



City of  
Peterborough

Date: September 11, 2006  
Amended: January 18, 2010

Schedule 1  
AON Inc.  
Guthrie Drive  
Z0524SB/15T-05503

## **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

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The City of Peterborough Conditions and Amendments to Final Plan Approval for registration of this subdivision File No. 15T-05503 are as follows (\* indicates revised condition):

1. That this approval applies to the Draft Plan 15T-05503 prepared by D.M. Wills Associates Ltd. dated August 3, 2005, to show a total of 63 residential lots (*Lots 1 to 63*), three multiple unit blocks (*Blocks A, B and C*), one block for road widening (*Block D*), two blocks for 0.3 metre reserves (*Blocks E and F*), and two blocks for turning circle purposes (*Blocks K and L*).
2. That if Final Approval is not given to the Plan within three (3) years of the Draft Approval date, and no extensions have been granted, Draft Approval shall lapse.
3. That if the City has approved a Secondary Plan for the Coldsprings Planning Area, including the subject lands, prior to the granting of Final Approval for this Plan and the Secondary Plan is not consistent with the approved Draft Plan, Draft Approval shall lapse.
4. That prior to Final Approval, the City Engineer will confirm the servicing allocation for this Plan as services are allocated on a “first-come-first-served” basis.

### **Public Roads and Walkways**

5. That the road allowances included in the Draft Plan shall be shown on the Plan and dedicated as public highways.
6. That any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
7. That the owner agree in writing to reconstruct Guthrie Drive across the frontage of the subdivision to a full urban cross-section and from the easterly boundary of the subdivision to Bensfort Road to a rural cross-section at the discretion of the City.
8. That the owner agree in writing to construct a sidewalk along the south side of Guthrie Drive from the west limit of the Plan to Bensfort Road and along the west

side of Bensfort Road to the existing sidewalk located approximately 107 metres south of Collison Avenue at the discretion of the City and the Kawartha Pine Ridge District School Board.

9. The owners acknowledge that the City is undertaking the Coldsprings Functional Planning Study, which will determine the long-term, permanent servicing strategy for the Planning Area. The servicing strategy for the Planning Area will influence the Area Specific Development Charge for the Coldsprings Planning Area and the owner will agree to pay any increase of this Area Specific Charge for any lot registered prior to an amendment to the Development Charge By-law. The agreement will specify the timing for the payment to be made to the City.
10. That the streets shall be named to the satisfaction of the City of Peterborough.
11. That prior to Final Approval, the owner shall agree, in the Subdivision Agreement, to insert a clause in all Agreements of Purchase and Sale or Lease, advising prospective purchasers or tenants of the possible closure of Guthrie Drive at the Highway 115/7 ramp, and the extension of Street 'B' to the west.
12. That, prior to Final Approval, the owner shall agree, in writing, that if it is determined that Guthrie Drive is to be closed, prior to an alternative access being provided through a future phase of development, the owner will be responsible for providing an alternate access to Wallace Point Road.
13. That prior to Final Approval, the owner will agree in the Subdivision Agreement, to provide an emergency access to the west end of Street 'B' until such time as the street is extended to the property to the west.

#### **Other Municipal Conditions**

14. That such easements, internal and external to the Plan, as may be required for temporary access, utility or drainage purposes, including snow storage and temporary turning facilities at the end of all stub streets, shall be granted to the appropriate authority, prior to registration of the Subdivision Agreement and Final Plan.
15. That the owner shall agree in the Subdivision Agreement to satisfy all the requirements, financial and otherwise, of the City of Peterborough concerning the provision of roads, installation of services and drainage works within the Plan and any off-site requirements necessary to implement the Plan, which will include an agreement whereby the owner is responsible for all matters related to the construction, maintenance and decommissioning of the temporary pumping station.
16. That prior to Final Approval, driveway locations for all corner lots will be approved by

the City Engineer.

