

REVISED - APPENDIX "A"

FILE NO.: 04-T-2018-03

DATE: September 27th, 2019

The City of Cornwall's conditions and amendments to final Plan approval for registration of subdivision File No. 04-T-2018 -03 are as follows:

NO.	CONDITIONS
1.	That this approval applies to the Draft Plan prepared by K.L Stidwill O.L.S., Professional Engineers and Ontario Land Surveyor., dated July 28th, 2018 which shows 115 Single Family lots, 14 Semi-Detached lots, 5 Linear Townhouse Blocks and 1 Apartment Building Block along with Additional blocks/easements will be required to be dedicated to the City for sewer and watermain locations;.
2.	That the walkway (Blocks H) include a solid fenced and landscaped pathway on the 6.1m wide narrow corridor.
3.	That the streets shall be named to the satisfaction of the City of Cornwall.
4.	That the owner convey up to 5% cash-in-lieu of the land included in the plan to the municipality for park purposes.
5.	That the Developer agrees to fulfill all the comments which were previously provided to the Developer in the letter "SUBJECT: Draft Plan of St. Antoine Subdivision – Engineering Comments". That the Developer shall provide a finalized Preliminary Servicing Report which addresses those comments. That the Developer agrees to fulfill all existing and new conditions the City's Engineering Department identifies upon review of the revised Preliminary and Final Servicing Reports and the Subdivision's Design Drawing submissions, prior to entering into a Subdivider's Agreement with the City.
6.	That the road allowances included in this Draft Plan shall be shown and dedicated as public highways.
7.	That the owner agrees, in writing, to satisfy all requirements, financial and otherwise, of the municipality concerning the provision of roads, including the future streets, sidewalks, fencing, installation of services, drainage and any noise studies, as required.
8.	That the easements, as may be required, for utility or drainage purposes, shall be granted to the appropriate authority.
9.	That the Subdivider's Agreement between the owner and the municipality shall contain a provision wherein the owner agrees to enter into a servicing agreement with Bell Canada to comply with underground servicing conditions imposed by the municipality and if no such conditions are imposed, the owner shall advise the Municipality of the arrangement for such servicing.

NO.	CONDITIONS
10.	That the Owner shall consent, in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required on final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for the relocation of such facilities or easements.
11.	That any dead ends and open sides of road allowances created by this Draft Plan shall be terminated in 0.3 meter reserves to be conveyed to, and held in trust, by the City of Cornwall.
12.	That the subdivision agreement between the owner and the Municipality is registered against the lands to which it applies, once the plan of subdivision has been registered for this phase.
13.	All measurements in subdivision and condominium final plans must be presented in metric units.
14.	That the owner/Developer shall contact a Delivery Service Officer at Canada Post to determine locations for Community Mailboxes. Community Mailboxes are to be approved by the City of Cornwall's Planning and Engineering Divisions.
15.	That the owner agrees, via the Subdivider's Agreement with the Municipality, to inform all prospective purchasers through a clause in all agreements of purchase and sale, as to the location of all Community Mailboxes.
16.	That all necessary temporary turning circles be shown on the final plan as blocks on the Registered Plan. The easement rights on these blocks shall be conveyed to the Municipality until the future extension of the road allowance, when the future right-of-way shall be dedicated as public highway.
17.	That the Delivery Service Officer at Canada Post shall determine the location for the Community Mail Boxes which shall be indicated on the Engineering drawings. The Community Mail Boxes are to be approved by the City of Cornwall's Planning and Engineering Departments.
18.	That the Developer shall inform all prospective owners of the proposed location of the Community Mail Boxes. Also, the Developer shall provide depressed curbs at the Community Mail Box site. These curbs shall be 2 metres in width and no higher than 25mm. If a grassed boulevard is planned between the curb and the sidewalk, the Developer shall install a 1.0 metre walkway across the boulevard, and this shall be handicap accessible.
19.	If the development includes plans for (a) multi-unit building(s) pertaining to Block F with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications.
20.	The Owner agrees that where possible a minimum 10' existing vegetation tree buffer along the east, north and north west should be maintained in order to maintain adequate buffering.

