

# APPENDIX A

April 19<sup>th</sup> 2021

**FILE NO.: 04T-2021-01 – NORTHWOODS FOREST SUBDIVISION - John Markell**

The City of Cornwall's conditions and amendments to final plan approval for registration of Subdivision File No. 04-T-2021-01 are as follows:

No.	CONDITIONS
1.	That this approval applies to <b>Northwoods Forest Subdivision</b> Draft Plan prepared by Kirk L. Stidwill, O.L.S., dated February 17 <sup>th</sup> , 2021, which shows 127 <b>single detached, 39 small lot singles, 24 semi-detached lots and municipal road dedication.</b>
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.	<p>1- That the proponent provides a Transportation Impact Study (TIS) for Phase 3 and implement any road improvements proposed on the TIS and approved by the City.</p> <p>2- That with the submission of Phase 4, the developer provides a reviewed Phases 4 to 10, which shall include, a TIS evaluating, amongst other aspects, the future alignment of Kirkhill Avenue and whether the exit point onto South Branch Road should be aligned with Julien Street to minimize the number of intersections along South Branch Road and also to avoid future speeding issues along Kirkhill Avenue.</p>
5.	That the owner has already conveyed 5% cash-in-lieu of the land included in the plan to the municipality for park purposes in earlier Phases.
6.	<p>The Northwoods Forest Development has been allocated the equivalent of 15.378 ha of sewage capacity within the Northern Trunk Sanitary Sewer. This was based on a RES 20 zoning which results in a design population of 85 Ppha. Per the '<i>Northwoods Forest Subdivision Phases 3 to 10 Preliminary Servicing Report and Stormwater Management Report</i>', by EVB Engineering, dated March 19, 2021, the Developer is proposing to rezone the area to RES 10 and RES 15 zoning, to increase the developable area from 15.378 ha to 21.61 ha. The report's rationale for the increased developable area is the following:</p> <p>a. 15.378 ha (38 acres) results in a peak discharge rate from the allocated catchment of 23.45 l/s, based on a design population of 85 Ppha (RES 20), with a peak infiltration rate of 0.28l/s/ha.</p> <p>b. 1.25 ha of the subdivision that was previously classified as V.L.A. lands already have an alternative sewage capacity allocation, thus should have not been included in the 15.378 ha allocation. This would further increase the peak sewage discharge rate by 2.02 l/s, bringing the total allocated peak sewage flow rate to 25.47l/s.</p> <p>c. 21.61 ha, rezoned to 1.67ha of OPS 10, 6.33ha of RES 15 and 13.61 ha of RES 10 results in a peak discharge rate of 23.19 l/s.</p>

	<p>The City's Department of Infrastructure Planning has reviewed the rational provided by the Developer and has the following comments:</p> <ol style="list-style-type: none"> <li>a. There is no proof that the initial 15.378 ha (38acres) allocation was based upon a peak infiltration rate of 0.28 l/s/ha. The City is not in agreement with this and does not accept this rational. The peak inflation rate for the sewer allocation needs to follow the City Standard of 0.19 l/s.</li> <li>b. The City has found reference information in support of the argument that V.L.A. lands form part of an existing sewer allocation, and not part of the 15.378 ha sewer allocation.</li> <li>c. The 5% parkland allocation (0.77ha) must form part of the sewer allocation, as this was the practice in 1980's when the allocation was initially determined. The City will accept it being zoned as RES 10. The remaining stormwater management pond (0.9ha) can be included as infiltration only.</li> </ol> <p>The above comments result in a total allocated peak sewage flow rate to 23.98l/s, and a produced total peak sewage flow rate of 23.65l/s. As a result, the Department of Infrastructure Planning accepts the proposed increase in sewer allocations area, as the reduced zoning densities result in a total peak sewage flow rate less than the original area's peak sewage flow rate allocation. The Owner shall provide a finalized Preliminary Servicing Report prior to entering into a Subdivider's Agreement with the City. It shall be revised to address the comments above and demonstrate how this subdivision will connect to the services.</p>
7.	<p>The Developer agrees to address all comments the City's Division of Infrastructure Planning and Municipal works has regarding the Preliminary Servicing Plan and Subdivision drawing prior to entering in a Subdivider's Agreement with the city of Cornwall. These additional comments shall be provided at a later date. The Owner shall provide a Finalized Preliminary Servicing Report and Issues for Construction drawing approved by the City prior to entering into a Subdivider's Agreement with the City.</p>
8.	<p>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.</p>
9.	<p>That the easements, as may be required, for utility or drainage purposes, shall be granted to the appropriate authority.</p>
10.	<p>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.</p>
11.	<p>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.</p>
12.	<p>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.</p>

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.	Additional conditions from the RRCA to be provided at a later date. The Developer agrees to comply with all the conditions set forth by the RRCA prior to entering into a Subdivider's Agreement.
16.	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 Planning and Engineering Divisions and indicated on the final plan.
17.	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.
18.	All conditions of draft approval, from the Ministry of Transportation, Ministry of Tourism, Culture and Sport, and Ministry of Natural Resources / RRCA, will be required to be adhered to.
19	That should the first phase of the subdivision not be given final approval within 3 years (April 19 <sup>th</sup> , 2024) then the Draft Plan Approval shall lapse.
	<p><b>NOTES TO DRAFT APPROVAL</b></p> <ol style="list-style-type: none"> <li>1. It is the applicant's responsibility to fulfill the conditions of draft 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. (File No.: 04T-2021-01)</li> <li>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.</li> <li>3. Clearances are required from the following Departments/Agencies: <ol style="list-style-type: none"> <li>1. Mrs. Mary Joyce-Smith, MCIP, RPP Division Manager, Planning Services City of Cornwall 100 Water Street East, 2<sup>nd</sup> Floor P.O. Box 877 Cornwall, Ontario K6H 5T9</li> <li>2. Ms. Kim McDonald Manager of Planning and Regulations Raisin Region Conservation Authority P.O. Box 429 Cornwall, Ontario K6H 5T2</li> </ol> </li> </ol>

3. Ms. Emma Vanier, P. Eng.  
Approvals and Construction Engineer  
City of Cornwall  
1225 Ontario Street  
Cornwall, Ontario K6H 4E1