

APPENDIX A

April 19th, 2021

File No.: 04T-2021-02 – Baldwin Subdivision - John F. Markell

The City of Cornwall's conditions and amendments to final plan approval for registration of Subdivision File No. 04T-2021-02 are as follows:

| No. | CONDITIONS |
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| 1. | That this approval applies to Baldwin Subdivision Draft Plan prepared by Kirk L. Stidwill, O.L.S., dated February 17 th , 2021, which shows 6 single lots, and municipal road dedication. |
| 2. | That the road allowances included in this Draft Plan shall be shown and dedicated as public highways. |
| 3. | That the streets shall be named to the satisfaction of the City of Cornwall. |
| 4. | That the owner conveys 5% cash-in-lieu for Parkland requirements to the municipality for park purposes. |
| 5 | That the Developer agrees to address all comments of the City's Division of Infrastructure and Planning and Municipal Works regarding the Preliminary Servicing Report (PSR) and Subdivision drawings prior to entering into a Subdivider's Agreement with the City of Cornwall. The owner shall provide a finalized Preliminary Servicing Plan and Issued for Construction drawings approved by the City prior to entering into a Subdivider's Agreement with the City. |
| 6. | 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. |
| 7. | A reduced right of way and road width will be permitted. The asphalt width shall be increased from 6.2 m to 7m. The asphalt width is to be increased to the south. |
| 8. | No Parking signs are to be installed on the north side of the street. |
| 9. | That the easements, as may be required, for utility or drainage purposes, shall be granted to the appropriate authority. |
| 10. | That the Owner agrees, in writing, to obtain easements on private property for the utilities, as there is not sufficient room in the ROW. The owner must provide proof of easement agreements with the Utilities prior to entering into a Subdivision Agreement with the City. |

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| 11. | 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. |
| 12. | 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. |
| 13. | 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. |
| 14. | All measurements in subdivision and condominium final plans must be presented in metric units. |
| 15. | 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 and indicated on final plan. |
| 16. | 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. |
| 17. | All conditions of draft approval, from Ministry of Natural Resources / RRCA, will be required to be adhered to. |
| 18. | That should the first phase of the subdivision not be given final approval within 3 years (April 19 th , 2024), then the Draft Plan Approval shall lapse. |
| | <p>NOTES TO DRAFT PLAN APPROVAL</p> <p>1. It is the applicant's responsibility to fulfill the conditions of the Draft Plan approval and to 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 04T-2021-02.</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 complied with.
3. Clearances are required from the following departments/agencies:
 1. Mrs. Mary Joyce-Smith, Division Manager
Department of Planning,
City of Cornwall
100 Water Street East, 2nd Floor
P.O. Box 877
Cornwall, Ontario K6H 5T9
 2. Ms. Kim McDonald, Manager of Planning and Regulations
Raisin Region Conservation Authority
P.O. Box 429
Cornwall, Ontario K6H 5T2
 3. Ms. Emma Vanier P.Eng., Approvals and Construction Engineer
City of Cornwall
1225 Ontario Street
Cornwall, Ontario K6H 4E1