



**RD Land Corp.
420 Simons Avenue and 748 Hemlock Street
15T-10506/O1005/Z1013SB**

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-10506 area as follows:

Identification

1. That this approval applies to the Draft Plan 15T-10506, prepared by MJ Davenport & Associates (Drawing No. 4174) dated July 2009, as revised in accordance with Exhibit E of Planning Report PLPD11-012, which shows the following:
 - Lots 1-50
 - Blocks 51-54
 - Blocks 55-59
 - Block 60
 - Block 61
 - 50 Single Detached lots
 - Future Development
 - Open Space
 - Open Space / Flood Plain
 - Stormwater Management
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 to the City 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.
7. That temporary turning circles be established at the termination of road allowances to the satisfaction of the City of Peterborough.
8. That the City construct Simons Avenue within the Plan of Subdivision concurrent with the upgrade of existing Simons Avenue to an urban standard including sanitary, storm, water and street light infrastructure subject to the completion of

appropriate community consultation, at such time as deemed necessary by Council.

9. That the owner agree in the Subdivision Agreement to fund a portion of the cost of any transportation network improvements that are attributable to the Draft Plan of Subdivision based on the proportionate share of traffic using the improvements that is generated within the development.
10. That prior to Final Approval, the owner shall agree in the Subdivision Agreement to construct sidewalk to the satisfaction of the City Engineer in accordance with the City's Sidewalk Policy.
11. That the Applicant agrees to construct walkways from Hemlock Street and the terminus of Raymond Street to the Parkway Trail to the satisfaction of the City Engineer.

Other Municipal Conditions

12. That concurrent with the granting of Final Approval, the lands municipally known as 748 Hemlock Street be declared surplus and sold to the Applicant at a nominal cost in accordance with procedures established in By-law 95-62, subject to the execution of an agreement between the City and the Applicant for the construction of Hemlock Street over the said property to Raymond Street to the satisfaction of the City Engineer.
13. That following the transfer of the property at 748 Hemlock Street to the Applicant, Blocks 55-60 be conveyed to the City of Peterborough for Open Space purposes.
14. That Block 61 be conveyed to the City of Peterborough for Stormwater Management purposes.
15. For all Lots, the Subdivision Agreement shall include a clause in all offers to purchase or lease/rental agreements, and in the title, deed or lease of each dwelling written to the satisfaction of the City Engineer to advise future residents of the planned extension of Simons Avenue to Raymond Street.
16. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Peterborough concerning the provision of roads, installation of services and drainage.
17. 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, prior to the registration of the Subdivision Agreement and Final Plan.

18. That easements be established along all mutual residential property lines where the Zoning may permit a minimum separation of 1.8 metres between buildings on adjacent lots for property maintenance/repair purposes.
19. Prior to Final Approval, the owner shall prepare an overall composite utility distribution plan that allows for the safe installation of all utilities, including required separation between utilities and driveways, to the satisfaction of the City Engineer and all affected utility authorities. The owner shall agree in the Subdivision Agreement to construct all streets and services in accordance with the approved composite utility plan.
20. That prior to Final Approval, the Applicant shall confirm to the satisfaction of the City Engineer that sufficient capacity exists within the downstream sanitary sewer system to accommodate the proposed development.
21. That prior to Final Approval, the Applicant shall confirm to the satisfaction of the City Engineer that sufficient capacity exists within the downstream stormsewer system to accommodate any flows from the site that are not being directed to the stormwater management facility to be constructed on-site.
22. That the owner agree to design and size the sanitary sewer system within the Plan of Subdivision to accommodate future flows from upstream areas including the Simons Subdivision, subject to cost sharing with the City for service over-sizing, to the satisfaction of the City Engineer.
23. That the owner shall agree in the Subdivision Agreement to design and construct suitable permanent fencing as required along the mutual boundary between any residential lot or future development block and any abutting open space or stormwater management area including Blocks 56, 57, 59, 60, 61 and the Parkway right-of-way.
24. That the owner shall erect a sign, to the satisfaction of the City depicting the approved Plan of Subdivision and Zoning, within 90 days of the date of Draft Plan Approval.
25. That the owner shall enter into an agreement with the Peterborough Utilities Services Inc. for water servicing.
26. That the owner make satisfactory arrangements with Peterborough Utilities Services Inc. and/or Hydro One Networks Inc. for the provision of electrical service to this plan.