NO.	CONDITIONS
21.	The Owner shall engage a consultant to undertake an analysis of noise. The study must be completed to CN's satisfaction and the mitigations recommended in the report to address impact from noise associated with rail operations are to be implemented in the site and building design.
22.	The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN for lots within 300 meters of the ROW. This easement is required to be registered on title prior to approval of Plan of Subdivision.
23.	The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
24.	We would also advise the Proponent that CN undertakes technical reviews and the drafting of required legal agreements on a cost recovery basis at the Proponents expense.
25.	<p>1. The Owner agrees that a Tree Compensation Plan agreement will be entered into prior to registering the Plan of Subdivision.</p> <p>2. That a final stormwater management report be prepared and submitted to the RRCA for review and approval, including:</p> <p>a. A comparison of pre-development vs. post-development runoff, The proponent should demonstrate that post development runoff is relatively equivalent to pre-development runoff from both the 5-year and the 100-year return periods.</p> <p>b. A table summarizing pre and post uncontrolled and controlled flows and a discussion of alternatives for on-site controls (e.g, lot grading) and stormwater quality measures (e.g. options for increased infiltration).</p> <p>c. The receiving waterbody and adjacent wetlands shall not be adversely impacted, For example, enhanced protection shall be achieved prior to discharge off-site and eventually into the Fly Creek outlet. In addition, the natural hydrologic cycle shall be generally maintained.</p> <p>d. The project complies with the current Ministry of the Environment, Conservation and Parks (MECP) Stormwater Management Planning and Design Manual.</p>

NO.	CONDITIONS
	<p>e. The final design shall include sufficient details to ensure the pond retains a permanent wet volume.</p> <p>f. A lot grading and drainage plan depicting the proposed building envelopes, drainage patterns, contours, lot and road grading.</p> <p>i. Please ensure the City of Cornwall has access to the SWM pond for cleaning & maintenance.</p> <p>g. Reasonable assurance that the pond will be delivered to the City "as designed", meaning that sediment and debris resulting from construction will be removed prior to the City of Cornwall taking over the infrastructure.</p> <p>h. Detailed sediment and erosion control measures (pre, during, and post construction), including routine inspection and maintenance procedures.</p> <p>3. The subdivision agreement shall provide that the approved Stormwater Management Plan(s), the Lot Grading and Drainage Plan, and the Tree Compensation Agreement shall be implemented,</p>
26.	That the Final Draft Plan to be authorized by the City of Cornwall must be signed by an Ontario Land Surveyor.
27.	That the Owner's Consultant and City Staff are to evaluate and resolve the vehicular ingress and egress conflicts at the St. Antoine Street and McConnell Avenue intersection prior to registration of Phase 1, the evaluation and solution is to be reviewed and approved to the satisfaction of the City's Traffic Engineer.
<p>NOTES TO DRAFT APPROVAL</p> <ol style="list-style-type: none"> 1. It is the applicant's responsibility to fulfill the conditions of Draft Plan approval and to ensure the required clearance letters are forwarded by the appropriate agencies to the City of Cornwall's Planning Division, 2nd Floor, Civic Complex, 100 Water Street East, quoting the Subdivision File Number. 2. It is suggested that you make yourself aware of the <i>Land Titles Absolute</i> under the <i>Land Titles Act</i>, which is available through your solicitor's office. Plans of Subdivision cannot be registered before the requirements of the Certification of Titles Act have been compiled with. 3. Clearances are required from the following Departments/Agencies: <ol style="list-style-type: none"> 1. Mrs. Mary Joyce-Smith MCIP, RPP Division Manager Department of Planning, CITY OF CORNWALL P.O. Box 877 Cornwall, ON K6H 5T9 	

2. Ms. Kim MacDonald
Watershed Planner
RAISIN REGION CONSERVATION AUTHORITY
P.O. Box 429
Cornwall, ON K6H 5T2
3. Mr. Michael Fawthrop , P.ENG
Division Manager, Department of Infrastructure and Municipal Works
CITY OF CORNWALL
1225 Ontario Street
Cornwall, ON K6H 4E1