



Planning Justification Report

Proposed Residential Subdivision

Official Plan and Zoning By-Law Amendment
and Draft Plan of Subdivision Approval

Prepared for:
JR Capital Holdings Ltd.

October 2019

1873 London Line
Sarnia, ON
N7T 7H2

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1. INTRODUCTION

Monteith Brown Planning Consultants (MBPC) was retained by the owners of 1873 London Line and operator of the existing Golf Course, JR Capital Holdings Inc., to assist with planning approvals for the redevelopment of the subject lands located on the side of London Line, east of Blackwell Side Road in Sarnia, ON. A complete residential community is proposed which includes two residential areas with a central park and open space feature, as well as space for complementary commercial uses. The proposed community will take advantage of the quiet and pristine setting along the adjacent Upper Perch Creek, Waddell Creek and Telfer Drain and integrate the community into the existing natural areas and pathways.

The intent of this report is to analyze the land use planning merits to determine the appropriateness of the proposed development of a low-density residential subdivision and a commercial block on the subject lands currently occupied by the Sunset Golf Course within the context of the surrounding community and the relevant planning documents including the Provincial Policy Statement, County of Lambton Official Plan, the newly adopted but under appeal County of Lambton Official Plan partially in force and effect, City of Sarnia Official Plan, and the City of Sarnia Zoning By-Law.

1.1 Pre-Consultation Meeting

Prior to MBPC's involvement in the project a Pre-Application Consultation meeting was held between the City, the County, the property owner on August 23, 2018. Notes from the Pre-Consultation meeting were provided to the proponent and its agents on August 27, 2018 (See Appendix 1).

The purpose of the Pre-Application Consultation meeting was to receive comments from the City of Sarnia and the County of Lambton, as well as other commenting agencies, regarding the requirements for complete applications for planning approvals to facilitate the proposed subdivision.

At the meeting, it was identified that applications for an Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision Approval would be required. Additionally, comments were provided with respect to the required technical studies and their scope, including:

- Planning Rationale
- Flood Hazard Assessment
- Plan of Survey
- Draft Plan of Subdivision
- Conceptual Servicing Plan
- Stormwater Management Report
- Traffic Impact Study
- Archaeological Resource Assessment
- Environmental Site Assessment
- Species at Risk Assessment
- Geotechnical Investigation
- Community Engagement Strategy

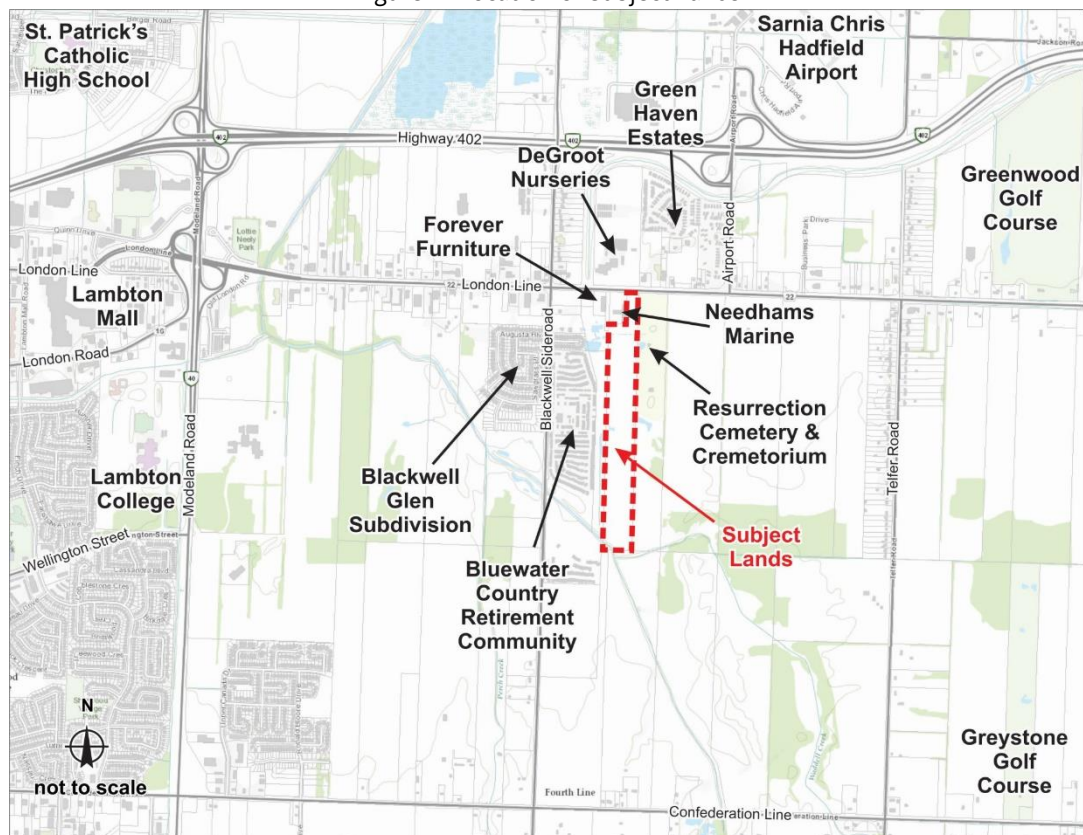
During this meeting, it was also identified by City staff that the proponent could file the Official Plan, Zoning By-Law Amendments as well as Draft Plan of Subdivision Approval concurrently.

1.2 Subject Lands

The subject lands have an area of approximately 18.96ha (46.85 acres) and are located on the south side of London Line, east of Blackwell Side Road, within the limits of the City of Sarnia, ON (See Figure 1). The site is municipally known as 1873 London Line and has approximately 61 metres of frontage along London Line. The subject lands are known legally as Part Lot 12 Concession 6, Geographic Township of Sarnia, City of Sarnia, as in L468048 and is subject to two easements L54747 and L405602 (see the survey by Monteith Sutherland in Appendix 2).

The property has an ultimate width of approximately 151m to the south of the adjacent Marina and a depth of approximately 1,340m. The property is currently occupied by the Sunset Golf Course, a public 9-hole golf course which also features a clubhouse and restaurant, as well as a mini-put course (See Figure 4). In addition, an existing residential dwelling is located on the northern portion of the subject lands.

Figure 1 - Location of Subject Lands



Source: Monteith Brown Planning Consultants, County of Lambton, 2019

The majority of the subject lands are relatively flat with little grade variation (See Error! Not a valid bookmark self-reference.) with the exception of minor landscaping features that support the existing golf course including two irrigation ponds in the middle of the property.

Figure 2 - Sunset Golf Course Looking Southwest from the Mini Put & Clubhouse



Source: Monteith Brown Planning Consultants, 2019

The southern end of the subject lands slopes down and includes an additional pond and a portion of the Telfer Diversion Drain which crosses the south west corner of the property (See Figure 3).

Figure 3 - Pond at Southern Limit of the Subject Lands



Source: Monteith Brown Planning Consultants, 2019

Figure 4 – Clubhouse, Golf Cart Shed and Parking Lot



Source: Monteith Brown Planning Consultants, 2019

Existing Easements

As was mentioned above, the subject lands have two existing easements on portions of the property. On the Plan of Survey, Part 2, located along a portion of the frontage on London Line is subject to Easement No. L405602 in favour of the City of Sarnia (See Appendix 3). The easement allows the City to construct, maintain and operate one or more sewer/water mains on the lands. An agreement will need to be reached with the City prior to development of the proposed new internal road and the commercial block which are located on the lands subject to the easement.

A second easement, Easement No. L554747, runs east-west across the width of the property and is located approximately half way down the subject lands (See Appendix 4). The second easement is in favour of the adjacent cemetery property to the east of the subject lands. The easement allows the cemetery property owners to construct, operate and maintain storm drainage facilities including drainage pipes, culverts, catch basins and other necessary drainage works across the easement lands. The easement is located in the same area as the proposed storm water management pond and an agreement will need to be reached with the adjacent property owner to maintain adequate stormwater drainage.

2. DEVELOPMENT VISION

The development proposed for the subject lands is envisioned to include a community with 135 residential dwellings centered on a park and pond which will provide a focal point for the community (See Figure 6). The community is proposed to be organized around a modified grid street pattern featuring two loops to the north and south of the centrally located proposed stormwater management pond and park. The stormwater management pond is proposed to be located in approximately the same location and the existing landscaping ponds on the subject lands (See Figure 5)

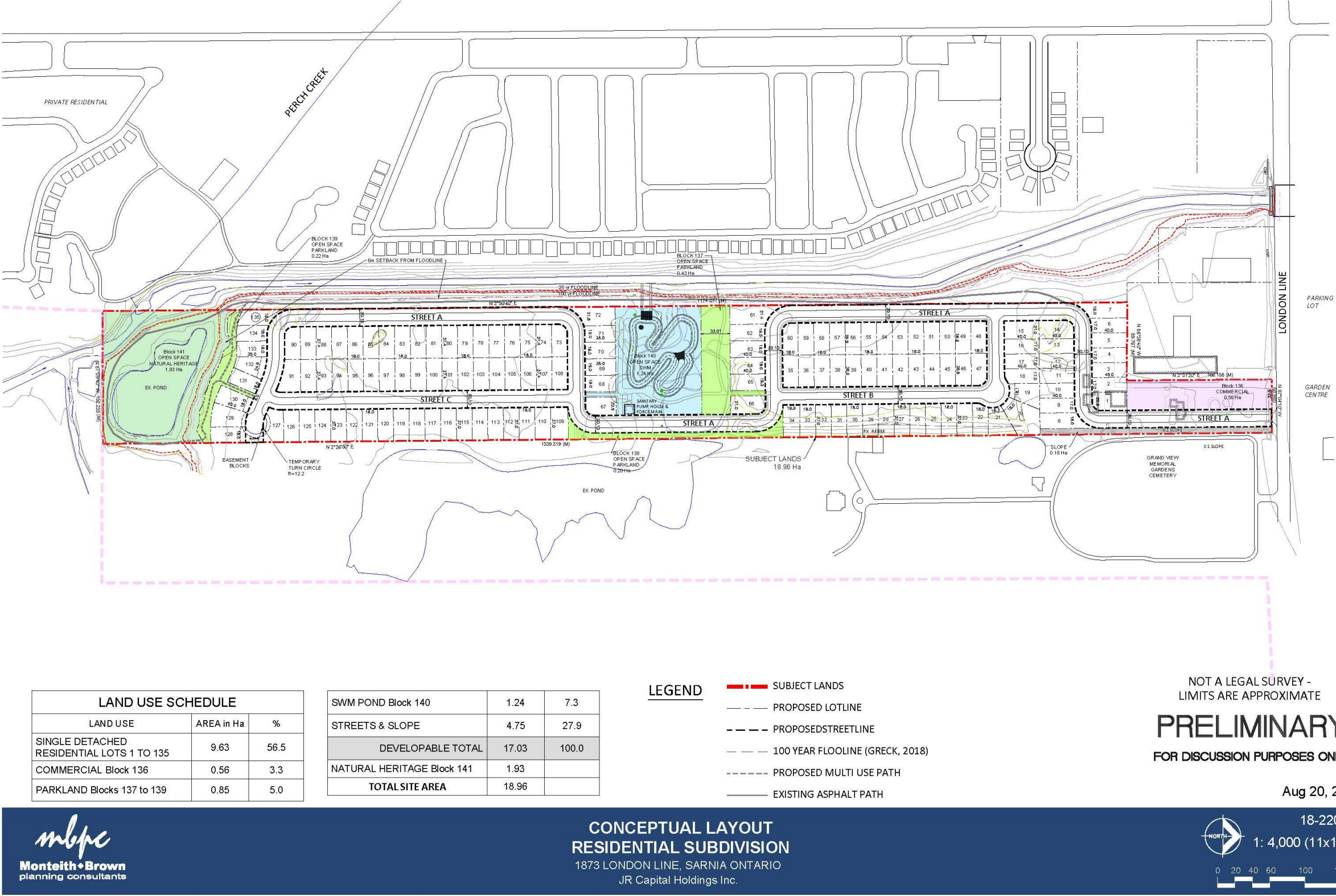
At the south of the subject lands, the existing pond which is within the flood plain for the Telfer Diversion Drain is proposed to be maintained as is the existing cart path which encircles the pond and runs along the western boundary of the subject lands. The main road is proposed to run primarily along the west side of the property except for where it loops around the pond and park in the middle of the development with parallel streets running up the middle of the property.

Figure 5 - Aerial View of the Southern Portion of the Subject Lands



Source: Sunset Golf Course, Facebook

Figure 6 - Conceptual Layout



Source: Monteith Brown Planning Consultants, 2019

3. LAND USE CONTEXT

3.1 Adjacent Land Uses

The subject lands are situated in the City of Sarnia, west of the downtown area and south of Highway 402. The lands are bound by London Line and highway commercial uses; the Resurrection Cemetery and Crematorium to the east; Agricultural lands and the Upper Perch Creek and Waddell Creek confluence to the south; and the Bluewater Country Retirement Community to the west.

North

The area to the north of the subject lands along London Line is characterized by highway commercial uses. Needham's Marine abuts the northern portion of the property fronting on to London Line (See Figure 7). Across the street on the north side of London Line is DeGroot's Nurseries Garden Centre (See Figure 8), Valley Axe, District Beta, and High-Way Bowl.

Figure 7 – Needham's Marine Adjacent to the North of the Subject Lands



Source: Monteith Brown Planning Consultants, 2019

Figure 8 - DeGroot's Nurseries on the North side of London Line



Source: Monteith Brown Planning Consultants, 2019

Adjacent to Needham's on the south side of London Line, to the north west of the subject lands is a furniture retail store, Forever Furniture (See Figure 9). Green Haven Estates Retirement community is located northeast of the site. Highway 402 and Sarnia Chris Hadfield International Airport are located further north.

Figure 9 - Forever Furniture to the Northwest of the Subject Lands



Source: Monteith Brown Planning Consultants, 2019

East

Immediately to the east of the subject lands is The Resurrection Cemetery and Crematorium (See Figure 10). The cemetery and crematorium abut the northern portion of the subject lands, while a pond and open field abut the southern portion (See Figure 11). Further to the east of the cemetery the lands are primarily used for growing agricultural crops.

Figure 10 - View from the Subject Lands of the Resurrection Cemetery and Crematorium



Source: Monteith Brown Planning Consultants, 2019

Figure 11 - Adjacent Field to the East of the Southern Portion of the Subject Lands



Source: Monteith Brown Planning Consultants, 2019

South

The lands to the south of the subject lands are primarily used for growing agricultural field crops. The Upper Perch Creek extends southeast from the subject lands across the agricultural fields. Near the southern boundary of the subject lands the Waddell Creek meets the Upper Perch Creek, which drains in to the Telfer Diversion Channel along the western boundary of the subject lands (See Figure 12).

Figure 12 - View of Lands to the South from the Subject Lands



Source: Monteith Brown Planning Consultants, 2019

West

Abutting the subject site to the west is the Telfer Diversion Channel, which runs parallel to the property boundary (See Figure 13). The Telfer Diversion Channel is a manmade drain which runs parallel to the majority of the site and diverts water from Perch Creek north towards Lake Huron.

Figure 13 - Looking South at Telfer Diversion Channel and Bluewater Country Community



Source: Monteith Brown Planning Consultants, 2019

Further to the west is the Bluewater Country Retirement Community, consisting of approximately 120 private residential dwellings (See Figure 14). Additional residential uses, in the form of single-detached dwellings, are located further to the west of Blackwell Side Road in the Blackwell Glen subdivision.

Figure 14 - Bluewater Country Retirement Community to the West of the Subject Lands



Source: Monteith Brown Planning Consultants, 2019

Figure 15 - Blackwell Glen Subdivision



Source: Monteith Brown Planning Consultants, 2019

3.2 Golf Courses in and around Sarnia

There are several golf courses which remain in the area surrounding the subject lands, as well as across the City of Sarnia and Lambton County. The Greenwood Golf Course is an 18-hole semi-private golf course that was opened in 1963 and is located 2.25km east of the subject lands along London Line (See Figure 16). In 2008 the golf course was purchased by a local group which also operates the Huron Oak's golf course allowing members access to both courses.