27. That owner agree in writing to convey parkland dedication to the City in accordance with the *Planning Act* and Official Plan policy. For calculation purposes, lands within the regional floodplain, lands required as an environmental setback, and lands designated for stormwater management purposes shall not constitute any portion of the parkland dedication. Block 57 will be conveyed to the City for parkland purposes.
28. That prior to Final Approval the owner shall prepare a detailed landscape and planting plan for any plantings to occur on site including streetscaping, open space enhancement, slope stabilization, stormwater management etc. to the satisfaction of the City of Peterborough. Any plantings on-site must consist of trees and shrubs that are native to the Peterborough area.
29. That prior to Final Approval the owner shall prepare and agree to implement an invasive species (Buckthorn) management plan for areas affected by invasive species within Blocks 52, 53, 57 and Lots 21 to 26 to the satisfaction of the City of Peterborough.
30. That prior to Final Approval, the owner shall design and agree to implement a program to monitor the effects of the proposed development on groundwater quality and quantity for well users in the area. The program shall also contain provisions for future mitigation should the program results demonstrate a causal relationship between the proposed development and unacceptable levels of groundwater impact as deemed by the City Engineer, all to the satisfaction of the City Engineer.
31. Except where superseded by the requirements of Conditions 31 or 32, the owner shall agree in the Subdivision Agreement to implement the recommendations of the Raymond Street Extension Environmental Impact Study prepared by Niblett Environmental Associates (November 2009) to the satisfaction of the City Engineer and the Otonabee Region Conservation Authority.

Other Agency Conditions

32. That prior to Final Approval of the Plan of Subdivision and any on-site grading or construction, Otonabee Region Conservation Authority and the City Engineer must have reviewed and approved reports describing/containing:
 - a) The intended means of controlling stormwater runoffs 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 particles sizes down to 40 microns.*

- d) site soil conditions, including grain size distribution profiles;
- e) site grading plans;
- f) an impact assessment of the increased impervious surfaces and stormwater discharge to the watercourses on site;
- g) an assessment of the feasibility of the use of "enhanced infiltration" measures as described in the Ministry of the Environment (MOE) "Stormwater Management Planning and Design Manual", March 2003;
- h) detailed design of stormwater pond outfalls designed in consultation with a qualified fisheries biologist and Otonabee Conservation; and,
- i) the design of measures to prevent mixing of stormwater and groundwater in the stormwater management pond.

33. The Subdivision Agreement between the owner and the City of Peterborough shall contain the following provisions in wording acceptable to the Otonabee Region Conservation Authority and the City Engineer:
- a) That the owner agrees to implement the works referred to in Condition Nos. 30 and 31 inclusive. The approved reports should be referenced in the Subdivision Agreement.
 - b) That the owner 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 owner agrees to not undertake any clearing, grading and grubbing of the site during the main bird breeding season of May 1st to August 1st.
 - d) 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 clearance of these conditions, a copy of the Subdivision Agreement should be sent to Otonabee Region Conservation Authority.

34. 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.
35. a) Cogeco Cable Solutions shall confirm 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, 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 telecommunication 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.
36. That the Owner 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, mini-park and/or 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 and a poured concrete pad to City of Peterborough sidewalk specifications.
 - 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 metre 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 25mm.
37. That the Owner agree in the Subdivision Agreement to the following provisions in wording acceptable to 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 31, 32 and 33 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 Conditions 19 and 34 have been carried out to the their satisfaction. The letter from Bell shall include a brief but complete statement detailing how each condition has been satisfied.
3. Prior to Final Approval, the Director of Planning & Development Services shall be advised by Cogeco Cable Solutions that Conditions 19 and 35 have been carried out to their satisfaction. The letter from Cogeco shall include a brief but complete statement detailing how each condition has been satisfied.
4. Prior to Final Approval, the Director of Planning & Development Services shall be advised by Canada Post that Conditions 19 and 36 have been carried out to the their satisfaction. The letter from Canada Post shall include a brief but complete statement detailing how each condition has been satisfied.
5. Prior to Final Approval, the Director of Planning & Development Services shall be advised by the Enbridge Consumers Gas that Conditions 19 and 37 have been carried out to the their satisfaction. The letter from the Enbridge shall include a brief but complete statement detailing how each condition has been satisfied.
6. Prior to Final Approval, the Director of Planning & Development Services shall be advised by Peterborough Utilities Services Inc. (PUSI) that Conditions 19, 25 and 26 have been carried out to the their satisfaction. The letter from PUSI shall include a brief but complete statement detailing how each condition has been satisfied.
7. Prior to Final Approval, the Director of Planning & Development Services shall be advised by Hydro One Networks Inc. (HONI) that Conditions 19 and 26 have been carried out to the their satisfaction. The letter from HONI shall include a brief but complete statement detailing how each condition has been satisfied.

Otonabee Conservation
250 Milroy Drive
Peterborough ON K9H 7M9

Manager, Access Network
Bell Canada
183 Hunter St. W., Floor 2
Peterborough ON K9H 2L1

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

Hydro One Networks Inc.
Planning Department
913 Crawford Drive
Peterborough, ON K9J 3X1

Systems Planner
Cogeco Cable Solutions
P.O. Box 2290
1111 Goodfellow road
Peterborough ON K9J 7A4
Delivery Planner
Canada Post Corporation
1424 Caledon Place Box 25
Ottawa ON K1A OC1

Peterborough Utilities Services Inc.
1867 Ashburnham Drive
PO Box 4125, Station Main
Peterborough, ON K9J 6Z5

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.

