



City of Peterborough
1850 and 1900 Technology Drive
15T-10505

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

The City of Peterborough Conditions and Amendments to Final Plan Approval for registration of this Subdivision File No. 15T-10505 are as follows:

Identification

1. That this approval applies to the Draft Plan 15T-10505, prepared by the City of Peterborough dated April 2010, which shows the following:
 - Blocks 1 to 3
 - Block 4
 - Block 5
 - Street A (0.41 ha)
 - Industrial (9.08 ha)
 - Drainage/Open Space (2.38 ha)
 - Open Space/ Future Trail (0.26 ha)
2. That if Final Approval is not given to this Plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse.
3. 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

4. That the road allowances included in this Draft Plan shall be shown on the Plan and dedicated as public highways.
5. That the streets shall be named to the satisfaction of the City of Peterborough.
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.

Other Municipal Conditions

7. That Block 4 be retained by the City of Peterborough for drainage/ open space purposes.
8. That Block 5 be retained by the City of Peterborough to fulfill the 2% parkland dedication requirement for the site and be held for open space/future trail purposes.

9. That the City raise Technology Drive to a geodetic elevation of 197.2 metres across the frontage of the subdivision.
10. That such easements as may be required for temporary access, utility, or drainage purposes, including snow storage at the end of all “stub” streets, shall be granted to the appropriate authority.
11. That prior to Final Approval, a soils/hydrogeological report which assesses soil types and ground water levels relative to establishing a road base and foundations for future industrial buildings shall be prepared to the satisfaction of the City Engineer.
12. That the City erect a sign depicting the approved Plan of Subdivision and Zoning, within 90 days of the date of Draft Plan Approval.
13. That the City advise prospective purchasers of Blocks 1, 2 and 3 or parts thereof that, at Site Plan Stage, the City will require the design and construction of suitable permanent fencing along the west limit of Blocks 1 and 2 and the north limit of Blocks 2 and 3 to the satisfaction of the City of Peterborough.

Other Agency Conditions

14. That prior to Final Approval of the Plan of Subdivision and any on-site grading or construction, Otonabee Region Conservation Authority, Ministry of Transportation and Trent Severn Water must have reviewed and approved reports describing:
 - a) Preliminary site grading plans;
 - b) the intended temporary means of conveying stormwater flow from the site, including the 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 preliminary grading. 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 particles sizes down to 40 microns.*

- d) site soil conditions, including grain size distribution profiles.
15. That a detailed vegetation enhancement plan be prepared for Block 4 to the satisfaction of the Otonabee Region Conservation Authority. The plan must include both trees and shrubs that are native and indigenous to the Peterborough area and should be hand planted to minimize impact to existing vegetation.
 16. The City will agree in writing to undertake the following to the satisfaction of the Otonabee Region Conservation Authority:
 - a) That the City agrees to implement the works referred to in Conditions 14 and 15.
 - b) That the City agrees to inspect and 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 and the City Engineer.
 - c) That the City agrees to notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.
- Fill placement for the development of the site will require a permit under Ontario Regulation 167/06 from the Otonabee Region Conservation Authority.
17. That clearing, site grading and grubbing of the site occur outside the main bird breeding season of May 1 to August 1 to the satisfaction of the Otonabee Region Conservation Authority.
 18. The City acknowledges and will advise prospective purchasers that developers of individual industrial blocks/lots will be required to submit stormwater management and site grading plans to the satisfaction of the Otonabee Region Conservation Authority at Site Plan Stage.

19. The City acknowledges and will advise prospective purchasers that the subject lands are located within the Ministry of Transportation's control area and that any development is subject to MTO permits prior to any construction or issuance of municipal permits and furthermore that prior to the commencement of any construction, and as part of Site Plan Approvals, the Ministry will require a Site Plan and may require additional studies including, but not limited to, a Traffic Impact Study and a Stormwater Management report for review. Any required highway improvements will be the responsibility of the developer.
20.
 - 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 City will 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 City shall be responsible for re-arrangements or relocation.
21.
 - a) Cogeco Cable Solutions shall confirm to the City of Peterborough that satisfactory arrangements, financial and otherwise have been made with Cogeco Cable Solutions for any Cogeco Cable Solutions' facilities serving this Draft Plan of Subdivision which are required to be installed underground.
 - b) The City will grant Cogeco Cable Solutions any easements that may be required for telecommunication services.
 - c) If there are any conflicts with existing Cogeco Cable Solutions' facilities or easements, the City shall be responsible for re-arrangements or relocation.
22. The City agrees to the following provisions to the satisfaction of Enbridge Gas Distribution Inc. and the City Engineer:
 - a) To grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines; and,
 - b) To provide easements at no cost to Enbridge Gas Distribution Inc. in the event that it is not possible to install the natural gas distribution system within the proposed road allowances.

CLEARANCES

1. Prior to final approval, the Director of Planning & Development Services shall be advised by the Otonabee Region Conservation Authority that Conditions 14 to 18 inclusive have been carried out to the their satisfaction. The letter from the Authority shall include a brief but complete statement detailing how each condition has been satisfied.
2. Prior to final approval, the Director of Planning & Development Services shall be advised by Bell Canada that Condition 20 has been carried out to the their satisfaction. The letter from Bell shall include a brief but complete statement detailing how the condition has been satisfied.
3. Prior to final approval, the Director of Planning & Development Services shall be advised by Cogeco Cable Solutions that Condition 21 has been carried out to their satisfaction. The letter from Cogeco shall include a brief but complete statement detailing how the condition has been satisfied.
4. Prior to final approval, the Director of Planning & Development Services shall be advised by the Enbridge Consumers Gas that Condition 22 has been carried out to the their satisfaction. The letter from the Enbridge shall include a brief but complete statement detailing how the condition has been satisfied.

Otonabee Conservation
250 Milroy Drive
Peterborough ON K9H 7M9

Systems Planner
Cogeco Cable Solutions
P.O. Box 2290
1111 Goodfellow road
Peterborough ON K9J 7A4

Manager
Access Network
Bell Canada
Peterborough ON K9J 7B4

Planning Supervisor
Enbridge Consumers Gas
500 Elgin Mills Road East
Richmond Hill ON L4C 5G1

NOTES TO DRAFT APPROVAL

1. It is the Owner'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 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 a 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 Title Act*.

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

3. 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.
4. 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 City-wide. Draft Approval does not assign a servicing allocation to the Plan of Subdivision. Services will be allocated on a "first-come" "first-served" basis in response to bonafide development pressure.
5. It is the Owner's responsibility to advise the City of Peterborough Planning Division of any changes in ownership, agent, address, and phone and fax number.