Figure 16 - Greenwood Golf Course



Source: Monteith Brown Planning Consultants, 2019

To the south east of the subject lands, along Confederation Line, is the Greystone Golf Course, a 9-hole public golf course formerly known as the Confederation Country Club, which was opened in 1967 (See Figure 17). The golf course is located 3.4km to the southeast and will continue to provide an option for a nearby public 9-hole golf course to the local community following the proposed development of the Sunset Golf Course.

Figure 17 - Greystone Golf Course



Source: Monteith Brown Planning Consultants, 2019

In addition to the two golf courses located close to the subject lands, there are numerous of courses within Sarnia and the surrounding area which continue to operate and provide opportunities to play golf. The community of Brights Grove is located approximately 7km to the north east and contains the Huron Oaks Golf Course as well as the redesigned Bright Grove Par 3 Golf Course. In addition, the Sawmill Creek Golf Resort and Spa, and Camlachie Golf and Country Glef are located a 15 minute drive to the east of the subject lands. Near downtown Sarnia is the Sarnia Golf and Curling Club, an 18-hole private golf course that was opened in 1907.

Based on the number of surrounding golf courses, which offer a variety of course lengths and membership options, the City of Sarnia and surrounding areas will still be well served by the existing golf courses following the closing of the Sunset Golf Course.

4. TECHNICAL STUDIES

As identified through the Pre-Application Consultation process, a number of technical and background studies have been completed to support the applications including: an Archaeological Assessment, Flood Hazard Assessment, Geotechnical Investigation, Environmental Site Assessment, Traffic Impact Study, Functional Servicing Report, and Species at Risk Screening.

4.1 Archaeological Assessment

Timmins Martelle Heritage Consultants Inc. completed a Stage 1 & 2 Archaeological Assessment of the subject lands in April 2019 (attached under separate cover). The Stage 1 background study included a review of the current and previous land uses, other archaeological studies, the settlement history of the area and consideration of topographic and physiographic features. The Stage 2 archaeological assessment included test pit surveys and 5m and 10m intervals across the site. No archaeological material was documented during the assessment, and as such, the property is considered free of archaeological concern and no further archaeological assessment is recommended.

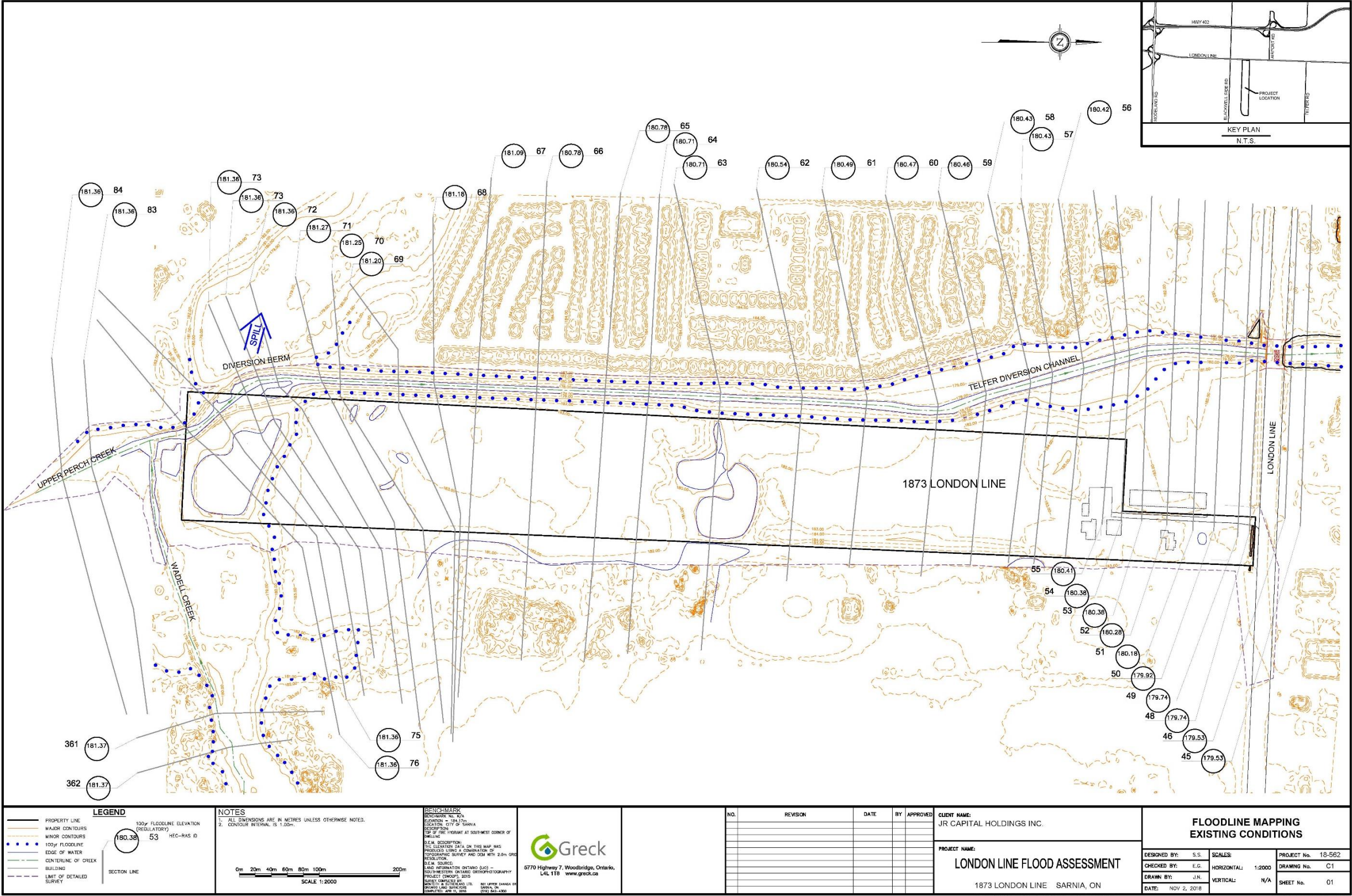
4.2 Flood Hazard Assessment

Greck and Associates Limited (Greck) undertook a flood hazard assessment of the Telfer Diversion Channel located along the west of the subject lands. The assessment included hydraulic modelling of the Telfer Diversion Drain and its tributaries, the Upper Perch Creek and Wadell Creek. Through the analysis the regulatory floodplain was identified and mapped based on the 100-year storm event, within which no buildings or development are permitted (See Figure 18).

An erosion hazard and stable slope analysis of the east bank of the Telfer Diversion Channel was also undertaken. It is recommended to provide a 6m horizontal access allowance from the 100-year flood hazard limit as per MNRF guidelines.

The southern portion of the subject lands including the pond at the south end of the site are located within the regulatory flood plain. No development is proposed within this portion of the site. To the north of the pond the regulatory floodplain is not located on the subject lands, and is confined to the adjacent municipally owned parcel with the Telfer Diversion Channel. In addition there is sufficient space on the adjacent parcel to accommodate the 6m horizontal access along the flood hazard.

Figure 18 - Mapping of Flood Hazard Limit



Source: Greck and Associates Ltd., 2018

4.3 Preliminary Geotechnical Investigation Report

A Preliminary Geotechnical Investigation Report was undertaken by GeoTerre Limited in July 2019 which investigated the soil and groundwater conditions of the subject lands and provided a preliminary geotechnical assessment of the primary elements of the proposed development including residential building foundations, public roads and buried services. In addition a slope stability development setback was also assessed adjacent to the Telfer Diversion Channel.

Building Foundation Considerations

The subject lands are proposed to be developed primarily as single detached residential dwellings with full basements. Based on the conclusions of the Functional Servicing Report, discussed below in Section 4.6, it is estimated that the surface elevations of the subject lands will at least 182.5m to 183.0m. The analysis recommends that the undersides of all foundations are at or above 179.5m; that the entire base of all foundations is formed within undisturbed silty clay till materials; and the strip foundation width is at least 0.75 m.

Buried Site Services

Based on the soil conditions encountered within the various boreholes, installation of the various required site services to the maximum anticipated depth of 5 m below existing or proposed site grades are generally expected to be completed entirely within low permeability silty clay till materials. The report states that some of these excavations are expected to extend below the water table, however inflow in to the trenches is expected to be very limited due to the low permeability of the soils.

Internal Roads

Based on the available borehole data and anticipated site grading activities, the subgrade soils below any pavement structure are expected to consist primarily of intermediate silty clay till materials. It is recommended that all internal roads have a base of 400mm of Granular A and Granular B Type 2 Sub-Base and be provided with a system of positively draining lateral sub-drains.

Telfer Diversion Channel Slope Stability Study

The stability of the eastern bank of the Telfer Diversion Channel was assessed in the Geotechnical Investigation. Based on a review of the existing slopes it was determined that the bank of the channel is stable as the incline is no more than 1V:3H. The report concludes that “at this inclination it may be assumed that these existing slopes are fundamentally stable and that thereby no stability enhancement works, like for instance, slope flattening is required.” It is noted that an appropriate setback for development will be required. As discussed above, the 6m horizontal access from the flood limit is fully within the adjacent parcel for the majority of the site with the exception of around the pond at the southern end of the subject lands. Around the flood hazard around the pond a 6m horizontal access allowance has been allocated with access to the proposed internal road network.

Stormwater Pond Considerations

The conceptual location of the proposed stormwater management pond will essentially be the same as the existing central man-made drainage feature within the golf course. It is recommended that if the base elevation of any proposed stormwater management ponds are at least 179.5 m or higher, that they will not require a liner and that perimeter side-slopes will be suitable stable if constructed with side-slopes no steeper than 1V:2.5H.

4.4 Environmental Site Assessment

The Phase 1 and 2 Environmental Site Assessment (ESA) was undertaken by GM BluePlan Engineering Limited (GMBP) in June and July 2019 in support of the proposed amendments to the City of Sarnia Official Plan and Zoning By-Law and the Draft Plan of Subdivision application.

Phase 1 Environmental Site Assessment

The Phase 1 Assessment was undertaken to identify potential areas of environmental concerns or risks associated with the site through a review of the current and historical uses on the subject lands and neighboring properties.

The historical use of the majority of the property appears to be as an agricultural field with a rural home up until 1947 based on aerial photography, between 1963 and 1989 there is increased development along the northern portion of the site likely associated with a landscaping / nursery business that was listed at the site in business directories. The southern portion of the site remained as an agricultural field during this time. By 2003 the majority of the site had been redeveloped as a golf course with the addition of the club house by 2006 and the mini-put by 2010.

From a review of historical uses, Technical Standards and Safety Authority, and Environmental Risk Information System reports, adjacent and nearby uses are not considered to be sources of significant environmental impacts to the subject lands based.

Two Areas of Potential Environmental Concerns (APECs) were identified on the subject lands through the Phase 1 ESA:

- **Fill of Unknown Origins:** Two stockpiles of material were observed in the northwest corner of the property, based on the potential presence of fill of unknown origin in the stockpiles, they are identified as an APEC
- **On Site Fuel Storage:** during the site visit two fuel tanks were noted outside the existing shed on the property. No leaks or spills, or stressed vegetation were observed during the site visit, however based on the unknown condition of the shallow soils in the vicinity the On-Site Fuel Storage was identified as an APEC

No actual sources of environmental concern or impacts to the Site were identified due to the current or historical on-site or off-site uses. Based on the findings of the Phase 1 ESA, there is a potential for environmental impacts or risks to the site to exist at the two identified APECs, and consequently a Phase 2 ESA is recommended to confirm the subsurface conditions with more certainty.

Phase 2 Environmental Site Assessment

The Phase 2 ESA was undertaken to examine the subsurface conditions within the APECs identified in Phase 1. Three areas were examined including:

- APEC 1: One Site Fuel Storage adjacent to the shed, four test pits were dug surrounding and between the two storage tanks
- APEC 2a: potential fill of unknown quality in the northwest portion of the property, along the north property line with Needham's Marina
- APEC 2b; potential fill of unknown quality along in the northeast portion of the property along the east property line adjacent to the shed

APEC 1: On-Site Fuel Storage

Limited evidence of petroleum hydrocarbons (PHCs) odours was identified in the vicinity of the fuel storage tanks at APEC 1. The analysis of the soil samples for areas where odours were detected determined that all samples are below the applicable standards for PHCs, with the exception of F2 fraction of PHCs at Test Pit 8, between the two storage tanks. Based on the field observations and results of the soil analysis the impacts appear to be of limited to near the surface. Based on the limited concentration and extent of the detected F2 fraction of PHCs, a risk to human health and the environment is not expected. It is recommended that remedial measures be implemented if tank removal decommissioning occurs.

APEC 2a and 2b: Fill of Unknown Origin

One sample from Test Pit 3 in the surface fill material in the northeast portion of the subject lands exceeded the applicable standard for arsenic, and hot water-soluble boron. It is suspected that the limited occurrence of arsenic may be related to the historical use of the property as a garden centre / nursery, as certain pesticide products contained arsenic. Based on the limited occurrence of arsenic at a single location, it is not considered to pose an immediate risk to human health or the environment. The levels of hotwater-soluble boron at the same location also exceeded the applicable standard. Based on the use of the material as fill the boron is not considered to pose a risk as it is often influenced naturally through the occurrence of minerals in clay soils which are native on the site. It is not recommended that these specific fill materials be used for residential use. If the soils are removed from the subject lands, additional sampling is recommended to confirm the soil quality and disposal requirements.

Summary

If the recommendations of the Phase 2 Environmental Site Assessment are followed, then the development of the site for residential purposes is not considered to pose an immediate risk to human health or the environment.

4.5 Traffic Impact Study

A Traffic Impact Study was prepared in March 2019 by RC Spencer Associates Inc. which assessed the traffic implications of the proposed development on traffic operations on the surrounding street network under existing and projected conditions. The conclusions of the study are considered to be very conservative as the number of units in the proposed development was over estimated at 169 single family dwellings in the Traffic Impact Study, compared to the 135 that are proposed is the preferred design.

Under existing conditions the signalized intersection at London Line and Balckwell Side Road is performing very well during both the AM and PM peak periods. Traffic leaving the non-signalized driveways along London Line are currently performing well, with an acceptable delay to turn on to London Line for the AM and PM peak periods. In addition, the signalized T-intersection of Airport Road with London Line is performing very well under existing conditions.

Based on the conservative estimate of 169 single family dwellings, it was anticipated that the proposed development would generate 125 trips in the AM peak and 167 trips in the PM peak. For the projected conditions, it was assumed that the development would be fully built by 2030. The conclusions for the intersections within the study are discussed below.

London Line at Blackwell Side Road

With the addition of the traffic generated by the development of the subject lands, the intersection of London Line and Blackwell Side Road continues to operate well with an Overall Level of Service A or B in both the AM and PM peaks for all projections. It is concluded that no changes are required to the existing traffic signal timings and that the intersection will continue to operate at an acceptable level of service.

London Line at Commercial Driveways (Garden Centre / Furniture Store)

The driveways for the commercial developments along London Line are anticipated to continue to operate at an acceptable level of service.

London Line at the Proposed Site Access

The access to the subject lands is proposed to have separate left and right turn lanes on to London Line. Under all projections the proposed intersection is anticipated to operate at a very favourable level of service (LOS A or B) in both the AM and PM peaks. A signal warrant analysis was also undertaken for the proposed access which identified that the intersection will not meet the minimum requirements that would warrant a three-legged signalized intersection.

It is recommended that the left turn lane existing the subject lands have 15m of storage, with a taper of no less than 1:8 ratio. The analysis identifies that left and right turning lanes along London Line are not required to accommodate traffic entering the subject lands.

Transportation Association of Canada's Geometric Design Guide for Canadian Roads indicate that a minimum decision sight distance of 146m is required for London Line with a design speed of 70km/h. Available sight distance in both directions exceeds the minimum on London Line, so the sight lines appear to be clear.

London Line at Airport Road

Based on the analysis the signalized tee intersection of London Line at Airport Road operates very well for London Line traffic, with LOS A for all growth scenarios.

Summary

The Traffic Impact Study concludes that “the proposed development will have no adverse effect on traffic operations within the study area, and pending no significant changes, approval of the draft plan of subdivision should not be withheld on behalf of traffic operations considerations.”

