL SIGNIFICANT WETLAND (PSW)	DM2 DISPOSAL INDUSTRIAL TWO	OS OPEN SPACE	TC TOURIST COMMERCIAL
	TOWNSHIP BORDER	120 m BUFFER FROM PSW	EM EXTRACTIVE INDUSTRIAL	RR RURAL RESIDENTIAL	UR URBAN RESERVE
			GC GENERAL COMMERCIAL	R1 RESIDENTIAL ONE	

Data Sources: County of Red Deer, Ministry of Natural Resources, JPSG Consultants Inc., GeoGoldore Consulting Inc.