

## Thomas Fehr

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**From:** Mallory, Elaine <Elaine.Mallory@uclg.on.ca>  
**Sent:** Thursday, August 11, 2022 11:20 AM  
**To:** Thomas Fehr  
**Subject:** TLTI ZONING AMDENDMENT D14-2022-008 AND SITE PLAN CONTROL D11-2022-006 - COUNTY ROAD 2 (081281202013304)

Hi Tom:

Thank you for your circulation of the Counties with notice of the above referenced rezoning and site plan control application. The County understands the application is seeking to enable the construction of a contractor's yard. The County requests consideration for the following matters as part of the site plan development and approval process:

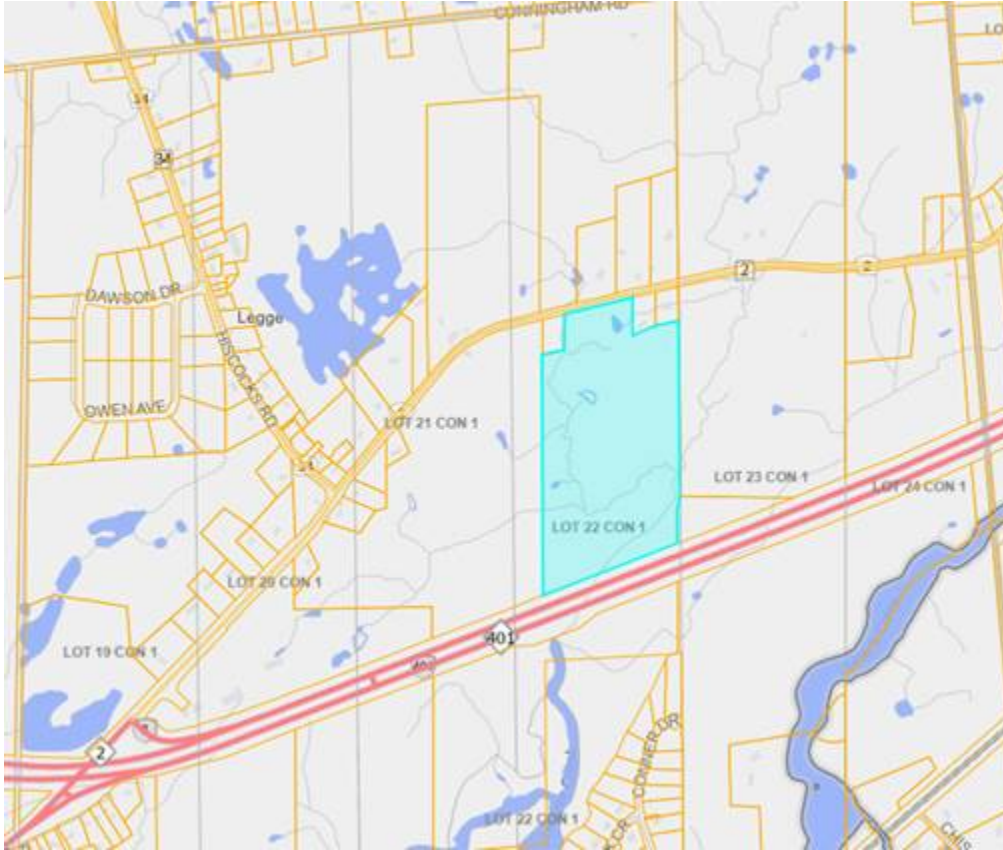
- Please show the entrance as paved from the edge of County Road 2 paving to 6 m in from the front lot line.
- Please show existing field entrance and identify as "To be eliminated within 3 months of new entrance construction."
- An entrance permit will be required following execution of the site plan agreement and prior to construction.
- Provision of lands for potential future road purposes is requested by the Counties prior to the site plan agreement being entered into (Section 6.2.2(d) of the Counties Official Plan). The road allowance should be 30.5 m. Should the allowance not meet minimum desired right-of-way, an appropriate dedication is requested (15.25 m measured from the centerline of the current road). The lands to be transferred for road widening purposes shall be free and clear of all and any encumbrances. The Counties requests that this be completed prior to site plan approval so the applicant may wish to consider engaging a surveyor early in the process.
- The Counties requests the site plan require construction be required to be in accordance with the provided stormwater management plan and that any alterations related thereto would require review and approval by the Counties to ensure there is no impact to the road allowance.
- The Counties encourages appropriate buffering between the proposed use and the adjacent dwellings to ensure there will not be a negative impact created on the sensitive land uses (policy 3.3.3 (k) of the Counties Official Plan).
- The Township may consider how the intent of policy 4.5.2, which suggests archaeological assessments will be required as a condition of approval in areas of archaeological potential, will be met.
- The Counties requests a clause in the site plan agreement to the effect that illuminated/lighted signage and lighting shall be designed, installed and maintained to:
  - i) Prevent light spill over or glare onto the County road allowance; and
  - ii) Prevent light from falling within the vision of motorists in such a manner as to create a traffic hazard; and
  - iii) Not diminish or detract from the effectiveness of any traffic signal or similar safety or warning device,

as determined by the Director of Public Works of the United Counties of Leeds and Grenville or his/her designate. Digital/LED signs will only be considered via amendment to this agreement.

Thank you for your consideration of these comments.

Sincerely,  
*Elaine M. Mallory*, Planner I  
United Counties of Leeds and Grenville  
Tel: 613-342-3840 / 1-800-770-2170 ext. 2422

## LOCATION



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**From:** Thomas Fehr <[associateplanner@townshipleeds.on.ca](mailto:associateplanner@townshipleeds.on.ca)>

**Sent:** July 29, 2022 10:11 AM

**To:** Paul Nixon <[cbo@townshipleeds.on.ca](mailto:cbo@townshipleeds.on.ca)>; David Holliday <[directoroperations@townshipleeds.on.ca](mailto:directoroperations@townshipleeds.on.ca)>; Fire Prevention <[fireprevention@townshipleeds.on.ca](mailto:fireprevention@townshipleeds.on.ca)>; Mike Prior <[firechief@townshipleeds.on.ca](mailto:firechief@townshipleeds.on.ca)>; 'Kristen Wozniak' <[kwozniak@crca.ca](mailto:kwozniak@crca.ca)>; Carpenter, Nancy <[Nancy.Carpenter@healthunit.org](mailto:Nancy.Carpenter@healthunit.org)>; 'Kapusta, Stephen (MTO)' <[Stephen.Kapusta@ontario.ca](mailto:Stephen.Kapusta@ontario.ca)>; Mallory, Elaine <[Elaine.Mallory@uclg.on.ca](mailto:Elaine.Mallory@uclg.on.ca)>

**Cc:** Marnie Venditti <[directorplanning@townshipleeds.on.ca](mailto:directorplanning@townshipleeds.on.ca)>

**Subject:** TECHNICAL CIRCULATION - ZONING AMDENDMENT D14-2022-008 AND SITE PLAN CONTROL D11-2022-006 - COUNTY ROAD 2

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please see the attached technical circulation for a zoning amendment and site plan control for the development of a contractors yard. The files for the first submission can be accessed at the link below. Could you please review the application and provide comments by August 19.

[https://www.dropbox.com/sh/7miky64wl2gipra/AADjVid0OW5zNLpeVdWf7\\_k4a?dl=0](https://www.dropbox.com/sh/7miky64wl2gipra/AADjVid0OW5zNLpeVdWf7_k4a?dl=0)

Please let me know if you have further questions.

Regards,



**Tom Fehr M.P.L**

Associate Planner

Township of Leeds and the Thousand Islands

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