4.6 Functional Servicing Report

A Functional Servicing Report (FSR) and Stormwater Management (SWM) Report was prepared in support of the proposed development by Greck and Associates Limited in July 2019. The FSR and SWM report provided an overview of the ability to provide the proposed development with municipal services including requirements and proposed designs for general site grading, water distribution, sanitary sewer servicing, utilities, stormwater drainage and management, and erosion and sediment controls.

Erosion Hazard Assessment

Based on a desktop analysis of the east bank of the Telfer Diversion Drain it was determined to be considered a stable slope in accordance with the Ministry of Natural Resources and Forestry (MNR) guidelines as it is an engineer slope with a gradient of no more than 3:1, it is comprised of clay soils and is vegetated.

Stormwater Management and Site Grading

While the site is currently relatively flat, fill will be required to raise the majority of the site in order to provide sufficient cover on municipal storm and sanitary sewers and meet drainage requirements. To minimize the need for fill, the stormwater management pond has been located in the middle of the site, in the location of a current landscaping pond for the golf course.

Storm drainage is proposed to be provided via a network of catch basins, manholes and storm sewers which will discharge into a stormwater management (SWM) facility located in the middle of the development. During the detailed design stage it will be determined if rear lot catch basins may be required as part of the minor storm drainage system. If they are required then drainage infrastructure will be installed and City easements will be provided in accordance with the City of Sarnia's standards. Major storm drainage is proposed to be collected and conveyed via the public street right of ways and an overland flow route to discharge into the forebay of SWM facility.

The SWM facility proposed in the middle of the development is proposed to feature an extended detention wet pond with a pre-treatment forebay to provide quality and quantity controls for runoff from the proposed development consistent with the Ministry of Environment, Conservation and Parks' Stormwater Management Practices guidelines. A preliminary grading plan has been prepared for the SWM facility, details for which will be confirmed through detailed design. The SWM facility is planned to have a permanent pool depth of 1.5m, and be located above the Telfer Channel 100-year flood elevation of 180.71m, and have a forebay.

Water Servicing

There is an existing 300mm trunk watermain on London Line which can provide water servicing to the proposed development. A single line is proposed within the public streets within the

development to service all of the proposed lots. Based on the 167 residential lots and 0.5 ha commercial block proposed within the development the initial water demand analysis indicates that the existing watermain infrastructure should support the proposed development. A detailed watermain distribution analysis will be completed during the detailed design phase of the development.

Sanitary Servicing

The development is proposed to be serviced with a new 250mm PVC municipal sewer main which will run along the streets within the development, with individual 150mm lateral connections for each lot. A sanitary pumping station will be required within the current stormwater management block to accommodate the existing site grading and fill requirements.

The subdivision is proposed to utilize the existing connection for the golf course to the 400mm diameter concrete sewer along London Line. The London Line sewer gravity drains to the west towards Pumping Station 29, where London Line crosses the Telfer Drain. The Sarnia Area 2 Sanitary Servicing Study was undertaken in 2018 which assessed the capacity at this pumping station, however this study did not consider the development of the subject lands for residential purposes. The City has indicated that they will assess the proposed sanitary demands internally to determine available capacity and serviceability of the proposed development. If need be, a phased development plan can be utilized to accommodate the interim sanitary capacity at the pumping station.

Conclusions

In summary the Functional Servicing Report has determined that the London Line development can be serviced with existing and proposed infrastructure that is in accordance with policies and guidelines required by the City of Sarnia and other regulating agencies.

4.7 Species at Risk Assessment

Preliminary Species at Risk Assessment

A Preliminary Species at Risk (SAR) Assessment was undertaken in March 2019 by Natural Resource Solutions Inc. to assess the potential for SAR to and their habitat to occur on the subject lands. Based on a background review a list of SAR were identified as potentially occurring within the subject lands was compared to a review of the types of habitats that are present on the lands to determine the potential for those species to be present. The analysis determined that the following regulated SAR have the potential to occur: Barn Swallow, Butternut, Eastern Small-footed Bat, Little Brown Myotis, Northern Myotis, and Tri-coloured Bat. In addition the following Species of Conservation Concern (SCC) were identified as having potential to occur on the subject lands: Monarch, Riddell's Goldenrod, and Snapping Turtle.

The preliminary SAR Screening concluded that a summer field survey should be undertaken to confirm the presence or absence of Butternut, Barn Swallow, and the SAR Bats. It is recommended that prior to the removal or alternation of any of the ponds within the golf course that two nights of hoop netting (trapping) should be carried out to capture and relocate turtles that may be present. After the trapping is complete, the water levels within the pond should be drawn down over approximately 1 week to allow any remaining turtles time to vacate these features prior to removal. A final wildlife salvage for turtles and any other wildlife would be required immediately prior to removal/filling. These activities should occur between late spring to early fall to avoid the

hibernation period. A Wildlife Scientific Collector's Authorization permit from the MNRF is required to carry out this work.

On March 8th, 2019 the Preliminary Species at Risk Assessment was provided to the Ministry of Natural Resources and Forestry (MNRF), the St. Clair Region Conservation Authority (SCRCA), the County of Lambton, and the City of Sarnia for their review prior to the commencement of additional field surveys to confirm the presence/absence of SAR habitats within the subject property.

On March 22nd the SCRCA the provided comments that the due to the presence of SAR Mussels within the Telfer Diversion Channel, that the SWM report would need to ensure water quality was not negatively affected. The SCRCA was supportive of the recommendations of the Preliminary SAR Assessment regarding the additional surveys for Barn Swallows, Butternuts, and SAR Bats, and requested to be copied on all communication with the MNRF.

Summer Field Studies and Final SAR Assessment

Two field visits were completed in April and May 2019 to assess the potential for SAR to occur within the Subject Lands. The primary focus of these fields visits was on the detection of basking turtles, but the visits were also used to determine the suitability of the habitats for the other SAR and SCC identified as potentially occurring on the subject lands.

During the basking turtle surveys, two species of turtle were identified: Midland Painted Turtle and Snapping Turtle. Neither species are considered regulated SAR, however the Snapping Turtle is a SCC at both the federal and provincial levels, and the Midland Painted Turtle is a SCC federally.

During the field visits Barn Swallow nests were observed within two small shelters on the golf course. No structures observed within the subject property were considered suitable for bat roosting. No other Species at Risk or SCC were observed within the subject property during the field visits.

The proposed removal of the current Barn Swallow nesting structures and creation of an alternative nesting structure can only be done after the activity is registered with the Ministry of Environment, Conservation and Parks (MECP). The existing structures are only permitted to be removed outside of the active nesting period from early May to the end of August, and an alternative nesting structure must be provided prior to the beginning of the next nest breeding season beginning in May.

The final Species at Risk Assessment was provided to the SCRCA, MNRF, MECP, County of Lambton and the City of Sarnia on June 13, 2019. The SCRCA indicated that they did not have any further comments. No response has been received yet from the MNRF and MECP.

Summary

The SAR Screening concluded that provided the recommendations of the assessment are followed, no negative impacts to Species at Risk or Species of Conservation Concern are anticipated as a result of this proposed development. In September 2019, the Ministry of Environment, Conservation and Parks (MECP) reviewed both the preliminary and final Species at Risk Assessments and advise that the Ministry has "no additional information/comments to provide" (See Appendix 5).

4.8 Community Engagement Strategy

The proponent is proposing to hold a public open house and information session on the subject lands as soon as possible to introduce the development concept to the surrounding community and get feedback. The meeting is proposed to be held as soon as possible in the fall of 2019 to allow time for modifications and changes to be made to the proposed development if needed. This meeting will be in addition to the statutory public meeting required by the Planning Act that will be held at a future City of Sarnia Council Meeting.

5. PLANNING FRAMEWORK

The following section will provide an overview of the existing planning framework and identify key policies that relate to the subject lands and whether or not an amendment is required to permit the proposed redevelopment. More detailed analysis and justification for the proposed amendments is provided in Sections 6.1, o, and o of this report.

5.1 County of Lambton Official Plan

The County of Lambton operates under a two-tier planning system, which divides planning responsibilities between the County and the local municipalities within the County. The County Official Plan (hereafter, “County OP”) serves as the guiding document for local planning authorities and all local Official Plans and planning decisions must be in conformity with the County OP. The County’s

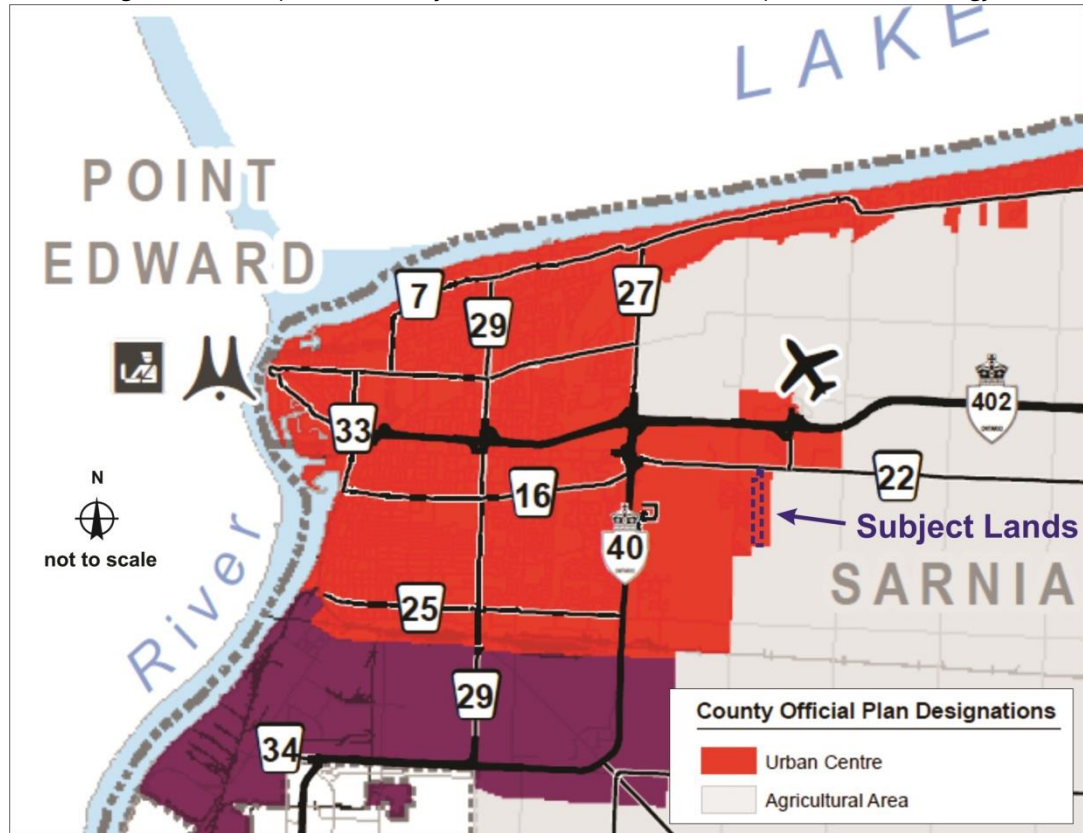
The council for the County of Lambton adopted a new Official on September 6, 2017 which was approved with modifications by the Ministry of Municipal Affairs and Housing on March 21, 2018. At a Pre-Hearing Conference in April 2019, the majority of the new Official Plan was declared to be in force and effect by the Local Planning Appeals Tribunal (LPAT) expect for the portions that are under appeal by the two remaining appeals before the tribunal.

New County of Lambton Official Plan (2017)

The subject lands are designated Urban Centre on Map 1 – Growth Strategy in the new County OP (See Figure 19). The policies related to the County’s growth strategy are set out in Section 3.2 and state that the majority of growth be directed to Urban Centres and Urban Settlements. The Urban Centre designation permits “a wide variety of residential, institutional, commercial, and industrial lands uses and cultural nodes” (Policy 3.2.2). Further, policy 3.2.1 specifies that the, “Urban Centre designation at the northwest part of the County (Sarnia and Point Edward) has the greatest service area and the greatest number of urban uses and employment opportunities.”

Policy 3.2.11 encourages intensification and efficient and compact use of the land within Urban Centres to, “minimize land consumption, control infrastructure costs, and limit non-farm growth pressure in Agricultural Areas.”

Figure 19 - Excerpt from County of Lambton Official Plan Map 1 - Growth Strategy



Source: Monteith Brown Planning Consultants, County of Lambton, 2019

Section 2.3 directs Housing within the County, with the goal of ensuring an active, healthy housing market that provides a range of quality housing suitable to meet the needs and desires of residents of Lambton County. Policy 2.3.2 encourages the construction of an adequate supply of dwelling units to meet local housing needs. Further, policy 2.3.6 encourages proponents of residential development to, “provide a broad mix and range of lot sizes, dwelling types, and tenure choices suited to the needs and desires of the residents of the community.”

Section 3.3 Local Planning directs local Official Plans to provide policies for development within Urban Centres designated in the new County OP. Policy 3.3.2 states that, “Policies for the development of Urban Centres and Urban Settlements will be as provided by local official plans and/or secondary plans.”

As the subject lands are located within the Urban Centre designation and an amendment to the local official plan is proposed to permit the proposed development, no amendment to the County of Oxford Official Plan is required.

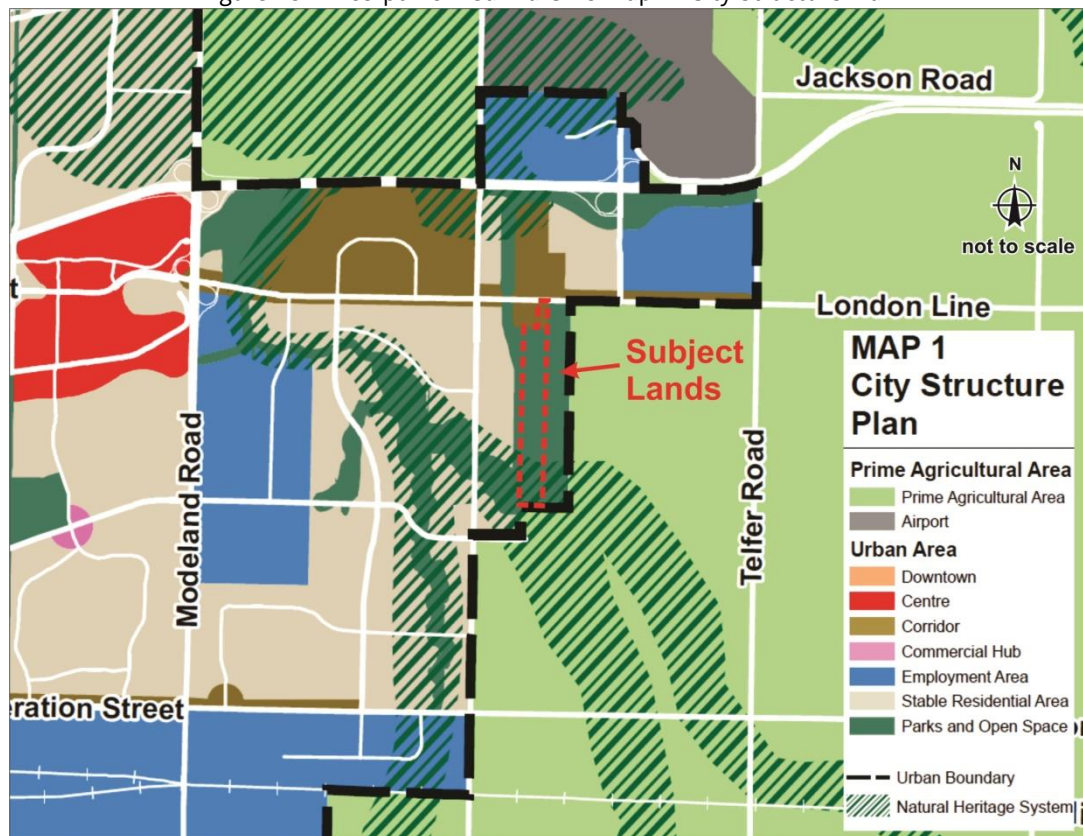
5.2 City of Sarnia Official Plan

The City of Sarnia Official Plan (hereafter, “City’s OP”), following a 5-Year Official Plan Review, was adopted by City Council on June 30, 2014, with minor modifications by the County of Lambton on February 6, 2015. Subsequent to the County’s approval, the new Official Plan was subject to an appeal to the Ontario Municipal Board and did not come into effect until July 15, 2016.