17. That prior to Final Approval, the City Engineer must have reviewed and approved a soils/hydrogeological report to assess soil types and ground water levels relative to establishing elevations for houses and the need for foundation drain discharge system.
18. That the owner shall agree in the Subdivision Agreement to convey cash-in-lieu to the City of Peterborough for parkland purposes, in accordance with the Planning Act requirements.
19. That the owner erect a sign to the satisfaction of the City, depicting the approved Draft Plan of Subdivision and Zoning, within 90 days of Draft Plan Approval.
20. That prior to Final Approval, the owner shall agree in the Subdivision Agreement to insert a clause in all agreements of purchase or sale or lease, to be registered on title, warning prospective purchasers or tenants of the of the City of Peterborough's Sewage Treatment Plant and associated open lagoons located on the north side of Highway No. 7 and operated 24 hours a day, 365 days a year and that the City of Peterborough will not be responsible for complaints or claims arising from the operation of the facility.
21. That prior to Final Approval, the owner/developer shall submit, for the review and approval by the City of Peterborough, a detailed Noise Impact Assessment Report. The Report shall evaluate the noise impacts due to road traffic and "stationary" sources within 500 metres of the site and it shall propose a plan of noise impact management including physical indoor/outdoor noise control measures, warning clauses and a plan of implementation to ensure that the control measures shall be properly implemented.
22. That prior to Final Approval, the owner shall agree, in the Subdivision Agreement, to carry out the works approved in the Noise Impact Assessment Report.
23. That the owner agrees to include covenants in the property deed, satisfactory to the City Solicitor, stating that any noise control features are to be constructed on private property and are the responsibility of the individual property owners in perpetuity.
24. That the Plan shall be phased to the satisfaction of the City of Peterborough.
25. Lots 1 and 2 or, alternatively 62 and 63 will be will be withheld from development until such time that Street "B" is extended to the west.
26. That prior to Final Approval, the City Engineer must have reviewed and approved a soils/hydrogeological report assess soil types and ground water levels relative

to establishing elevations for houses and the need for a foundation drain discharge system.

27. That the owner shall enter into an agreement with the Peterborough Utilities Services Inc. for electrical and water servicing, which will include required watermain extensions.
28. That prior to Final Approval, the owner shall carry out a Phase 2 Archaeological Assessment of the subject property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

#### **Other Agency Conditions**

29. That prior to final registration of the Plan of Subdivision and any on-site grading or construction, the Otonabee Region Conservation Authority and the City Engineer must have reviewed and approved reports describing:
  - a) the intended means of controlling stormwater runoff in terms of quantity, frequency and duration for all events up to and including the 1:100 year storm;
  - b) the intended means of conveying stormwater flow from the site, including use of stormwater management water quality measures, both temporary and permanent, which are appropriate and in accordance with the Ministry of the Environment (MOE) "Stormwater Management Planning and Design Manual", March, 2003;
  - c) the means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction. These means should be in accordance with the provincial "Guidelines on Erosion and Sediment Control for Urban Construction". Supporting technical documentation should also be submitted which meets or exceeds standards in the "Technical Guidelines - Erosion and Sediment Control", February 1989, published by the Ministry of Natural Resources, and/or the "Erosion and Sediment Control Training Manual", MOE, 1997;

*Please Note: Temporary ponds for sediment control should be capable of accommodating 125 cubic metres/hectare of contributing drainage area for a period of not less than 12 hours or removing particle sizes down to 40 microns.*

- d) site soil conditions, including grain size distribution profiles, and,
  - e) site grading plans.
30. The Subdivision Agreement between the owner and the municipality shall contain the following provisions in wording acceptable to the Otonabee Region Conservation Authority:
- a) That the owner agrees to implement the works referred to in Condition #29. The approved reports are to be referenced in the Subdivision Agreement.
  - b) That the owner agrees to maintain all stormwater management, erosion and sedimentation control structures operating in good repair during the construction period, in a manner satisfactory to the Otonabee Region Conservation Authority.
  - c) That the owner agrees to notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.
- In order to expedite the clearance of these conditions, a copy of the signed Subdivision Agreement should be sent to the Otonabee Region Conservation Authority.
31. a) Bell Canada shall confirm to the City of Peterborough in writing that satisfactory arrangements, financial and otherwise have been made with Bell Canada for the installation of Bell Canada facilities to serve this Draft Plan of Subdivision.
- b) The owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.
- c) If there are any conflicts with existing Bell Canada facilities or easements, the owner shall be responsible for re-arrangements or relocation.
32. a) Cogeco Cable Solutions shall confirm that satisfactory arrangements, financial and otherwise have been made with Cogeco Cable Solutions for any Cogeco Cable Systems facility serving this Draft Plan of Subdivision which are required to be installed underground, a copy of such confirmation shall be forwarded to the City of Peterborough.

