

Mr. Buckingham stated that his rear lot line abuts the proposed property. He has no objection with the plan of subdivision. He does have concerns about the existing four rows of mature trees along the rear of his property that are on the subject lands. He indicated on the plan layout the location of his dwelling. Both he and Mrs. Buckingham would like to see them preserved to the extent possible by the developer. F. DeSena informed members that he had sent a notice to the neighbours regarding the boundary of the subject lands and that he and Mr. Buckingham have had a conversation regarding the trees already. F. DeSena stated that he couldn't guarantee the developer, or future owners, will not remove the trees but he did indicate that it has been his experience that developers usually try and preserve tree cover where possible due to the marketability of treed lots and the added cost of removing trees.

B. Uitvlugt suggested that a tree preservation plan or clause could be incorporated into the subdivision agreement. B. MacDougall stated that preserving trees is paramount and she appreciates Mr. & Mrs. Buckingham recognizing that not all the trees might be saved. She indicated that this item could be added to the conditions of approval but noted that her intent is not to add any difficulty for the developer.

T. Gray outlined the catch basin process for the rear yards of the new lots. The grading has been done and will not be affected by the new plan. Mrs. Buckingham asked if there would be tiling around the perimeter for drainage. T. Gray replied that there will not be a need to do so as each lot will contain a catch basin for drainage and he feels that will be sufficient.

The planner reviewed his planning report.

T. Gray noted that the plan now has the oil/grit separators, which is contrary to the planning report and may be as a result of recent revisions to the plan. He will forward a copy to B. Uitvlugt.

B. Uitvlugt discussed draft condition 4 h) regarding cul-de-sac driveway locations and indicated that this was a request from the municipality. T. Gray replied that the plan is already completed.

B. Uitvlugt indicated that he has not received any public comments regarding this application nor has the council of St. Clair.

MacDougall/Perry: That the Committee make recommendation to the Secretary-Treasurer of the Land Division Committee that Application 38T-08006 be given draft approval, subject to the conditions in the planning report as well as the revision of 4 f) to include wording regarding tree preservation.

Carried.

Conditions

- 1) That the road allowance included in this draft plan shall be shown and dedicated as a public highway and that the name of the proposed road shall be identified and consistent with the 911 County of Lambton protocol prior to the subdivision agreement.
- 2) That the applicants provide a parkland cash-in-lieu of 5 percent to the Township of St. Clair. The Owner also agrees, if requesting an extension of draft approval, the date for calculation of cash-in-lieu of parkland will be from the date of the extension of draft approval.
- 3) That such easements or dedications as may be required for utility or municipal purposes shall be granted to the appropriate authority.
- 4) That the applicants enter into a Subdivision Agreement with the Township of St. Clair which is to be registered on title of the lands once the plan of subdivision is registered and which shall satisfy all the concerns of the Township, financially and otherwise, which shall include but not be limited to:
 - a) Provision of a municipal sanitary sewer and connection, storm sewer and water distribution services, subject to the satisfaction of the Township Engineer and in keeping with the Ministry of Environment standards. The agreement is to address committing (allocating) capacity to the subject lands with timelines and securities;
 - b) The applicants satisfy the Township with respect to drainage and storm water management;
 - c) Installation of a fire hydrant system to the satisfaction of the Fire Department and ensure the proper width of the travelled portion of the cul-de-sac in terms of fire protection vehicles;
 - d) Installation of possible light standards to the satisfaction of the Township.
 - e) Walkways consist of a material and design that follows the standard acceptable to the Township of St. Clair;
 - f) Urban design being incorporated into the subdivision (ie. Lot, Boulevard Trees) to the satisfaction of the Township of St. Clair;
 - g) Any signage be identified on an approved plan to the satisfaction of the Township of St. Clair;
 - h) The entrances along the cul-de-sac follow the intent of the composite plan and approved by the Director of Public Works or his designate.

- 5) That the applicants obtain written reserve sewage capacity from the Township for the proposed development subject to timelines and securities.
- 6) That the Owner obtains approval from the Ministry of Environment for the final servicing plans and submit copies of the Certificates of Approval, issued by the Ministry of Environment, to the County of Lambton and the Township of St. Clair. The provisions of the approved servicing plans must be incorporated into the Subdivision Agreement.
- 7) That the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 8) That the Public Works Department be presented the details of the proposed street and its municipal entrances onto Colborne Street and that they be satisfied with the urban design, curbing, geometry, grade, drainage, signage and any other relevant matters prior to the development of the lands.
- 9) That the Public Works Department be presented the details of the entrances to access each lot and any other relevant matters prior to the development of the lands. The applicant obtains 911 addresses from the Township of St. Clair for each residential parcel.
- 10) That the applicants obtain capacity from Hydro One for the proposed development or, if necessary, that final approval of the plan be phased in accordance with the availability of electrical servicing.
- 11) That the applicants obtain capacity and any easements from Union Gas for the proposed development.
- 12) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by the Township of St. Clair how Conditions 1 through 5 have been satisfied.
- 13) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by the Ministry of Environment how Condition 6 has been satisfied.
- 14) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by the Ministry of Culture as to how Condition 7 has been satisfied.

- 15) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by the Township's Public Works Department as to how Conditions 8 through 9 have been satisfied.
- 16) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by Hydro One as to how Condition 10 has been satisfied.
- 17) That prior to final approval by the Secretary-Treasurer of the Land Division Committee, the County is advised in writing by Union Gas as to how Condition 11 has been satisfied.
- 18) That prior to signing the Final Plan, the applicants shall submit:
 - one (1) original plan;
 - two (2) transparent duplicates;
 - two (2) white paper copies;
 - two (2) CD-ROMs with the final plan (AutoCad compatible); and,
 - three (3) copies of the Subdivision Agreement executed with the Township of St. Clair.
- 19) That this Draft Approval shall lapse if Final Plan Approval or an extension of Draft Plan Approval is not obtained within three (3) years of the date of this approval, being February 10, 2012.

Adjournment

The Chair declared the meeting adjourned.

Time: 9:55 a.m.

Wm. Bilton
Chair

Terrie Dewsbury
Deputy-Secretary-Treasurer