The majority of the subject lands, with the exception of the area fronting London Line, are identified as 'Parks and Open Space' on Map 1 – City Structure Plan (See Figure 20) and designated as Open Space on Map 11 – Land Use Plan (See Figure 21). Section 4.5 of the City Official Plan sets out the policies regarding Parks and Open Space. The Park and Open Spaces Objectives in section 4.5.1(1) sets out the goal as such: “it is a goal of this Plan to provide a range of passive and active recreational activities for all ages, to preserve and enhance the natural features of the City’s environment and to ensure that active recreational uses and passive conservation activities are in balance with the natural environment.” The open space designation “includes lands in private ownership that provide recreational opportunities in addition to the parks lands.” Further, this section states that, “all established parks and open spaces within the City should be assessed regularly to ensure that accessible parks and recreational facilities correspond with the recreational demands of local residents.”

The land surrounding the Upper Perch Creek and Waddell Creek along the southern portion of the subject lands are also identified as part of the Natural Heritage System on Map 1 of the Official Plan.

Figure 20 - Excerpt from Sarnia OP's Map 1 - City Structure Plan



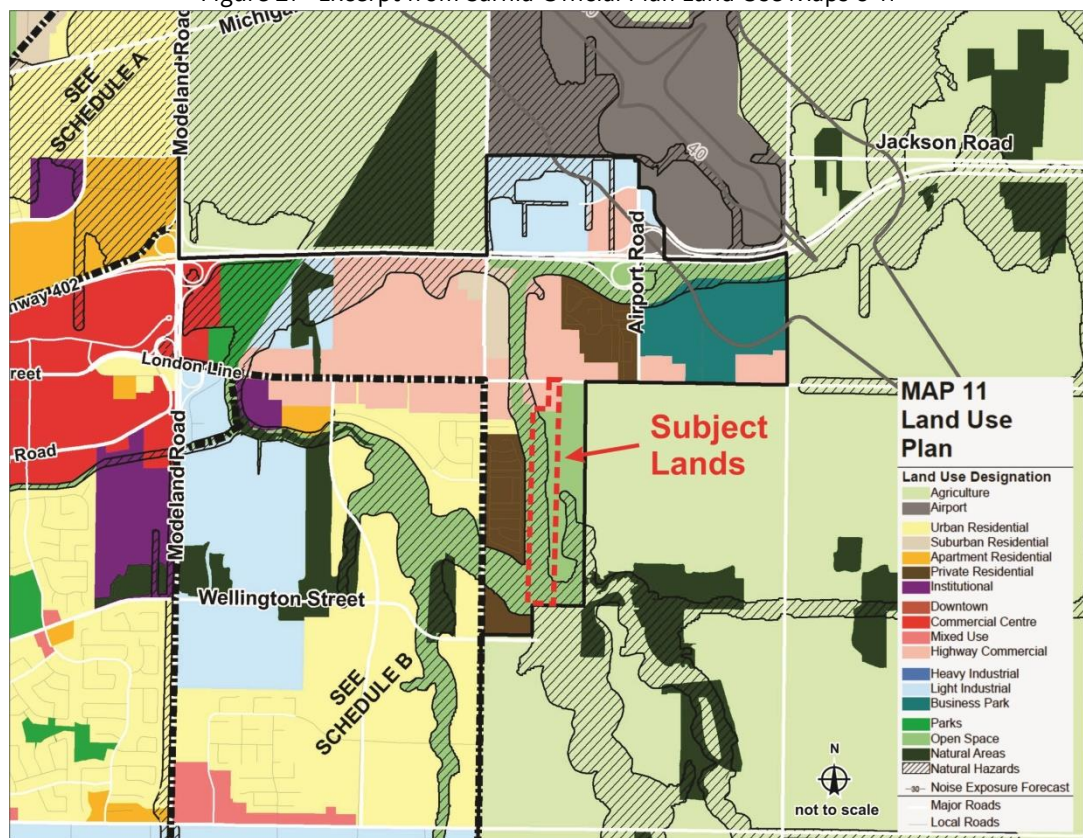
Source: Monteith Brown Planning Consultants, City of Sarnia Official Plan, Map 1 – City Structure Plan

The subject lands are identified as 'Corridor' on Map 1 – City Structure Plan (See Figure 20) and designated as Highway Commercial on Maps 7 and 11 – Land Use Plan (See Figure 21). Policy 3.4 states that Corridors are, “intended to develop as mixed use and commercial areas with viable main streets to serve the daily needs of surrounding residential communities.” Policy 4.6.5 sets out the policies regarding the Highway Commercial designation, and reads as follows:

The highway commercial designation reflects the London Line corridor that originally served the highway-oriented needs of the travelling public by providing access to food, fuel and accommodation. Today, it serves some of the comparison shopping needs of the City and daily needs of surrounding residential areas. The highway commercial designation has underused lands capable of accommodating substantial development.

According to policy 4.6.5 (1) and (2), permitted uses under the Highway Commercial range from retail uses such as restaurants, places of amusement and recreation, farmer's markets, vehicle fueling stations, and nursery or garden centres, to employment and community services such as offices, medical clinics, and personal services that cater to the needs of surrounding residential areas.

Figure 21 - Excerpt from Sarnia Official Plan Land Use Maps 8-11



Source: Monteith Brown Planning Consultants, City of Sarnia Official Plan, Maps 8-11 - Land Use Plan

Residential uses within the City of Sarnia are primarily permitted within the Stable Residential Areas as identified on Map 1 – City Structure Plan. Within the Stable Residential Areas low density residential uses are primarily permitted within the Urban Residential designation which permits “low-density housing types, such as single and semi-detached dwellings, group homes, duplexes, triplexes and townhouses” (Section 4.4.2).

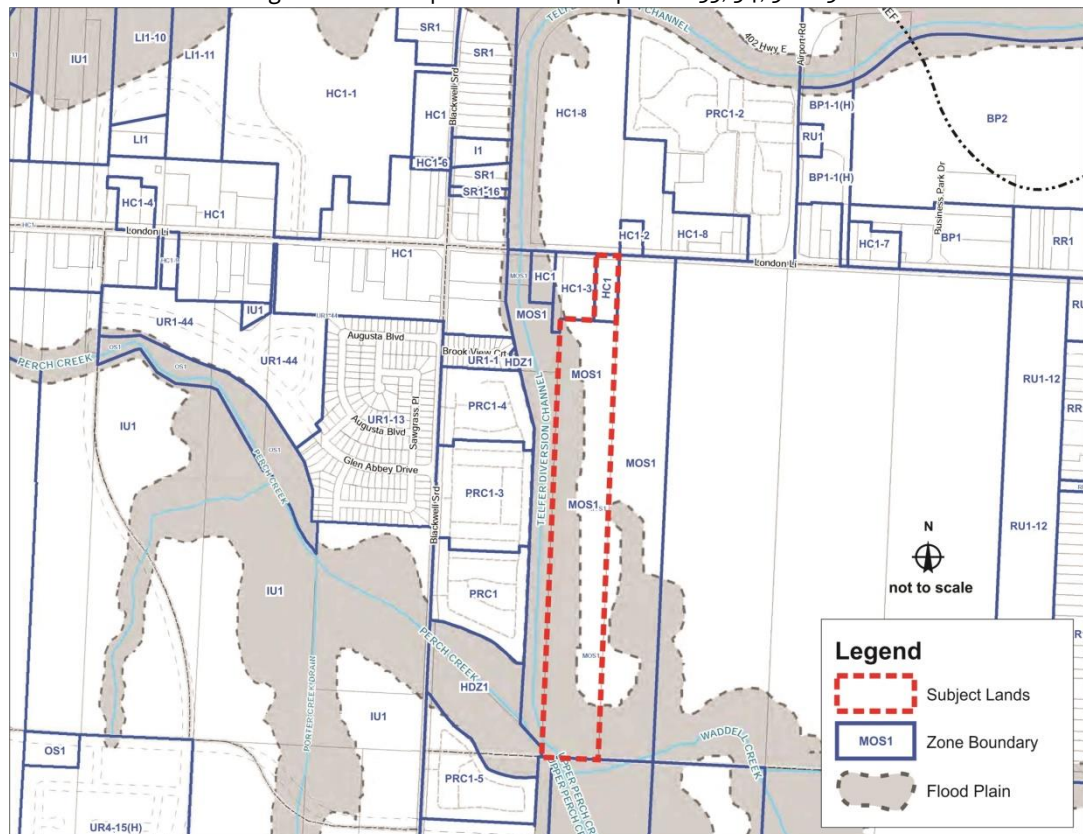
An amendment to the City of Sarnia Official Plan is required to permit the low density residential uses proposed for the subject lands.

5.3 City of Sarnia Zoning By-Law No. 85 of 2002

The majority of the subject lands are zoned “Major Open Space 1 Zone” (“MOS1”) in the City of Sarnia Zoning By-Law No.85 of 2002 (See Figure 22) and permits the following uses:

- Accessory uses and buildings.
- Commercial recreation establishments
- Golf courses.
- Lawfully existing dwellings.
- Parking lots and parking structures
- Public open space/parks.
- Restaurants accessory to the permitted uses.
- Stormwater management facilities.

Figure 22 - Excerpt from Zone Map Parts 33, 34, 50 & 51



Source: Monteith Brown Planning Consultants, City of Sarnia Zoning By-Law No. 85 of 2002

The northern portion of the subject lands that front on to London Line are zoned “Highway Commercial 1 Zone” (“HC1”) (See Figure 22) and permits the following uses:

- Automobile sales establishments.
- Commercial recreation establishments.
- Convenience stores.
- Restaurants.
- Retail uses, including shopping centres but excluding department stores.
- Service establishments.

The western portion of the subject lands are also identified as being within the Flood Plain and are subject to Section 3.27 of the zoning by-law. Section 3.27(1) states that, “prior to permitting development within the shaded areas, the St. Clair Region Conservation Authority shall be consulted for input and approval. Development may be prohibited or require supporting technical information based on the degree of flooding or erosion hazard. Development includes building, construction, filling and any site alteration.”

A Zoning By-Law amendment will be required to permit the development of single detached dwellings.

6. PROPOSED PLANNING APPROVALS

The proposed planning approvals which are required to permit the development concept are outlined below.

6.1 Proposed Official Plan Amendment

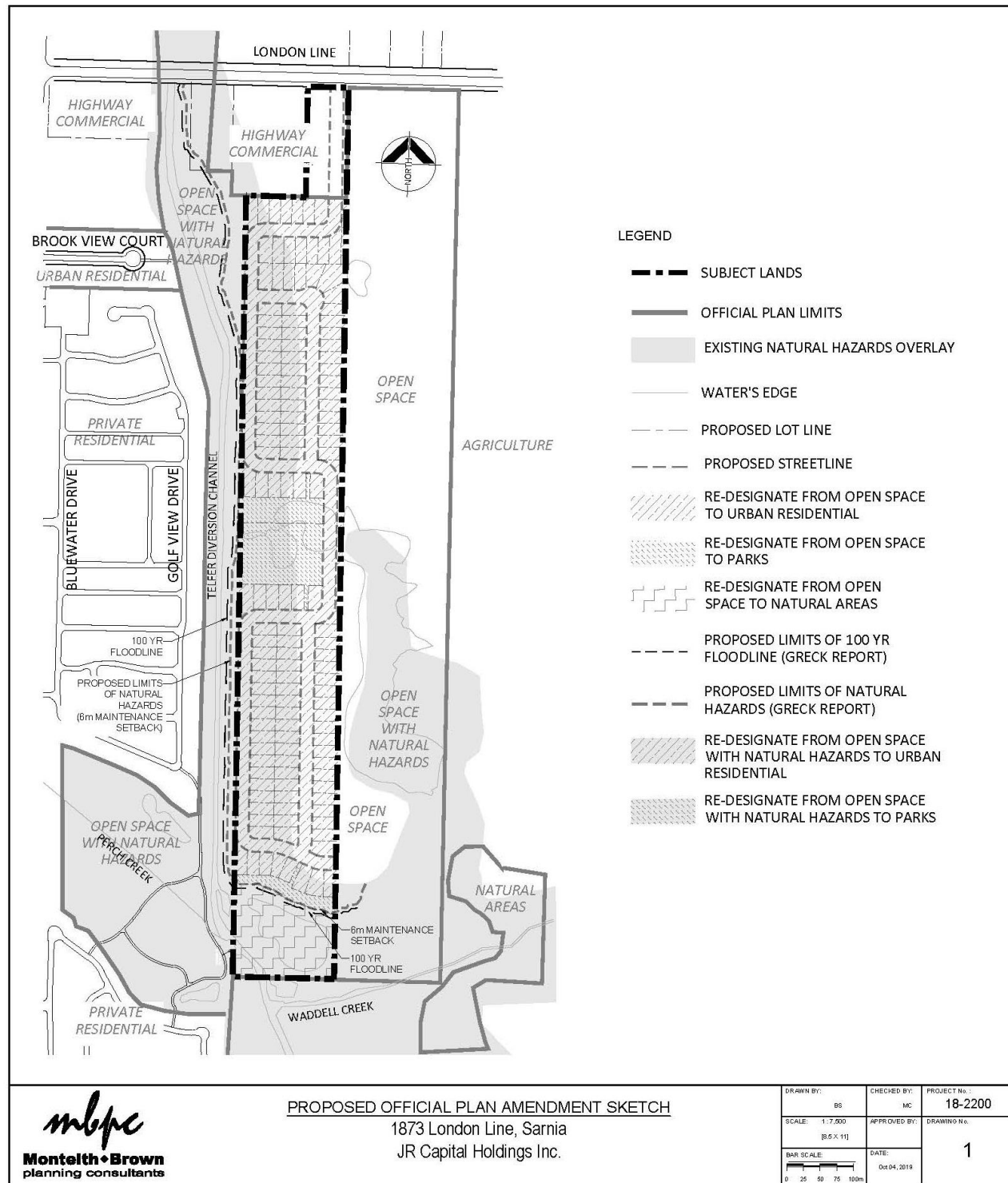
An amendment to the City of Sarnia Official Plan Land Use Maps 7 and 11 is proposed to re-designate the majority of the subject lands FROM “Open Space” TO a combination of “Urban Residential”, “Parks” and “Natural Areas” to facilitate the redevelopment of the site for residential purposes, as indicated in Figure 23 below. In addition, the Natural Hazards Overlay is proposed to be amended to reflect the updated flood hazard mapping that was undertaken for the subject lands (See Figure 18 and the Flood Hazard Assessment by Greck and Associates attached under separate cover).

The majority of the lands are proposed to be added to the “Urban Residential” designation, with the exception of the parks and stormwater management facility which are proposed to be designated as “Parks” and the flood plain and pond to the south which are proposed to be designated “Natural Areas.”

The northern portion of the subject lands along London Line are proposed to remain within the Highway Commercial designation.

An amendment to the City of Sarnia Official Plan City Structure Plan Maps 1 is also proposed to reclassify a portion of the subject lands FROM “Parks and Open Space” TO “Stable Residential Area” to recognize the extent of the proposed Urban Residential designation on Maps 7 and 11.

