

APPENDIX A - DRAFT PLAN CONDITIONS

Dated: December 4th, 2020

FILE NO: 04T-2020-01 - BELFORT ESTATES - PHASE 2

The City of Cornwall's conditions and amendments to final plan approval for registration of subdivision File No. 04T-2020-01 are as follows:

No.	CONDITIONS
1.	That this approval applies to BELFORT ESTATES - PHASE 2 , as shown on the Draft Plan prepared by K. Adams Surveying LTD. O.L.S., Ontario Land Surveyor., dated June 10th, 2020, which shows, 21 Single Detached Dwelling lots and 10 Semi-Detached Dwelling lots, Blocks 1 & 2 will accommodate a pedestrian link and a 0.3 metre ROW reserve.
2.	That the streets shall be named to the satisfaction of the City of Cornwall
3.	That any dead ends and open sides of road allowances, created by this Draft Plan, shall be terminated in 0.3 metre reserve, to be conveyed to, and held in trust, by the City of Cornwall.
4.	That all necessary temporary turning circles be shown on the final plan as parts. The easement rights on these parts 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.
5.	That the subdivision agreement between the owner and the Municipality be registered against the lands to which it applies once the plan of subdivision has been registered for this phase
6	The parkland, located on the future street going north south from Belfort Street to the future Nick Kanab Drive, shall be dedicated in the next phase of the Subdivision. The design of the centralized park is to adhere to the requirements set out in the City's Subdivision Manual.
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 and articulated in part in the finalized Preliminary Servicing Report.
8.	That the easements, as may be required for utility, municipal or drainage purposes, shall be granted to the appropriate authority.
9.	That the owner confirms that there are no remaining foundations within the boundaries of the subject Right-of-way to be dedicated to the City.
10.	That the owner agrees, via the subdivision agreement with the Municipality, to inform all prospective purchasers, through a clause in all agreements of purchase and sale, as to the ESA work completed for this property and its availability.
11.	If fill is required to bury (cover) these foundations on proposed subdivision lots/blocks, the fill should be structural fill and should be inspected and tested by a geotechnical engineer.

12.	That the Subdividers Agreement specifically indicates those lot numbers which have foundations on them.
13.	That prior to final registration of the plan, the proponent's Qualified Person reaffirms in writing the continued status of the posted Record of Site Condition for the subject properties, as well as clearances from the Ministry of the Environment.
14.	All measurements in subdivision and condominium final plans must be presented in metric units.
15.	<p>That the owner satisfies the Raisin Region Conservation Authority and the City of Cornwall regarding storm water management and the following condition be completed:</p> <ol style="list-style-type: none"> 1. The subdivision agreement shall provide that the final approved Stormwater management plan(s), the Lot Grading and Development Plan, and the sediment and erosion control measured prepared by the developer shall be implemented.
16.	That the owner agrees, via the subdivision 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.
17.	The watermain must be looped in the next phase of the subdivision.
18.	A 3m wide paved pathway is required to the proposed storm water management facility.
19.	That the subdivision 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
20.	The owner will complete the eastern section of the Collector Street (Walton street) as part of the next phase.
21.	It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.
22.	<p>Service type and location</p> <ol style="list-style-type: none"> 1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mailboxes (CMBs). 2. Given the number of changes in the layout of the lots in the subdivision, we have determined the amounts of 1 sites (total of 2 modules). The CMB's location will be beside LOT 31 at the entrance of subdivision. This location must indicate on the appropriate servicing plan.

	<p>3. If the development includes plans for (a) multi-unit building(s) 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.</p> <p>Developer timeline and installation</p> <p>1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s)</p> <p>Municipal requirements</p> <p>1. Please update our office if the project description changes so that we may determine the impact (if any).</p> <p>2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.</p> <p>Additional Developer Requirements:</p> <p>The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.</p> <p>The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.</p> <p>The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mailbox. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox.</p> <p>The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.</p> <p>The developer agrees to provide the following for each Community Mailbox site and to include these requirements on the appropriate servicing plans:</p> <ul style="list-style-type: none"> - Any required walkway across the boulevard, per municipal standards - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)
NOTES TO DRAFT APPROVAL	
1.	It is the applicant's responsibility to fulfill the conditions of draft approval and to

	<p>ensure that 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, Cornwall, quoting the Subdivision File Number.</p> <p>2. It is suggested that you make yourself aware of the Certificate of Title under the Certification of Titles Act or an application for first registration under the Land Titles Act, which may be available through your solicitor's office. Plans of Subdivision cannot be registered before the requirements of the applicable Act have been compiled with.</p> <p>3. Clearances are required from the following departments/agencies:</p> <p>Ms. Mary Joyce Smith Division Manager - Planning Division Department of Planning, Parks and Recreation City of Cornwall 100 Water Street East, 2nd Floor P.O. Box 877 Cornwall, Ontario K6H 5T9</p> <p>Mr. Michael Fawthrop Division Manager of Infrastructure Infrastructure and Municipal Works Division City of Cornwall 1225 Ontario Street Cornwall, Ontario K6H 4E1</p> <p>Kimberley MacDonald Watershed Planner Raisin Region Conservation Authority 18045 Stormont, Dundas and Glengarry County Road 2, South Glengarry, ON K6H 5T2</p>
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