

## APPENDIX A

September 20<sup>th</sup>, 2021

**File No.: 04T-2021-03 – Margureite D’Youville Subdivision – Grant Marion Construction Limited**

The City of Cornwall’s conditions and amendments to final plan approval for registration of Subdivision File No. 04T-2021-03 are as follows:

No.	CONDITIONS
1.	That this approval applies to <b>Marguerite D’Youville Subdivision</b> Draft Plan prepared by Ron M. Jason , O.L.S., dated August 25 <sup>th</sup> , 2021, which shows <b>24 single lots, Block 1 for Parkland Dedication, as well as Block 2 and Block 3 and future residential developments. Municipal road (Marguerite D’Youville Street and Easton Avenue) dedications will occur with the development Phase 1.</b>
2.	That the road allowances included in this Draft Plan shall be shown and dedicated as public roadways.
3.	That the streets shall be named to the satisfaction of the City of Cornwall.
4.	That the owner dedicates 5% of the subject lands (Block 1) as Parkland and conveys this area to the City of Cornwall for park purposes.
5.	That the Owner/Developer agrees to address all items outlined in the executed Service Extension Agreement (dated June 15 <sup>th</sup> , 2021) between the City’s Infrastructure Planning and Municipal Works Department regarding Phase 1 Servicing Report and Subdivision drawings. The Developer must ensure that minor modifications to the Legal Descriptions contained throughout the Service Extension Agreement (dated June 15 <sup>th</sup> , 2021), and the addition of “Plan of Subdivision” at the beginning of Clause 43, Section B, are made prior to registration of the agreement on title.
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 traffic impact and noise studies, as required.
7.	That the Owner agrees to grant the required easements, as may be required, for utility or drainage purposes, to the appropriate authority.
8.	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.
9.	That the existing Service Extension Agreement (dated June 15 <sup>th</sup> , 2021), between the Owner and the Municipality shall include a provision where the

	Owner is required 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.
<b>10.</b>	That the Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
<b>11.</b>	That the Owner agrees to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
<b>12.</b>	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.
<b>13.</b>	That the existing Service Extension Agreement (dated June 15th, 2021), 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.
<b>14.</b>	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. All conditions for Draft Plan approval, from Canada Post are to be adhered to, as outlined in their response letter, dated September 8 <sup>th</sup> , 2021.
<b>15.</b>	That the Owner agrees, via the existing Service Extension Agreement (dated June 15th, 2021) 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.
<b>16.</b>	That the Owner agrees to satisfy all conditions for Draft Plan approval, from the Raisin Region Conservation Authority (RRCA), and ensures the required conditions are adhered, as outlined in their response letter, dated September 8 <sup>th</sup> , 2021.
<b>17.</b>	That all measurements in subdivision and condominium final plans must be presented in metric units.
<b>18.</b>	That should the first phase of the subdivision not be given final approval within 3 years (September 20 <sup>th</sup> , 2024), then the Draft Plan Approval shall lapse.

## NOTES TO DRAFT PLAN APPROVAL

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, 2<sup>nd</sup> Floor, Civic Complex, 100 Water Street East, Cornwall, quoting the **Subdivision File Number 04T-2021-03**.
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:

Mrs. Mary Joyce-Smith, MCIP, Planning Division Manager  
Department of Planning, Development and Recreation City of Cornwall  
100 Water Street East, 2<sup>nd</sup> Floor  
P.O. Box 877  
Cornwall, Ontario  
K6H 5T9

Mr. Michael Fawthrop P.Eng., Division Manager  
Department of Infrastructure and Municipal Works  
1225 Ontario Street  
P.O. Box 877  
Cornwall, Ontario  
K6H 5T9

Mr. Phil Barnes, P.Eng., Team Lead Watershed Management  
Raisin Region Conservation Authority (RRCA)  
P.O. Box 429  
Cornwall, Ontario  
K6H 5T2