Figure 23 - Proposed Amendment to City of Sarnia Official Plan Map 7 and 11



Source: Monteith Brown Planning Consultants, 2019

6.2 Zoning By-Law Amendment

As shown in Figure 24, an amendment to the City of Sarnia Zoning By-Law is proposed to re-zone the majority of the subject lands FROM “Major Open Space 1 Zone” (“MOS1”) TO:

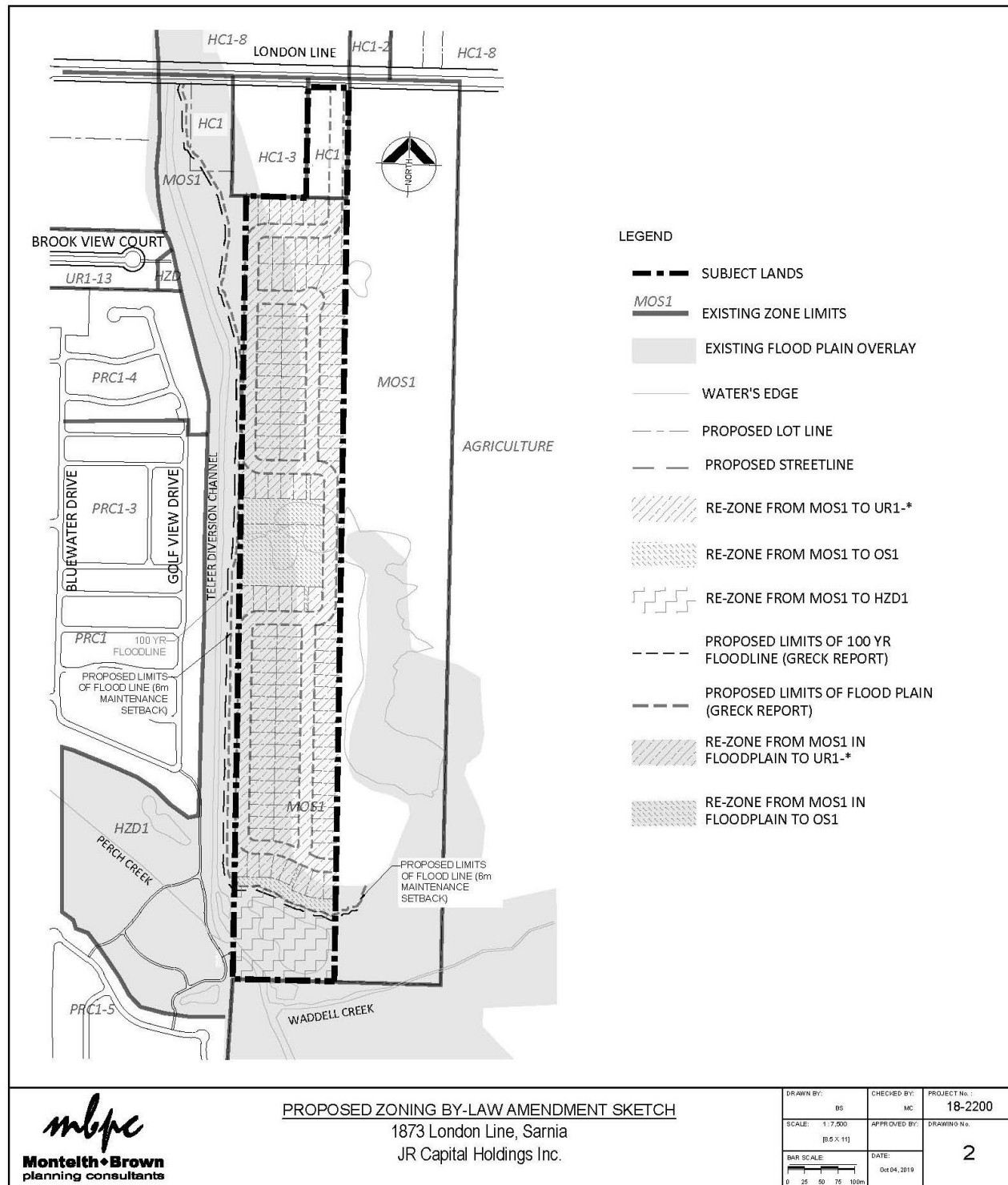
- a new site specific “Urban Residential 1 Zone” (“UR1-*)”) to facilitate the redevelopment of the proposed lots as single detached dwellings;
- “Open Space 1 Zone” (“OS1”) to permit the proposed park blocks and stormwater management facilities; and
- “Hazard 1 Zone” (“HZD1”) to recognize the extent of the 100 year flood plain and associated horizontal access.

In addition the existing Flood Plain Overlay shown in the Zoning By-Law maps is proposed to be amended to reflect the updated flood hazard mapping that was undertaken for the subject lands (See Figure 18 and the Flood Hazard Assessment by Greck and Associates attached under separate cover).

The new site specific “Urban Residential 1 Zone” (“UR1-*)”) is proposed to allow for a reduced front yard of 4.5m from 6.0m for all parts of the residential dwelling with the exception of the garages and car ports. This represents a partial reduction of 1.5m from the standard 6.0m setback required by the standard regulations in the UR1 zone.

The northern portion of the subject lands along London Line are proposed to remain within the “Highway Commercial 1 Zone” (“HC1”).

Figure 24 - Proposed Amendment to City of Sarnia Zoning By-Law Maps



Source: Monteith Brown Planning Consultants, 2019

6.3 Draft Plan of Subdivision

A Draft Plan of Subdivision is proposed to create 135 residential lots, one commercial block, three new public streets, two parkland blocks, a natural heritage block, as well as another block for a stormwater management facility (See Figure 25 and Figure 26).

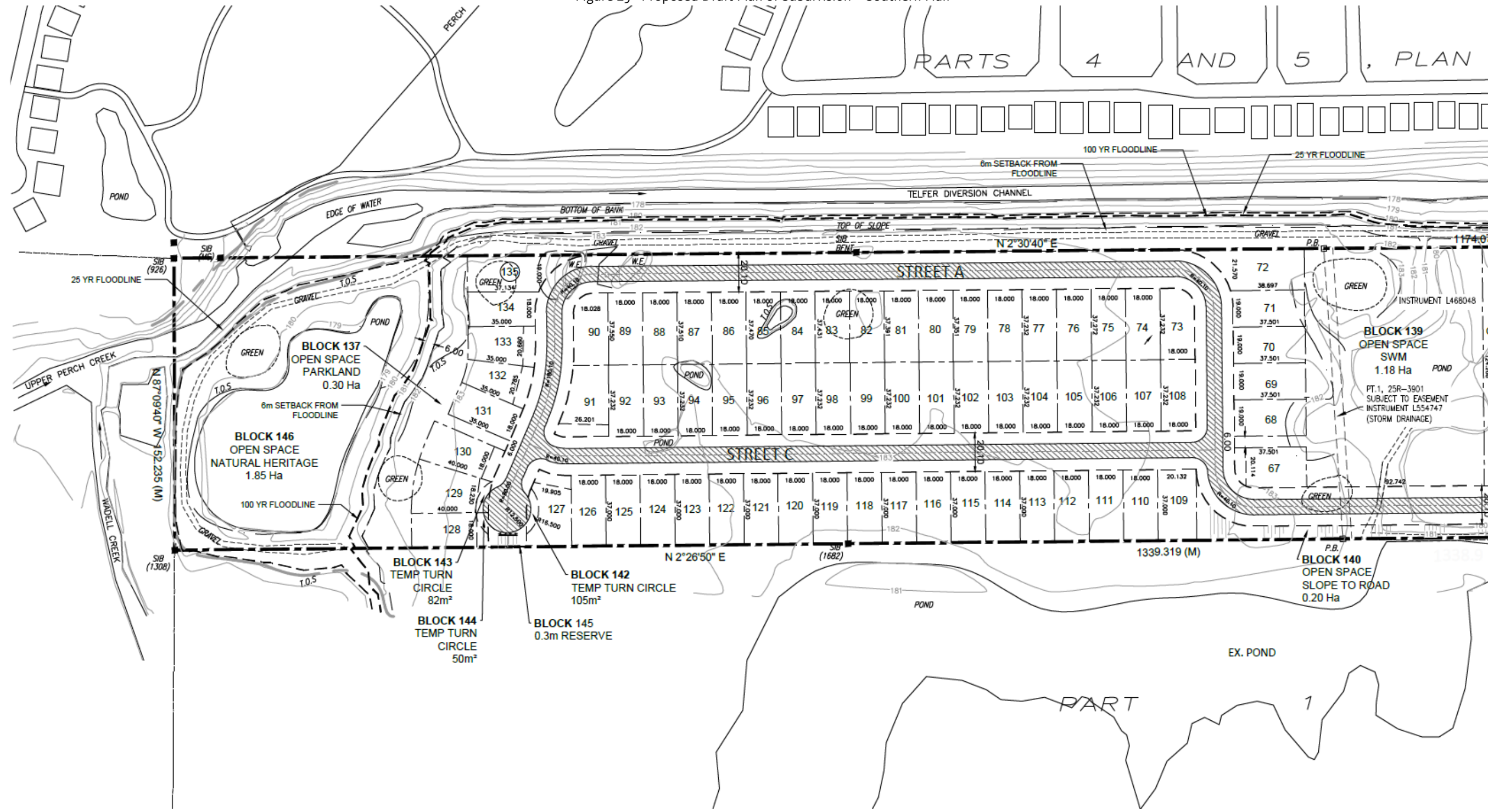
A variety of lot sizes within the proposed Draft Plan of Subdivision will contribute to the range of mix of dwellings within the City of Sarnia. The majority of residential lots oriented east or west frontage along Streets A, B, and C are proposed to have a depth of approximately 37 metres and a width of 18 metres. The residential lots oriented north-south provide a variety of lot sizes including longer 40m depths for dwellings backing on to the adjacent commercial Marina property, and shallower 35m depths for dwelling backing on to the natural area to the south.

A 0.56 ha commercial block is proposed to be created at the northern end of the subject lands fronting on to London Line. Access to the subdivision is proposed to be provided by a new Street 'A' which meets London Line along the eastern edge of the subject lands. To the south of the commercial block Street 'A' crosses to the west and a second street is provided to create a loop around the northern half of the subject lands with 66 residential parcels. In the middle of the site a 0.5 ha parkland block is provided which have been sized to accommodated some park amenities.

Adjacent to the parkland block is a 1.18 ha block for the proposed stormwater management facility roughly in the location of the existing landscaping ponds on the site. To the south of the stormwater management facility and park Street 'A' is extended with a third street to create the southern loop around the site. Another 69 residential lots are proposed on the southern half of the site as well as a second parkland block backing on to a natural heritage block which includes the lands identified within the 100 year floodline and the surrounding horizontal access.

Street 'A' is extended to the eastern boundary of the subject lands to allow for the potential future development of the adjacent lands to the east.

Figure 25 - Proposed Draft Plan of Subdivision – Southern Half



Source: Monteith Brown Planning Consultants, 2019

[illegible]

October 2019

7. PLANNING ANALYSIS

7.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act, “shall be consistent with” policy statements issued under the Act. In brief, the proposed planning amendments are consistent with the policies of the PPS which seek to:

- Direct growth and development to existing settlement areas (Policy 1.1.3.1);
- Provide for land use patterns within settlement areas that are based on densities and a mix of land uses that:
 - efficiently use land and resources,
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - are transit supportive (Policy 1.1.3.2(a)).
- Provide a range of uses and opportunities for intensification and redevelopment, taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure (Policy 1.1.3.2(b) and Policy 1.1.3.3).
- Protect natural heritage features for the long term (Policy 2.1.1) and prohibit development and site alteration in significant woodlands and wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions;
- Direct development to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards (Policy 3.1.1);
- Protect prevent development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (Policy 2.6.2);

The proposed development will make efficient use of land within the City of Sarnia that can be provided with full municipal services. The proposed development conserves areas of natural heritage and the ecological functions that they provide, and directs development outside of the identified limits of the flood hazard to protect human health and property. The subject lands have been archaeologically assessed and been deemed to not have any significant archaeological resources.

Based on this analysis, the proposed amendments are consistent with the PPS.

7.2 County of Lambton Official Plan

The proposed development is consistent with the growth strategy of the County OP, as provided in Section 3.2 that directs the majority of growth to Urban Centres. The proposed development is located within the Urban Centre for Sarnia and can be fully serviced by municipal services.

The proposed development will protect features identified on Map 2 – Natural Heritage System of the County of Lambton Official Plan at the southern limit of the subject lands associated with the Upper Perch Creek and Waddell Creek.

The housing policies contained in Section 2.3 of the County OP are also supportive proposed development which will contribute to the supply of a broad mix and range of lot sizes and dwelling types suited to the needs and desires of the community. The County's housing policies also encourage residential intensification through the creation of infill lots, redevelopment of sites not previously used for residential purposes, and higher densities in new development.

7.3 City of Sarnia Official Plan

An Official Plan Amendment is proposed to permit the proposed residential community on the majority of the subject lands which are currently designated as Open Space associated with the existing golf course.

Existing Open Space Designation

As stated above, the City of Sarnia Official Plan designates the subject lands in Map 11 as predominantly Open Space, with a small segment designated Highway Commercial along London Line at the north end of the property.

The proposed amendment will re-designate the majority of the areas to the south of the existing Highway Commercial designation from Open Space to Urban Residential. The southern limit of the subject lands, which are unsuitable for development, are proposed to remain in the Open Space designation. As such, the proposed amendment will support the efficient use of land within the urban growth boundary by permitting the residential development on the land suitable for development.

As outlined in Section 4.5.4 (1) of the Official Plan, it is not intended that all land within the open space designation that is under private ownership shall necessarily remain as open space indefinitely. As such, applications for redesignation to another use of all or part of an existing open space designation may be permitted by the City after considering the following:

- a) the existence of any significant or unique natural features and/or environmentally sensitive areas;
- b) the proposed methods by which such features or areas would be handled in a manner consistent with accepted engineering practice and environmental management methods;
- c) the concerns of the St. Clair Region Conservation Authority, appropriate City Council Committees, and the Province; and
- d) the other policies of this Plan related to parks and open space.

The proposed Official Plan amendment for the majority of the subject lands from Open Space to Urban Residential satisfies these considerations. A number of technical studies completed in support of the proposed development considered the natural features and hazards on the property including: flood hazard assessment; geotechnical assessment; slope stability study; environment site assessment, species at risk screening, archaeological assessment, and a servicing analysis.

These studies have been considered and their recommendations have been incorporated into the proposed development plan which directs residential development to the northern portion of the subject lands, which have the lowest risk of flooding, and recommends measures for further flood proofing). The St. Clair Region Conservation Authority, the City and the Province have been provided with the results of the preliminary species at risk screening and subsequent assessments.

Proposed Urban Residential Designation

To facilitate the development concept, it is proposed that the subject lands be re-designated primarily as Urban Residential. The policies for the Urban Residential designation are set out in Section 4.4.2, and state that development in the urban residential designation shall respect and reinforce the existing and/or planned physical character of the neighbourhood. In particular, this includes patterns of streets, size and configuration of lots, building types, height and massing, as well as setbacks and yards. This proposed development of single detached dwellings and is compatible with the existing character and development in the nearby Blackwell Glen subdivision and proposed buildings of a similar scale to the adjacent Bluewater Country Retirement Community.

A Public Information Session is planned to be held in October 2019 to allow for the applicants to present and discuss their vision for the development with the surrounding community. Feedback from this meeting will be considered with sufficient time for the proposed development to be amended to address relevant concerns prior to the detailed design of the development.

Residential Intensification within Built Up Areas

Map 2 – Settlement Boundaries of the City of Sarnia Official Plan identifies the subject lands as within the existing built up areas of Sarnia. The Official Plan includes a target that at a minimum, “40% of all new residential units constructed within the City of Sarnia shall be constructed within the built boundary as shown on Map 2” (Chapter 3 (6)).

Based on the above analysis, the proposed development and Official Plan amendment is consistent of the general intent and purpose of the City of Sarnia Official Plan.

Community Design

The proposed development is supportive of the community design principles and policies of section 5.2 of the Official Plan. As specified in Section 5.2.3 (2) the Official Plan identifies that in order to function as a community, new neighbourhoods should have:

- a) a community focal point within easy walking distance of the neighbourhood's residents and workers;
- b) a fine grain of interconnected streets that define development blocks;
- c) few or no dead-end streets or cul-de-sacs to maximize efficient service delivery, street connectivity and walkability.
- d) dwellings that face onto major roads with automobile access provided from a rear drive or lane;
- e) higher-density buildings located close to transit stops to support a greater mix of uses, higher levels of pedestrian activity and transit ridership;
- f) integrated natural and cultural heritage features and landscapes;
- g) an active transportation network connecting with major roads and natural corridors;
- h) high quality parks, community recreation centres, open space and buildings; and
- i) services and facilities that meet the needs of residents, workers and visitors.

