

**Date:** September 19, 2022

**From:** Sydnee Rivest, CET, Engineering Technologist - Development

**To:** Aaron Hair, RPP, Division Leader - Community Planning

**Re:** 37-T-97010 – Request for Draft Plan of Subdivision Extension,  
Municipality of Lakeshore

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1156756 Ontario Limited has requested an extension of the draft plan approval for River Ridge Subdivision until September 2025 (3-year extension). Engineering & Infrastructure Division is in support of the extension with an understanding that the conditions of the draft plan approval be reviewed and modified as required. Based on a review of the existing conditions of the draft plan approval, Engineering & Infrastructure Division offers the following:

### **Sanitary Allocation**

Based on the request for the extension of the draft plan approval, the Sanitary Sewer Trunk Agreement was reviewed to confirm sanitary capacity reservation for these lands. The agreement confirms that the Oakwood Trunk Sanitary Sewer was designed to include the reservation of sanitary treatment/conveyance capacity for the River Ridge lands for 1157 units. Currently, there are 667 units serviced and constructed.

The existing draft plan approval currently conflicts with this agreement as it includes: 1154 single detached dwellings, 176 semi-detached dwellings; a medium density block, blocks for parkland, stormwater management, commercial uses, institutional uses, and future rights-of-ways.

Although there is capacity currently within the Oakwood trunk sewer to continue to accommodate the 1157 units. The extension of the River Ridge draft plan approval raises a significant capacity concern in that the request for the additional development outlined in the draft plan approval exceeds the allocation reflected in the Agreement.

The effect of the River Ridge Subdivision continuing to develop at a higher density than was planned for when the Oakwood trunk sewer was designed and the agreement was entered into (2003) is that we can anticipate an eventual lack of sanitary capacity within this area, such that at some time (before all lands are fully developed), further development may have to await the installation of additional sanitary capacity through

either upgrades to the Oakwood trunk sewer and/or the installation of a further sanitary line.

For this reason, the Developer may consider modification of the draft plan approval to align with the allocated sanitary capacity as identified in the Sanitary Sewer Trunk Agreement.

### **Stormwater**

The Stormwater Management Report for the River Ridge Subdivision was completed and approved in 2005. Engineering & Infrastructure Division is aligned with the County of Essex's recommendation that if 1156756 Ontario Limited comes forward with any density modifications to the River Ridge Subdivision, the Stormwater Management Report will need to be updated.

### **Frontage on Oakwood Avenue**

We have reviewed the Puce Secondary Plan Transportation Study (completed January 2006) and have outlined our comments related to allowing direct driveway access onto Oakwood Avenue from Renaud Line to St. Anne's Drive.

The intent of the Puce Secondary Transportation Study was to assist in providing guidance for development of the Emeryville Secondary Plan from a transportation perspective. It is understood that the Secondary Plan was never adopted, however the findings of the transportation study were reviewed and approved by Engineering & Infrastructure at the time and are used as a tool for development of these lands.

Section 7 on page 8 & 9 in the above-noted study states:

*"It should be noted that lots fronting on Oakwood Avenue are not being proposed. Currently, a parcel of undeveloped land directly north of Oakwood Avenue is shown on the proposed plan east of the Fourth Concession Drain. It is our understanding that this parcel of land will be developed with frontage on the local road network to the north. We support this planning concept as it is anticipated that the traffic volumes on Oakwood Drive may result in private driveway access issues and ongoing resident complaints for the Town"*

Engineering & Infrastructure Division's stance on direct driveway access remains consistent with the Puce Secondary Plan Transportation Study.

### **Transportation Study & Traffic Counts**

Outstanding items in the Puce Secondary Plan Transportation Study exist that have not been addressed to date through development of the lands are further noted below for future phases:

Relative traffic counts in the IBI report (from 2006) did not consider full build out east of Renaud Line and its impact on AADT east-west on Oakwood, therefore, potentially understating the volumes of traffic along this portion of Oakwood Avenue. This needs to be updated to reflect current traffic volumes and it is recommended that the study be updated. It is not anticipated that based on updated traffic volumes related to this area the comments related to access on Oakwood Avenue will change

The report identifies the need for pedestrian crossings on Oakwood Avenue to facilitate active transportation to and from the existing schools. Permanent pedestrian crossing locations have not been formalized and implemented.

### **Conditions**

If the Developer does not choose to modify the draft plan approval indicated in the “Sanitary Allocation” section of the memo, the following conditions need to be applied:

1. Any requests for additional units beyond 1157 does not have capacity in the existing Oakwood Trunk system. Further development will require additional servicing and/or upgrading of the existing sanitary system.
2. That prior to final approval of each subsequent phase, the Municipality shall confirm that sewage treatment & conveyance capacity and water supply capacity is available for all lots in the proposed development.
3. Reassess the stormwater management report to address the changes in density that have been or will be made throughout the River Ridge development to comply with 2018 Windsor-Essex Region Stormwater Management Standards Manual.
4. There shall be no direct driveway access onto Oakwood Avenue.
5. An updated traffic report is required to be completed that incorporates the outstanding conditions of the existing traffic report that have not been implemented to date.

If you have any questions or require additional information, please contact the undersigned.

## Operations Department



*Sydnee Rivest*

Sydnee Rivest, CET

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**Municipality of Lakeshore**

Approved by Krystal Kalbol, P.Eng, Corporate Leader - Operations