- b) The owner shall agree in the Subdivision Agreement, in words satisfactory to Cogeco Cable Solutions, to grant to Cogeco Cable Solutions any easements that may be required for telecommunications services.
  - c) If there are any conflicts with existing Cogeco Cable Solutions' facilities or easements, the owner shall be responsible for re-arrangements or relocation.
33. The owner shall agree in the Subdivision Agreement to the following provisions in wording acceptable to Canada Post Corporation and the City Engineer:
- a) Inform all prospective purchasers, through a clause in all Agreements of Purchase and Sale, as to those lots identified for potential Community Mailbox and/or mini-park locations.
  - b) Provide at the owner's expense, curb depressions at the Community Mailbox location 2 metres in width and no higher than 25 mm.
  - c) Provide at the owner's expense, a paved lay-by at the Community Mailbox location, when required by the municipality.
  - d) If a grassed boulevard is planned between the curb and the sidewalk where the Community Mailbox is located, install at the owner's expense, a walkway across the boulevard. The walkway is to be 1.0 metres in width and constructed of a material suitable to the municipality (e.g. interlock, asphalt, concrete, etc.). In addition, the developer shall ensure, by forming or cutting the curb, that this walkway is handicapped accessible by providing a curb depression between the street and the walkway. This depression should be 1.0 metres wide and no higher than 24mm.
34. The Owner is to coordinate the preparation of an overall utility distribution plan to the satisfaction of all effected authorities.
35. The Owner shall grade all streets to final elevation prior to the installation of the gas lines, and provide the necessary field survey information required for the installation of the gas lines, all to the satisfaction of Enbridge Consumers Gas.

- \*36. a) Prior to final approval, the subdivider shall install all-way stop signs at the intersection of Guthrie Drive and the exit ramp from Highway 7/115 to the satisfaction of the City and the Ministry of Transportation;
- b) That the subdivider agree in the subdivision agreement that the Holding “H” zoning symbol applied to the lands will only be lifted to permit the development of up to approximately 90 units following draft plan registration and that the Holding Symbol will not be lifted from the remainder of the lands until Guthrie Drive is closed between Bensfort Road and the Highway 7/115 ramp and a new temporary or permanent municipal road connection to Wallace Point Road is constructed at the subdivider’s expense; and,
- c) That the subdivider agree in the subdivision agreement that Guthrie Drive, between Bensfort Road and the Highway 7/115 ramp, will not be used as an access route for construction vehicles.
37. Prior to final approval, the owner shall submit a Stormwater Management Report to the MTO that indicates the intended treatment of the calculated runoff.

### Notes to Draft Approval

1. It is the owner’s responsibility to fulfil the Conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Peterborough Planning Division quoting the City file numbers.
2. We suggest that you make yourself aware of Section 144 of the *Land Titles Act* and Subsection 78(10) of the *Registry Act*.

Subsection 144(1) of the *Land Titles Act* requires that a Plan of Subdivision of land that is located in a Land Titles Division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the *Registry Act* requires that the Plan of Subdivision of land that is located only in a Registry Division cannot be registered under the *Registry Act* unless that title of the owner of the land has been certified under the *Certification of the Title Act*.

Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

3. Clearances are required from the following agencies:

Otonabee Conservation  
250 Milroy Drive  
PETERBOROUGH, ON K9H 7M9

Manager, Access Network  
Bell Canada  
364 Water Street North  
PETERBOROUGH, ON K9J 7B4

System Planner  
COGECO Cable Solutions  
P.O. Box 2290  
PETERBOROUGH, ON K9J 7Y8

Kawartha Pine Ridge District School Board  
1994 Fisher Drive  
P.O. Box 719  
PETERBOROUGH, ON K9J 7A1

Delivery Planner  
Canada Post Corporation  
1424 Caledon Place  
Box 25  
OTTAWA, ON K1A 0C1

Regional Development Review  
Coordinator  
Ministry of Transportation  
Eastern Region  
Planning and Design Section  
Corridor Control Unit  
1355 John Counter Blvd.  
Postal Bag 4000  
Kingston, ON K7L 5A3

Manager, Network Analysis  
Distribution Planning  
Enbridge Gas Distribution Inc.  
P.O. Box 650  
Scarborough, ON M1K 5E3

4. If the owner wishes to request an extension to Draft Approval, a written explanation must be submitted for Council approval prior to the lapsing date. Please note that an updated review of the Plan and revision to the Conditions of Approval may be necessary if an extension is to be granted.
5. The City of Peterborough and the Peterborough Utilities Commission have established a Development Control Monitoring Program for the purpose of managing sanitary and water services citywide. Draft Approval does not assign a servicing allocation to this Plan of Subdivision. Services will be allocated on a “first-come-first served” basis in response to bonafide development pressure.