As identified in Section 5.2.3 of the Official Plan, the development is envisioned to function as a community and not just as an area for housing. The neighbourhood has been comprehensively planned including the pattern of streets, development blocks, parks, open spaces and infrastructure. The pattern of streets proposed within the development has been design specifically to help create attractive and inviting residential streets which provide easy, safe, and convenient access to the park and open space located in the middle of the community. The park and open space stormwater management pond have been designed to serve as the focal point for the community and will allow for amenity features within the park as well as connection to the network of pathways along the Telfer Diversion Channel. Consideration has been given to minimizing the use of dead-end streets and cul-de-sacs to maximize the efficient delivery of services, and improve walkability and connectivity.

The proposed development will conserve natural environment features and direct development away from the identified natural hazards to protect public safety. The proposed parkland at the southern end of the community will take advantage of the adjacent natural heritage features and existing pathways to integrate these features in to the community. The proposed development will take advantage of the existing pathways along the Telfer Diversion Channel to provide connections to the existing trail network. The proposed development represents compact urban form which makes efficient use of land and services. The development vision proposes complementary commercial uses along London Line which will provide amenities to the residents within the community located to the south as well as act to buffer from noise and traffic along London Line. The community has convenient access to good, services and facilities which are provided by the commercial and recreation uses along London Line and the nearby Lambton Mall. The nearby Greenwood and Greystone Golf Courses will continue to provide the community with nearby active recreational uses. The proposed community has been designed to reflect uses and building scales which are consistent with surrounding commercial and residential developments.

8. CONCLUSION

The proposed development envisions the creation of a complete residential community with complementary commercial uses along London Line and a park and open space which will act as a community focal point. The development will protect the natural areas at the south end of the subject lands and enhance them through the provision parkland which takes advantage of the existing network of pathways along the Telfer Diversion Drain. The envisioned residential community represent a compact urban form and efficient use of land and services within the City of Sarnia.

Based on this analysis, the proposed Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision is consistent with the Provincial Policy Statement, is in conformity with the County of Lambton Official Plan, and maintains the general intent and purpose of the City of Sarnia's Official Plan and Zoning By-Law No. 85 of 2002, and represent good land use planning.

Respectfully Submitted,

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9. APPENDIX

Appendix 1 Pre-Consultation Meeting Notes



THE CORPORATION OF THE CITY OF SARNIA

Planning and Building Department

255 Christina Street N. PO Box 3018

Sarnia ON Canada N7T 7N2

519 332-0330 ext. 3290 519 332-0776 (fax)

519 332-2664 (TTY)

www.sarnia.ca planning@sarnia.ca

August 27, 2018

Attention: John Dawson

Reference: Pre-Consultation Meeting Notes

Address: 1873 London Line

Meeting Date: August 23, 2018

Staff Present: Tammie Ryall, Planning Manager
Max Williams, Planner II
Dan Murphy, Planning Technician
Jay VanVlymen, Engineering Department
Pete Aalbers, Sarnia Fire Services
Greg Botting, County of Lambton Public Works
Erica Ogden, St. Clair Region Conservation Authority
Eva Baker, St. Clair Region Conservation Authority
Jordan Fohkens, Planner I

Applicants Present: John Dawson
Ken Graham
Rob Guttridge

Thank you for meeting with staff to discuss the proposed redevelopment of the Sunset Golf Course at 1873 London Line. Staff has prepared the following information to inform the applicant of the planning process required for the proposed development.

On a preliminary basis, staff identified submission requirements for a combined Official Plan and Zoning By-law Amendment and draft plan of Subdivision applications.

1. Subject Lands

The subject lands are currently used as a golf course (Sunset Golf Course) and are municipally known as 1873 London Line. This site is designated Open

Space in the City of Sarnia's Official Plan and zoned Major Open Space 1 in the Zoning By-law 85 of 2002.

2. Proposal

The applicant is proposing to redevelop the golf course for a residential subdivision development containing approximately 100-120 residential lots with a commercial use along the frontage of London Line.

3. Planning Applications

a. Official Plan Amendment (OPA)

The subject lands are designated 'Parks and Open Space' on Map 1 (City Structure Plan) and as 'Open Space' on Map 7 (Land Use Plan) in the City's Official Plan with a 'Natural Hazards' overlay. Private open spaces and golf courses are permitted by the 'Open Space' designation, however general commercial and residential uses are not permitted.

The western section of the site is also designated as a 'One Zone Policy Area' on Map 6 (Natural Hazards), which prohibits new development.

To permit residential redevelopment on the subject lands, outside of the One Zone Policy Area, the following amendments would be required:

- Amend City Structure Plan (Map 1) – 'Parks and Open Space' to 'Stable Residential Area'
- Amend Land Use Designation (Map 7) – Open Space to Urban Residential or Private Residential.

An assessment of the flood hazard will be required to study the flood risk and delineate the flood hazard lines on the subject lands. If the proponent wishes to proceed to develop within the Natural Hazards Area shown in the Official Plan, correspondence from the St. Clair Region Conservation Authority (SCRCA) indicates that a terms of reference for the Flood Hazard Assessment study shall be submitted and reviewed by the Conservation Authority, prior to undertaking the study, to ensure the scope of the work proposed is appropriate.

The regulatory storm is the 1:100 year flood event in the Perch Creek Watershed.

Once the Flood Hazard Assessment study is completed to the satisfaction of the City of Sarnia and the SCRCA, and it is demonstrated that the area can be

safely developed with no adverse impacts, the applicant may file an application to permit the lands currently located within the Natural Hazards Area be re-designated to permit residential/commercial use.

Section 4.5.4 of the City's Official Plan requires applications for redesignation to another use of all or part of an existing Open Space designation may be permitted by the City after considering the following:

- The existence of any significant or unique natural features and/or environmentally sensitive areas;
- the proposed methods by which such features or areas would be handled in a manner consistent with accepted engineering practice and environmental management methods;
- the concerns of the St. Clair Region Conservation Authority, appropriate City Council, Committees, and the Province; and
- the other policies of this Plan related to parks and open space.

A Planning Rationale report would be required to address the criteria in Section 4.5.4 of the Official Plan. For further information on the Official Plan Amendment process, please view the following link.

<http://sarnia.ca/doing-business/property-development/permits-and-applications/official-plan-amendments>

b. Zoning By-law Amendment (ZBA)

The subject lands are zoned Major Open Space 1, which does not permit commercial uses, single detached, semi-detached or multiple attached (townhouses) dwellings. Further, part of the subject property has a "Natural Hazards Regulation" overlay. Therefore, a Zoning By-law Amendment would be required to rezone the property to an Urban Residential Zone, and depending on the proposed commercial use, a commercial zone.

For reference, single detached dwellings are permitted in the Urban Residential 1 (UR1) zone. Single detached, semi-detached and multiple attached dwellings are permitted in the Urban Residential 4-15 (UR4-15) zone.

If any of the above regulations need to be varied, the applicant can apply for a site-specific UR1 and/or UR4 zone.

The Zoning By-law Amendment may be submitted concurrently with the OPA and include the site plan and planning rationale submitted in the OPA application. However, a completed ZBA Application (attached) would be required, in addition to the submission requirements in the OPA application.

For further information on the rezoning process, please view the following link.

<http://sarnia.ca/doing-business/property-development/permits-and-applications/zoning-by-law-amendment>

c. Subdivision/Condominium Approval

When land is divided into five or more conveyable parcels/lots, approval of a plan of subdivision from City Council is required.

For further information on the plan of subdivision/condominium approval process, please view the following link.

<http://sarnia.ca/doing-business/property-development/permits-and-applications/subdivision-condominium-approval>

d. Building Permit

A building permit is required before any buildings can be constructed or renovated on the site. Please contact Ken Barros, Supervisor of the Building Department for information on the process, timelines, fees and submission requirements for building permits.

Ken Barros Contact Information

E-mail: ken.barros@sarnia.ca

Phone: 519-332-0330 ext. 3268

Information can also be found at the following link.

<http://sarnia.ca/doing-business/property-development/permits-and-applications/building-demolition-permits>

4. Timelines

Below is a summary of timelines for consideration of this proposal.

The OPA and ZBA applications can be processed concurrently. The process would generally take between 4-6 months. A draft plan of subdivision can also be reviewed at this time. However, this process cannot be completed until the OPA and ZBA applications are approved.

Application	Timeline (months)						
	1	2	3	4	5	6	7
Official Plan Amendment							
Zoning By-law Amendment							
Subdivision/Condo Approval							

Building Permit							
-----------------	--	--	--	--	--	--	--

Please note that the above timelines are approximate.

5. Fees

Below is a summary of fees for the planning applications.

- a. Combined Official Plan / Zoning By-law Amendments = \$5,100.00 (2018 fee)
- b. Draft Plan of Subdivision = \$7,650 (2018 fee)

6. Submission Requirements

The following documents, studies and plans will be required as part of the Official Plan, Zoning By-law amendment and subdivision applications.

Planning Rationale

A planning rationale provides a clear understanding of the proposal and reasons why it should be approved and shall include a description of the proposal, overview, major statistics, site description and surrounding land uses/context/built form and contextual impacts. Also required is a review demonstrating conformity to related planning policies (e.g. Provincial Policy Statement, County Official Plan, City Official Plan etc.) and justification of how the proposal constitutes good planning. A 'Planning Rationale Terms of Reference' is attached to this document.

Flood Hazard Assessment

A terms of reference shall be approved by the SCRCA and the City of Sarnia. Further consultation with these agencies is encouraged.

Plan of Survey

A survey shows the legal boundaries of the subject lands.

Draft Plan of Subdivision/Concept Plan

A draft plan of subdivision shall show the proposed lots, roads, parks, walkways, open space areas and extent of the 1:100 year flood event. The plan shall also include dimensions, lot and block areas, property boundary, adjacent lands and uses and contours/elevations.

Conceptual Servicing Plan

A conceptual servicing plan is required to describe the servicing concept for servicing the proposed subdivision. The servicing plan shall review water,

storm and sanitary servicing of the site. The study shall also demonstrate that the City has sufficient infrastructure in place to accommodate the intensification.

The City is undertaking a servicing study for the 'Development Area 2' greenfield area, located west of the subject lands. The City will provide the applicant with a copy of the study when it is available.

Stormwater Management Report

A stormwater management report will be required to determine how stormwater quality and quantity control will be addressed by the proposal. A review of the proposed outletting of the water to the Telfer Diversion will also need to be included in the report.

Traffic Impact Study

The County of Lambton requires a traffic impact study from a traffic Engineer to be submitted. The study shall include a review of the anticipated traffic demand by the proposal and ensure that current road infrastructure is sufficient to support the intensification. It shall also review the potential impact of an intersection on London Line. A terms of reference for the traffic impact study is attached to these notes.

Archaeological Resource Assessment

The subject lands have been identified as an area of archaeological potential and requires an archaeological assessment to be completed. For further information, please view the following link:

http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml.

Environmental Site Assessment (ESA)

An ESA is required to assess the environmental conditions of the subject lands, based on historical and existing use of the property. For further information, please view the following link:

<https://www.ontario.ca/page/guide-completing-phase-one-environmental-site-assessments-under-ontario-regulation-15304>.

Species at Risk Assessment

Due to the natural features on the site, a species at risk assessment may be required to demonstrate that the subject lands is not a habitat of endangered species or threatened species. For further information, see the attached files and view the following link:

<https://www.ontario.ca/page/species-risk>

Geotechnical Investigation

A geotechnical investigation is required to obtain information on the subsurface conditions of the subject lands, including recommendations on geotechnical design of underground utilities, roads and foundations conditions for home construction.

Community Engagement Strategy

A 'Community Engagement Strategy' will be required. This may form part of the planning rationale and include any planned consultation with the surrounding residents (e.g. public meeting).

7. Attachments

Attachment 1 – OPA Application

Attachment 2 – ZBA Application

Attachment 3 – Draft Plan of Subdivision Application

Attachment 4 – Stormwater Standards

Attachment 5 – Planning Rationale Terms of Reference

Attachment 6 – Traffic Impact Study Terms of Reference

Attachment 7 – SCRCA Comments

Attachment 8 – County of Lambton Public Works Comments

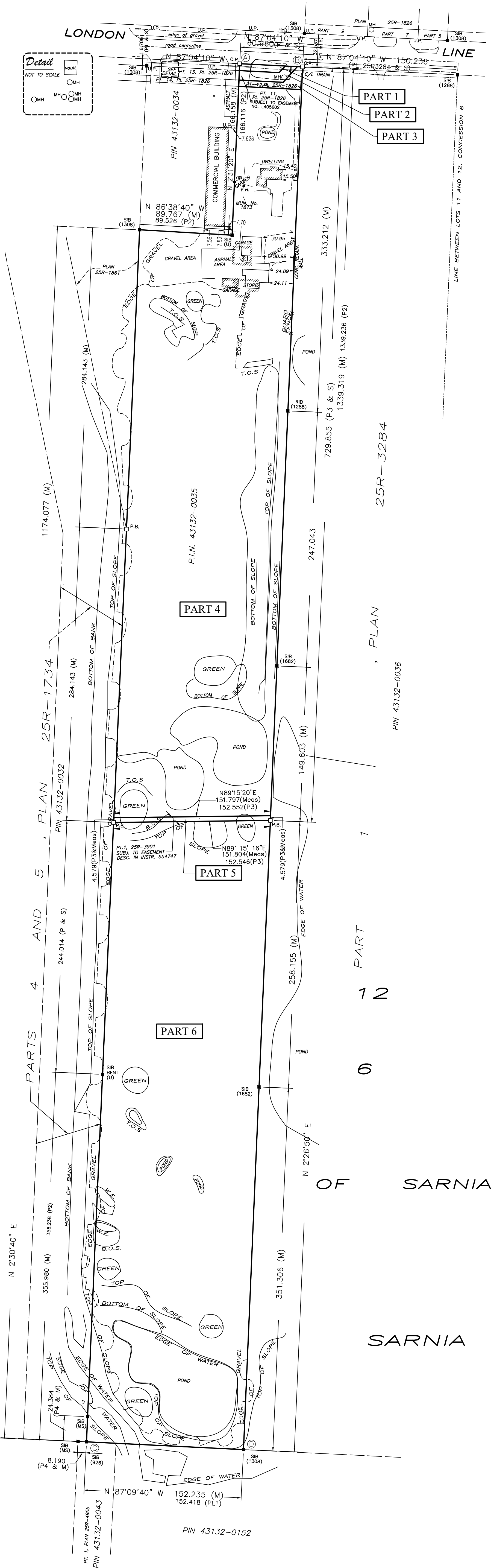
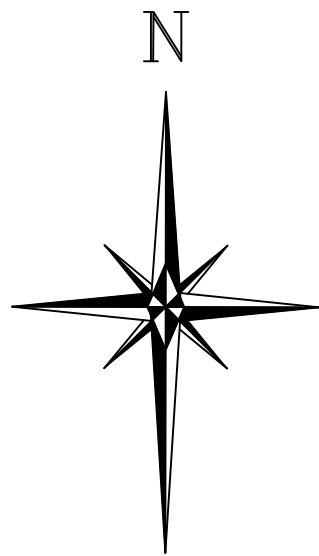
Attachment 9 – Species at Risk Information

ADDITIONAL COMMENTS:

NOTE: The Pre-application meeting identifies the requirements and materials to assist the applicant in their submission of a complete planning application. The comments generated from the Pre-application meeting do not constitute an approval nor does it reflect the position of the Planning and Building Department.

PREPARED BY:
JORDAN FOHKENS
PLANNER I

Appendix 2 Plan of Survey



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 25R RECEIVED AND DEPOSITED
DATE	DATE
T.M. NISBET ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR THE LAND REGISTRAR FOR LAND TITLES & LAND REGISTRY DIVISION OF LAMBTON (NO. 25).

Plan of Survey of:
OF PART OF LOT 12
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF SARNIA
CITY OF SARNIA
COUNTY OF LAMBTON
scale 1:2000

0 10 20 30 40 50 75 100 125 150 175 200 metres

Bearing Note
BEARINGS ARE DERIVED FROM THE SOUTHERN ONTARIO LEICA SMARTNET RTK REFERENCE NETWORK AND ARE BASED ON THE NAD83 (CSRS)
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999713.

Legend:
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED MS
SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SBS DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB # DENOTES 19mm diameter X 0.61m IRON BAR
RB DENOTES ROUND IRON BAR
MS DENOTES MONTEITH & SUTHERLAND LTD., O.L.S.
U DENOTES ORIGIN UNKNOWN
WT DENOTES WITNESS
(1308) DENOTES R.W. ROBERTSON, O.L.S.
(926) DENOTES J.D. NISBET, O.L.S.
(1288) DENOTES D.S. GRAHAM, O.L.S.
(1682) DENOTES T. MARTIN NISBET, O.L.S.
(P1) DENOTES PLAN 25R-1826
(P2) DENOTES PLAN BY R.W. ROBERTSON OLS, (FILE No. S-74-867-B)
(P3) DENOTES PLAN 25R-3901
(P4) DENOTES PLAN 25R-8767
UP DENOTES UTILITY POLE
LP DENOTES LAMP POLE
CC DENOTES CUTOVER
C.P. DENOTES CONCRETE PIN
P.B. DENOTES PLASTIC BAR
F.H. DENOTES FIRE HYDRANT
OMH DENOTES SANITARY MANHOLE
T.O.S. DENOTES TOP OF SLOPE

Parts Schedule			
PART	LOT	CONCESSION	P.I.N.
1	PART LOT 12	6	43132-0035
2			
3			
4			
5			
6			

* PARTS 1 TO 6 COMPRISE ALL OF P.I.N. 43132-0035
* PART 2 SUBJECT TO EASEMENT NO. L405602
* PART 5 SUBJECT TO EASEMENT NO. L554747

Integration Data			
OBSERVED REFERENCE POINTS : UTM ZONE 17, NAD83 (CSRS) LEICA SMARTNET RTK REFERENCE NETWORK			
COORDINATE VALUES ARE TO A RURAL ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10			
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
POINT ID	NORTHING	EASTING	
A	4759814.99	392655.95	
B	4759811.86	392716.81	
C	4758481.70	392507.66	
D	4758474.16	392659.66	

Compliance with Municipal Zoning By-Laws
NOT CERTIFIED BY THIS PLAN

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

Surveyor's Certificate:
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 2ND DAY OF JUNE, 2019.

DATE

T. MARTIN NISBET
ONTARIO LAND SURVEYOR
MONTEITH & SUTHERLAND LIMITED

Monteith & Sutherland Limited 801 Upper Canada Drive Sarnia, Ontario N7W1A3 Ontario Land Surveyors • Professional Engineers • Aerial Surveying • Mapping • HDS Scanning			
JOB NUMBER ST-3825		DRAWING NUMBER B-1224-2	
FIELD ADP/CR /KG	DRAWN BY JG/LM	CHECKED BY TMN	

Appendix 3 Easement No. 405602

3/4

9.

October 5th

To

GRANT OF EASEMENTS

Hawson

NOTICE -

CPG
C. R. R.
E. R.
C. R.

Page 4 of 4

This is Schedule "A" to By-Law #14 of 1977 passed this 24th day of January, 1977.

THIS GRANT OF EASEMENTS made the

5th

day of Reeve

October 1976

BETWEEN

DIXIN CONSTRUCTION LIMITED, incorporated under
the laws of the Province of Ontario, having
head office in the City of Sarnia

herein called the Grantor

and

THE CORPORATION OF THE TOWNSHIP OF SARINIA

herein called the Municipality

and

~~herein called the Mortgagee~~

~~and~~

~~herein called the Encumbrancer~~

~~and~~

the wife of the Grantor

WITNESSETH

1. The Grantor is entitled to in fee simple and in possession the land herein described subject to the encumbrances hereinafter described.
2. The Mortgagee is the registered owner of a mortgage or charge affecting the land of the Grantor.
3. The (Encumbrancer) has a claim against or an interest in the land of the Grantor of such nature as to constitute him an encumbrancer thereof.
4. Pursuant to The Ontario Water Resources Act, and amendments thereto, the Municipality has erected or is about to erect, a sewer/water main or mains on the land of the Grantor.
5. In consideration of the sum of THREE HUNDRED AND SIXTY (\$360.00) Dollars of lawful money of Canada, now paid by the Municipality to the Grantor (the receipt whereof is hereby acknowledged) the Grantor hereby grants and conveys in perpetuity to the Municipality its successors and assigns, the rights and easements:

(a) To enter and lay down, install, construct, maintain, open, inspect, add to, alter, repair and keep in good condition, remove, replace, relocate, reconstruct, supplement and operate one or more sewer/water mains or any part thereof, including all appurtenances necessary or incidental thereto, on, in, across, under and through the land (herein called "the strip") described in Schedule "A" hereto annexed:

1 This is Schedule "A" to By-Law #14 of 1977 passed this 24th day of January

THIS GRANT OF EASEMENTS made the

5th

October 1976

BETWEEN

DIXIN CONSTRUCTION LIMITED, incorporated under
the laws of the Province of Ontario, having
head office in the City of Sarnia

herein called the Grantor

and

THE CORPORATION OF THE TOWNSHIP OF SARINIA

herein called the Municipality

and

~~herein called the Mortgagee~~

~~and~~

~~herein called the Encumbrancer~~

~~and~~

~~the wife of the Grantor~~

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5. In consideration of the sum of THREE HUNDRED AND SIXTY (\$360.00) Dollars of lawful money of Canada, now paid by the Municipality to the Grantor (the receipt whereof is hereby acknowledged) the Grantor hereby grants and conveys in perpetuity to the Municipality its successors and assigns, the rights and easements:
 - (a) To enter and lay down, install, construct, maintain, open, inspect, add to, alter, repair and keep in good condition, remove, replace, relocate, reconstruct, supplement and operate one or more sewer/water mains or any part thereof, including all appurtenances necessary or incidental thereto, on, in, across, under and through the land (herein called "the strip") described in Schedule "A" hereto annexed:

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Sarnia in the County of Lambton and being composed of that portion of Lot 12 in the 6th Concession of said Township of Sarnia shown as PART 11 on Reference PLAN 25R1826, together with the right to enter upon PART 12 on said Reference Plan 25R1826 for construction purposes for a period not to exceed 12 months from the date of commencement of construction.

(b) To keep the strip clear of all brush, trees and other obstructions of any nature whatsoever as may be necessary to the exercise and for the enjoyment of the rights and easements herein granted:

(c) For the servants, agents, contractors and workmen of and other persons duly authorized by the Municipality, at all times and from time to time to pass and repass with all plant, machinery, material, vehicles and equipment as may be necessary, along the strip for all purposes necessary or incidental to the exercise and for the enjoyment of the rights and easements herein granted.

The aforesaid rights and easements are herein granted on the following terms and conditions which are hereby mutually covenanted and agreed to by and between the Grantor and the Municipality.

1. Upon the completion of the construction of the aforesaid sewer/water main or mains and of any installation, replacement, maintenance, inspection, repair, alteration or removal work subsequent thereto, the Municipality shall fill in all excavations in the strip and as far as practicable restore the surface thereof to the same condition as that in which it was found prior to the commencement of the work and shall remove all equipment and rubbish.
2. The Grantor shall not excavate, drill, install, erect, build or permit to be excavated, drilled, installed, erected, or built, on, in, over, through or under the strip any pit, well, pavement, building, structure or other obstruction of any nature whatsoever without the prior written consent of the Municipality, but otherwise the Grantor shall have the right fully to use and enjoy the strip subject always to and so as not to interfere with the rights and easements hereby granted to the Municipality. Such written consent will not be unreasonably withheld.
3. The Grantor shall be responsible for any damage to the property of the Municipality, caused directly or indirectly by the acts or omissions of the Grantor or of persons acting under the authority of the Grantor.
4. Notwithstanding any rule of law or equity, the sewer/water main or mains and all other equipment and appurtenances brought on to, laid on or erected upon, or buried in or under the strip by the Municipality shall at all times remain the property of the Municipality notwithstanding that the same may be annexed or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Municipality or its successors and assigns.
5. The rights and easements hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land and this grant, including all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of the heirs, executors, administrators, successors in title and assigns of the parties hereto respectively, and all covenants herein contained shall be construed to be several as well as joint, and wherever the singular or masculine is used, it shall be construed as if the plural or the feminine or the neuter as the case may be, had been used, where the context or the party or parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made.

The Grantor covenants with the Municipality that he has the right to convey the said rights and easements to the Municipality notwithstanding any act of the Grantor.

And that the Municipality shall have quiet possession of the said rights and easements, free from all encumbrances, save as aforesaid.

And the Grantor covenants with the Municipality that he will execute such further assurances of the said rights and easements as may be requisite.

And the Grantor covenants with the Municipality that he has done no act to encumber the said land save as aforesaid.

And the Mortgagee and Encumbrancer to the extent of their interest in the land of the Grantor hereby consent(s) to and agrees in the grant herein contained and for themselves, their heirs, executors, administrators, successors in title and assigns hereby subordinates and postpones all their right, title and interest in the land described in Schedule "A" hereto annexed to the Municipality and to the rights and easements herein granted.

And the said wife of the Grantor hereby consents to the grant of the rights and easements herein and hereby bars her dower in the land described in Schedule "A" hereto annexed to the extent of the rights and easements herein granted.

The aforesaid rights and easements are hereby declared to be appurtenant to the Municipality's sewer system undertaking including, but not limited to, the highways in The Township of Sarnia owned by the Municipality and that portion of Lot 9 in Concession 6 in the Township of Sarnia shown as Parts 1 and 2 on Reference Plan 25R-876.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

SIGNED SEALED AND DELIVERED

In the Presence Of:

DIXKIN CONSTRUCTION LIMITED

(per)

THE CORPORATION OF THE TOWNSHIP OF SARNTI

The Land Transfer Tax Act, 1974

AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

by: Dixxin Construction Limited

to: The Corporation of the Township of Sarnia

on the 5th day of October, 1976

I, William M'Clean Dawson
of the City of Sarnia
in the County of Lambton, Solicitor

MAKE OATH AND SAY THAT:

(Identify
the parties
to the
conveyance)

This affidavit may
be made by the
purchaser or ven-
dor or by any one
acting for them
under power of
attorney or by an
agent accredited
in writing by the
purchaser or ven-
dor or by the
indication of either
of them or by some
other person
approved by the
Minister of
Revenue

1. I am Solicitor for the Municipality
named in the within (or annexed) conveyance.
2. I have a personal knowledge of the facts stated in this affidavit.
3. (1) The total consideration for this transaction has been allocated as follows:

(a) Land, buildings, fixtures and goodwill	\$ 360.00
(b) Chattels — items of tangible personal property — (see note)	\$ nil

TOTAL CONSIDERATION	\$ 360.00
---------------------	-----------

- (2) The true consideration for the transfer or conveyance for
Land Transfer Tax purposes is as follows:

(a) Monies paid in cash	\$ 360.00
(b) Property transferred in exchange (Detail below)	\$ nil
(c) Securities transferred to the value of (Detail below)	\$ nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ nil
(e) Monies secured by mortgage under this transaction	\$ nil
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil
(g) Other (Detail below)	\$ nil

TOTAL CONSIDERATION (should agree with 3(1)(a) above)	\$ 360.00
---	-----------

4. If consideration is nominal, is the transfer for natural love and affection?

5. If so, what is the relationship between Grantor and Grantee?

6. Other remarks and explanations, if necessary

SWORN before me at the Village

of Point Edward

in the County of Lambton

this 28th day of January 1977

CC Dawson

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.
CATHERINE C. DAWSON, a Commissioner, etc.,
Lambton County, for W. M. Dawson, Q.C.
Expires August 15, 1979.

All blanks
must be
filled in.

Appendix 4 Easement No. 554747

554747

SIT

THIS INDENTURE made in duplicate as of the 15th day
of July, 1983.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT

PT 1 - 25R - 3901

B E T W E E N:

JACK O'DOLPHY (sometimes referred to as
Jack E. O'Dolphy), Horticulturist, of the
Township of Sarnia, in the County of
Lambton

(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

MEMORIAL GARDENS (ONTARIO) LIMITED,
a corporation incorporated under the laws
of the Province of Ontario

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner of that portion of
Lot 12, Concession 6, in the Township of Sarnia, in the County
of Lambton more particularly described in Schedule "A" attached
hereto (the "O'Dolphy Lands");

B. The Grantee is the owner of that portion of Lot 12,
Concession 6, in the Township of Sarnia in the County of
Lambton more particularly described in Schedule "B" attached
hereto (the "Memorial Lands") by virtue of an order of the
Supreme Court of Ontario dated July 8, 1958 and registered in
the Land Registry Office for the Registry Division of Lambton
(No. 25) as Instrument No. 126284 vesting the Memorial
Lands in Grandview Memorial Gardens Limited and by virtue of
Articles of Amalgamation dated Feb. 1, 1966 whereby Grandview
Memorial Gardens Limited and other companies amalgamated and con-
tinued under the name of Memorial Gardens (Ontario) Limited

and a notarial copy of the Articles of Amalgamation has been registered in the above referred Registry Office on September 14, 1983, as Instrument No. 529263.

C. The Grantee has requested the Grantor to execute this grant of easement in order to extend the Grantee's existing drainage facilities over that portion of the O'Dolphy Lands more particularly described in Schedule "C" attached hereto (the "Easement Lands").

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in consideration of the sum of SIX HUNDRED -----(\$600.00)-----DOLLARS and other valuable consideration now paid by the Grantee to the Grantor (the receipt and sufficiency of which is hereby acknowledged by the Grantor), the Grantor doth hereby grant, transfer and convey unto the Grantee, its successors and assigns the rights and easements hereinafter described, namely:

(a) The right and easement to enter on and construct, repair, replace, operate and maintain its storm drainage and related facilities including, without limitation, its drainage pipes, culverts, catch basins, drainage works, conduits, equipment and all appurtenances or accessories thereto as the Grantee may from time to time or at any time hereafter deem requisite, upon, under, over, along and across the Easement Lands; and

(b) Together with a right of access for the Grantee, its servants, agents, workmen and contractors with vehicles, supplies and equipment at all times and for all purposes and things necessary for or incidental to the exercise and enjoyment of the rights and easements hereby transferred over such portion of the O'Dolphy Lands as may from time to time be unencumbered by buildings or other structures. (Such rights and easements are hereinafter referred to collectively as the "Easement Rights").

The Grantor and Grantee covenant and agree that the Easement Rights are being granted upon the terms and subject to the conditions hereinafter set forth:

1. The Grantor covenants that it will not erect any buildings or permanent structures upon, under, over, along and across the Easement Lands.
2. The Grantee covenants and agrees with the Grantor that it shall be responsible for any damage caused by its own agents or employees to any property of the Grantor on the Easement Lands or on any portion of the O'Dolphy Lands in the course of exercising the Easement Rights and the Grantee shall as far as possible restore the surface of the Easement Lands to as good as or better condition as prior to the commencement of construction or any subsequent work thereto including replacing or restoring any soil, or turf removed in the course of such work.
3. The Grantee shall be responsible for and shall indemnify the Grantor for any liabilities, damage or injury caused by the Grantee, its agents or employees in the course of exercising its Easement Rights.
4. The Grantee covenants to use its best efforts to minimize the interference with the Grantor's operations on the Easement Lands or on the O'Dolphy Lands during any construction or subsequent work on the Easement Lands.
5. The Easement Rights herein granted are declared to be appurtenant to the Memorial Lands.

THIS Indenture and everything herein contained shall extend to and include the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the said parties have duly executed this Agreement.

SIGNED, SEALED AND DELIVERED IN)
THE PRESENCE OF)

Glenda Wilson

J. O'dolphy
JACK O'DOLPHY

MEMORIAL GARDENS (ONTARIO) LIMITED

by: *[Signature]* c/s
Authorized Signing Officer

by: *[Signature]*
Authorized Signing Officer

CERTIFICATE OF SECRETARY-TREASURER

Pursuant to Section 52(21) of The Planning Act, I certify that the consent of the Committee of Adjustment of the Township of Sarnia was given on the 15TH day of March, 19 83 to the transaction to which the within instrument relates and that the said Committee stipulated either that subsection 49(3) or subsection 49 (5) shall apply to any subsequent conveyance of, or other transaction involving, the identical parcel of land.

Dated this 22ND day of February, 19 85

Larry M Callum
Secretary-Treasurer
Sarnia Township
Committee of Adjustment

PLANNING ACT AFFIDAVIT

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO Part of Lot 12, Concession 6,
Township of Sarnia in the County of Lambton designed as
Part 1 on Reference Plan 25R-3901.

Deed, Transfer,
Mortgage, Charge,
etc.

AND IN THE MATTER OF A Grant of Easement

THEREOF, FROM Jack O'Dolphy

TO Memorial Gardens (Ontario) Limited

DATED July 15th 1983.

I, Jack O'Dolphy

of the Township of Sarnia in the
County of Lambton

MAKE OATH AND SAY AS FOLLOWS:

1. I am the Grantor

To be made by
one of the parties
or by his solicitor

named in the above mentioned Instrument, and have knowledge of the matters hereinafter sworn.

49

2. A consent under section 29 of the Planning Act, as amended, in respect of the said Instrument is not required because

Delete (a)
If not applicable

~~(a) the person conveying or otherwise dealing with land in the said Instrument does not retain the fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment with respect to any land abutting the land that is being conveyed or otherwise dealt with.~~

State other
reason if any

(a) the Easement Rights granted herein are being conveyed in accordance with a consent granted by the Committee of Adjustment for the Township of Sarnia dated March 15, 1983.

SWORN before me

at the Township of Sarnia

in the County of Lambton

this 7th

day of October,

1983.

J. O'Dolphy
Jack O'Dolphy

M. M. M. M. M.
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, RHONDA WILSON
of the Township of Sarnia,
in the County of Lambton, Secretary,

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at Sarnia, Ontario by Jack O'Dolphy

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the City of Sarnia,
in the County of Lambton,

this 7th day of October, 19 83

Rhonda Wilson
~~Jack O'Dolphy~~
Rhonda Wilson

Commissioner
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

MAY, 1982

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I / ~~WE~~ Jack O'Dolphy
of the Township of Sarnia
in the County of Lambton

~~(severally)~~ make oath and say:

When I / ~~WE~~ executed the attached instrument,

*If attorney
see footnote

I WAS / ~~WE WERE EACH~~ at least eighteen years old;
and within the meaning of clause 1 (f) of the Family Law Reform Act,

Strike out
inapplicable
clauses.

(a) ~~-- I WAS --~~ / I WAS NOT a spouse.

(b) ~~--~~

~~was my spouse.~~

(c) ~~-- We were spouses of one another --~~

**Not a
Matrimonial
Home, etc.
see footnote.

Resident of
Canada, etc.

I was not a non-resident of Canada within Section 116 of the
Income Tax Act.

~~(SEVERALLY)~~ SWORN before me at the

this 7th day of October 19 83

J. Odolphy
Jack O'Dolphy

Commissioner
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where affidavit is made by an attorney substitute: "When I executed the attached instrument as attorney for (name of principal) he was / was not a spouse within the meaning of Clause 1 (f) of the Family Law Reform Act (and if applicable, insert name of spouse). At the time of execution of the Power of Attorney (name of principal) was at least eighteen years of age. The Power of Attorney is in full force and effect and has not been revoked".

** Where spouse does not join in or consent, see Subsection 42(3) of the Family Law Reform Act, (or complete separate affidavit).

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 12, Concession 6,
designated as Part 1 on Plan 25R-39Q1, Township of Sarnia, County of
Lambton

BY (print names of all transferors in full) Jack O'Dolphy

TO (see instruction 1 and print names of all transferees in full) Memorial Gardens (Ontario) Limited

I, (see instruction 2 and print name(s) in full) Peter J. Barbetta,

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s); (see instruction 2))

☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☐ (c) A transferee named in the above-described conveyance;

☒ (d) The authorized solicitor acting in this transaction for (insert name(s) of principal(s)) Memorial Gardens
(Ontario) Limited

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own
behalf and on behalf of (insert name of spouse)

whom my spouse described in paragraph (), (insert only one of paragraph (a), (b) or (c) above, as applicable)

and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1)(f)
and (g) of the Act. (see instruction 3)

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident
persons within the meaning of the Act. (see instruction 4)

NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash \$ 600.00

(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ Nil

(ii) Given back to vendor \$ Nil

(c) Property transferred in exchange (detail below) \$ Nil

(d) Securities transferred to the value of (detail below) \$ Nil

(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ Nil

(f) Other valuable consideration subject to land transfer tax (detail below) \$ Nil

(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO

LAND TRANSFER TAX (TOTAL OF (a) to (f)) \$ 600.00 \$ 600.00

(h) VALUE OF ALL CHATTELS - Items of tangible personal property

(Retail Sales Tax is payable on the value of all chattels unless exempt under
the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c. 454, as amended) \$ Nil

(i) Other consideration for transaction not included in (g) or (h) above \$ Nil

(j) TOTAL CONSIDERATION \$ 600.00

ALL BLANKS
MUST BE
FILLED IN.
INSERT "NIL"
WHERE
APPLICABLE

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5)

N/A

6. If the consideration is nominal, is the land subject to any encumbrance? N/A

7. Other remarks and explanations, if necessary None

SWORN before me at the City of Toronto,
in the Municipality of Metropolitan Toronto,
this 11th day of March, 1985

A Commissioner for taking Affidavits, etc.

Peter J. Barbetta

PROPERTY INFORMATION RECORD

A. Describe nature of instrument: Grant of Easement

B. (i) Address of property being conveyed (if available) Not Available

(ii) Assessment Roll No. (if available) Not Available

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6)

N/A

D. (i) Registration number for last conveyance of property being conveyed (if available)

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not Known ☐

E. Name(s) and address(es) of each transferee's solicitor

Campbell, Godfrey & Lewtas

P.O. Box 36

Toronto-Dominion Bank Centre

Toronto, Ontario M5K 1C5

Attention: P.J. Barbetta

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

SCHEDULE "A"

O'DOLPHY LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Sarnia, in the County of Lambton, and being composed of part of the east one-half of Lot Number Twelve (12), in the Sixth Concession (6th) of the said Township of Sarnia, more particularly described as follows:

PREMISING that the bearings herein are astronomic and are referred to the meridian through the north east angle of Lot Number Seven (7) in the Sixth (6th) Concession of the said Township of Sarnia, longitude Eighty-two Degrees, Sixteen Minutes West ($L 82^{\circ} 16' W$);

COMMENCING at a point in the south limit of King's Highway number Seven (7) as widened and as shown on deposited plan Number One Hundred and Eighty-six (186), said point of commencement being located as follows:

COMMENCING at the northeast corner of said Lot Number Twelve (12);

THENCE on a course south One Degree, Forty-four Minutes, Thirty Seconds West ($S 1^{\circ} 44' 30'' W$) and along the east limit of said lot Number Twelve (12) a distance of six and six tenths feet (6.6') to a point;

THENCE on a course North Eighty-eight Degrees, Zero Minutes, Thirty Seconds West ($N 88^{\circ} 0' 30'' W$) along the south limit of King's Highway Number Seven (7) as widened by deposited plan Number One Hundred and Eighty-six (186) a distance of Four Hundred and Ninety-three and Fifty-three One Hundredths feet (493.53') to the point of commencement for the parcel hereinafter described and mortgaged;

THENCE continuing on a course north Eighty-eight Degrees, No minutes Thirty Seconds West ($N 88^{\circ} 0' 30'' W$) and along the south limit of King's Highway Number Seven (7) as widened, a distance of Two Hundred Feet (200');;

THENCE on a course South One Degree, Thirty-seven Minutes West ($S 1^{\circ} 37' W$) a distance of Five Hundred and Forty-five Feet (545');;

THENCE on a course South Eighty-seven Degrees, Twenty-five Minutes, Thirty Seconds West ($S 87^{\circ} 25' 30'' W$) a distance of Two Hundred and Ninety-three and Seventy-two One Hundredths feet (293.72') to the line between the east one-half and the west one-half of said Lot Number Twelve (12);

THENCE on a course South One Degree, Thirty-eight Minutes West ($S 1^{\circ} 38' W$) and along the line between the east one-half and the west one-half of said Lot Number Twelve (12) a distance of Three Thousand, Eight Hundred and Fifty-one and Sixty-five One Hundredths feet (3,851.65') to the south limit of said Lot Number Twelve (12);

THENCE on a course South Eighty-eight Degrees, Zero Four Minutes, Thirty Seconds East ($S 88^{\circ} 04' 30'' E$) and along the south limit of said Lot Number Twelve (12) a distance of Four Hundred and Ninety-four and Six One Hundredths feet (494.06');;

THENCE on a course North One Degree, Thirty-seven Minutes East ($N 1^{\circ} 37' E$) a distance of Four Thousand, Three Hundred and Ninety-three and Fifty-five One Hundredths feet (4,393.55') to the point of commencement;

AS SHOWN on a print of plan of survey made by George L. Marshall O.L.S. dated May 4th, 1956 attached to Registered Instrument Number 103754 for the County of Lambton.

SCHEDULE "B"

MEMORIT

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Township of Sarnia in the County of Lambton and being composed of part of lot number 12 concession 6 of the said Township of Sarnia, more particularly described as follows:

PREMISING that the bearings herein are astronomic and are referred to the meridian through the north-east angle of lot number 7 in the seventh concession of the said Township of Sarnia, longitude $82^{\circ} 16'$ west, - Commencing at a point in the east limit of said lot number 12 distant $6 \frac{6}{10}'$ measured south $1^{\circ}, 44', 30''$ west (S. $1^{\circ} 44', 30''$ W) thereon from its intersection with the north limit of said lot number 12;

THENCE on a course north $88^{\circ} 0' 30''$ west (N. $88^{\circ} 0' 30''$ W) along the south limit of the King's Highway number 7 as widened by deposited Plan number 186 a distance of $493 \frac{53}{100}'$ to a point;

THENCE on a course south $1^{\circ}, 37'$ west (S. $1^{\circ}, 37' 0''$ W) a distance of $4393 \frac{55}{100}'$ to the south limit of said lot number 12;

THENCE on a course south $88^{\circ}, 4', 30''$ east (S. $88^{\circ}, 4', 30''$ E) and along the south limit of said lot number 12 a distance of $483 \frac{62}{100}'$ to the east limit of said lot number 12;

THENCE on a course north $1^{\circ}, 44' 30''$ east (N. $1^{\circ}, 44' 30''$ E) and along the east limit of said lot number 12 a distance of $4392 \frac{5}{10}'$ to the place of beginning; as shown on a print of the plan of survey made by George L. Marshall O.L.S. dated May 4, 1956 attached to registered instrument 103752.

2188

SCHEDULE "C"

EASEMENT LANDS

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Sarnia in the County of Lambton and being that part of Lot 12 in Concession 6 designated as Part 1 on a Reference Plan of Survey deposited in the Land Registry Office for the Registry Division of Lambton (No. 25) as Plan 25R-3901.

554747

DATED: July 15th 1983

LAND REGISTRY OFFICE #25

1985 MAR 13 AM 9:36

554747

No.
Registry Division of Lambton (No. 25)
I CERTIFY that this instrument is registered as of

9:36 a.m.

MAR 13 1985 in the

Land Registry
Office at
Sarnia,
Ontario.

Ken Doan
LAND REGISTRAR

Sar. Twp -

E

✓

Schedule C.

Don

*17.
LTT. 2.40*

JACK O'DOLPHY

- and - PROPERTY OF THE
REGISTRY OFFICE

MEMORIAL GARDENS (ONTARIO) LIMITED

2 Jane Street, Suite #400
Toronto, Ontario
M6S 4W8

GRANT OF EASEMENT

Part of Lot 12, Concession 6, Township
of Sarnia, County of Lambton

H. Donahue

CAMPBELL, GODFREY & LEWTAS
Barristers & Solicitors
P.O. Box 36
Toronto-Dominion Centre
Toronto, Canada
M5K 1C5

(PJB)

H. Donahue

Appendix 5 Email from MECP regarding SAR Assessment

Michael Clark

From: Jay McGuffin
Sent: Wednesday, September 4, 2019 11:53 AM
To: Nathan Miller; Rob Guttridge; Katharina Richter; John Dawson; Eric Greck; Michael Clark
Subject: RE: RE: 1873 London Line Sarnia - Species at Risk Assessment Letter (proj2238A)

Excellent, thanks Nathan.

Regards,

Jay McGuffin, MCIP, RPP
Vice President, Principal Planner
MONTEITH BROWN PLANNING CONSULTANTS
610 Princess Avenue, London, Ontario, N6B 2B9
Tel.: (519) 686-1300 / Fax: (519) 681-1690
E-Mail: jmcguffin@mbpc.ca / Web: www.mbpc.ca



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From: Nathan Miller <nmiller@nr.si.on.ca>
Sent: Wednesday, September 4, 2019 8:08 AM
To: Rob Guttridge <rguttridge@stclairmechanical.ca>; Jay McGuffin <jmcguffin@mbpc.ca>; Katharina Richter <krichter@nr.si.on.ca>; John Dawson <dawson@stclairmechanical.ca>; Eric Greck <egreck@greck.ca>
Subject: Fwd: RE: 1873 London Line Sarnia - Species at Risk Assessment Letter (proj2238A)

Hi folks,

See below the response from MECP on the London Line SAR Assessment. They have reviewed our report and have no further comments.

Thanks,

Nathan



Nathan Miller M.Sc. P.Biol.
Terrestrial and Wetland Biologist
Natural Resource Solutions Inc.
415 Phillip Street, Unit C
Waterloo, ON N2L 3X2
(p) 519-725-2227 Ext. 245 (f) 519-725-2575
(w) www.nrsi.on.ca (e) nmiller@nrsi.on.ca
🐦 [@nrsinews](https://twitter.com/nrsinews)

----- Forwarded Message -----

Subject: RE: 1873 London Line Sarnia - Species at Risk Assessment Letter (proj2238A)

Date: Tue, 3 Sep 2019 20:19:03 +0000

From: Species at Risk (MECP) <SAROntario@ontario.ca>

To: Nathan Miller <nmiller@nrsi.on.ca>

Hello Nathan,

I apologize for the delay in response. The original request for species at risk data (dated February 28th, 2019) was forwarded to the Ministry of Environment, Conservation and Parks (MECP) for review/action as part of the transition of the *Endangered Species Act, 2007* (ESA) and the species at risk (SAR) program transitioned from the Ministry of Natural Resources and Forestry (MNRF) to MECP. MECP also received the species at risk assessment (dated May 16th, 2019). MECP has reviewed the SAR assessment and has no additional information/comments to provide.

Regards,

Kathryn Markham

Management Biologist

Permissions and Compliance Section, Species at Risk Branch

Ministry of Environment, Conservation and Parks

From: Nathan Miller <nmiller@nrsi.on.ca>

Sent: June 13, 2019 10:46 AM

To: Sarah Hodgkiss <shodgkiss@scrca.on.ca>; Species at Risk (MECP) <SAROntario@ontario.ca>

Cc: ESA-Aylmer (MNRF) <ESA.Aylmer@ontario.ca>; jordan.fohkens@sarnia.ca; Rob Guttridge <rguttridge@stclairmechanical.ca>; 'Michael Clark' <mclark@mbpc.ca>; 'Jay McGuffin' <jmcguffin@mbpc.ca>; John Dawson <dawson@stclairmechanical.ca>; egreck@greck.ca; Katharina Richter <krichter@nrsi.on.ca>

Subject: 1873 London Line Sarnia - Species at Risk Assessment Letter (proj2238A)

Good morning,

I am pleased to provide the attached Species at Risk (SAR) Assessment on behalf of Rob Guttridge in support of the proposed development at 1873 London Line, Sarnia. Based on the pre-application meeting for this project with City staff, it was recommended that a SAR screening be carried out for this property. You will recall that I had distributed our preliminary screening letter to the Aylmer District MNRF, St. Clair Region Conservation Authority, and the City of Sarnia which outlined our proposed approach for assessing SAR on this property. We have since completed our surveys on this property and the attached letter details our findings and

implications related to SAR. I would like to receive any feedback from the MECP and SCRCA on the attached letter.

Although responsibilities related to SAR have been transferred from MNRF to MECP, I have cc'd the MNRF on this email for continuity.

Please advise if you have any comments or further input related to this assessment,

Regards,

Nathan

--



Nathan Miller M.Sc. P.Biol.

Terrestrial and Wetland Biologist

Natural Resource Solutions Inc.

415 Phillip Street, Unit C

Waterloo, ON N2L 3X2

(p) 519-725-2227 Ext. 245 (f) 519-725-2575

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