NOTICE OF PUBLIC MEETING

TAKE NOTICE that pursuant to the *Planning Act*, R.S.O., 1990, c.P.13, the Planning Committee will hold a public meeting in the Council Chamber, City Hall, 6:30 p.m. on Monday, February 28, 2011 to consider the following applications under Sections 17, 34 and 51 of the *Act*.

1. **File:** O1005 / Z1013SB / 15T-10506
Address: 420 Simons Avenue, 748 Hemlock Street
Applicant: RD Land Corp.

The applicant has submitted an application for Draft Plan of Subdivision Approval together with applications to amend the Official Plan and Zoning By-law in order to develop a plan of subdivision consisting of 53 lots for single detached residential purposes, four blocks for future development purposes, a stormwater management facility, and open space areas associated with The Parkway road allowance, flood plain/creek buffer, and Raymond and Cochrane Park. The plan proposes to extend Raymond Street approximately 300 metres from its current terminus to terminate as a cul-de-sac approximately 100 metres east of Simons Avenue. The plan also proposes to extend Hemlock Street from its current terminus approximately 160 metres over City-owned lands (748 Hemlock Street) to intersect with proposed Raymond Street.

Please note that Staff's preferred layout for the proposed development differs from that of the Applicant. The Staff-preferred development concept, which will also be considered at the Public Meeting, would amend the Applicant's plan to provide for the development of up to 51 single detached residential lots and a street connection between Raymond Street and Simons Avenue.

The majority of the subject lands are part of an area that was annexed from the former Township of Smith-Ennismore-Lakefield on January 1, 2008 and have retained the previous Township land use designation and zoning since that time.

To permit this development, the applicant is proposing to designate portions of the property for residential and open space purposes and to recognize existing environmental features on-site in the Official Plan. Additionally, the applicant proposes to zone the property to permit the proposed single detached dwellings and open space uses as well as to preserve lands for future development purposes as a Development District.

2. **File:** O1006 / Z1017SB / 15T-10507
Address: 0 & 1224 Chemong Road
1339, 1345, 1349 & 1371 Hilliard Street
Applicant: Mason Homes Limited

The applicant has submitted an application for Draft Plan of Subdivision Approval together with applications to amend the Official Plan and Zoning By-law in order to develop a "new urbanist" plan of subdivision with up to 761 dwelling units consisting of a mix of single detached units, single detached and townhome units with rear laneways, medium density and high density residential units. Additionally, the plan proposes to establish a Community Nucleus commercial area in keeping with the draft Chemong Secondary Plan presented to City Council in November 2009, a Local Commercial shopping facility, a stormwater management facility, a centralized neighbourhood park and numerous smaller parks throughout the site. The plan provides for a main vehicular access to Chemong Road with potential street connections to County Road 19 and Milroy Drive. Additionally, the plan proposes to extend sanitary services through Milroy Park to the south and to potentially establish a service and/or trail corridor to Hilliard Street.

The subject lands are part of an area that was annexed from the former Township of Smith on January 1, 1998 and have mostly retained the previous Township land use designation and zoning since that time.

To permit this development, the applicant is proposing to establish a new Secondary Land Use Plan for the site, to designate portions of the property for residential (including medium and high density designations), open space and commercial purposes and to recognize existing environmental features on-site in the Official Plan. Additionally, the applicant proposes to zone the property to permit the proposed residential, open space and commercial uses as well as to permit secondary or accessory dwellings/suites in low and medium density residential districts.

BE ADVISED that if a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough before the proposed Official Plan Amendments are adopted, the Zoning By-laws are passed, and the approval authority gives or refuses to give approval to the draft plans of subdivision, the person or public body is not entitled to appeal the decision of City of Peterborough Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough before the proposed Official Plan Amendments are adopted, the Zoning By-laws are passed, and the approval authority gives or refuses to give approval to the draft plans of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of adoption of the proposed Official Plan Amendments, or of the refusal of a request to amend the Official Plan, the passing of the proposed Zoning By-laws, or of the decision of the City of Peterborough Council in respect of the proposed plans of subdivision, you must make a written request to the City Clerk at the address below.

ANY PERSON may attend the above Public Meeting and/or make written or verbal representation, either in support of or in opposition to the application. (Please quote appropriate file number).

ADDITIONAL INFORMATION relating to these applications may be obtained from the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m., Monday to Friday), or by contacting the Planning Department at 742-7777 – Brad Appleby at ext. 1886 (email bappleby@peterborough.ca)

Staff reports will be available by 2:00 p.m., Friday, the 25th day of February, 2011.

Dated at the City of Peterborough this 8th day of February, 2011.



Nancy Wright-Laking, B.A., C.M.O.
City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9
nwright-laking@city.peterborough.on.ca

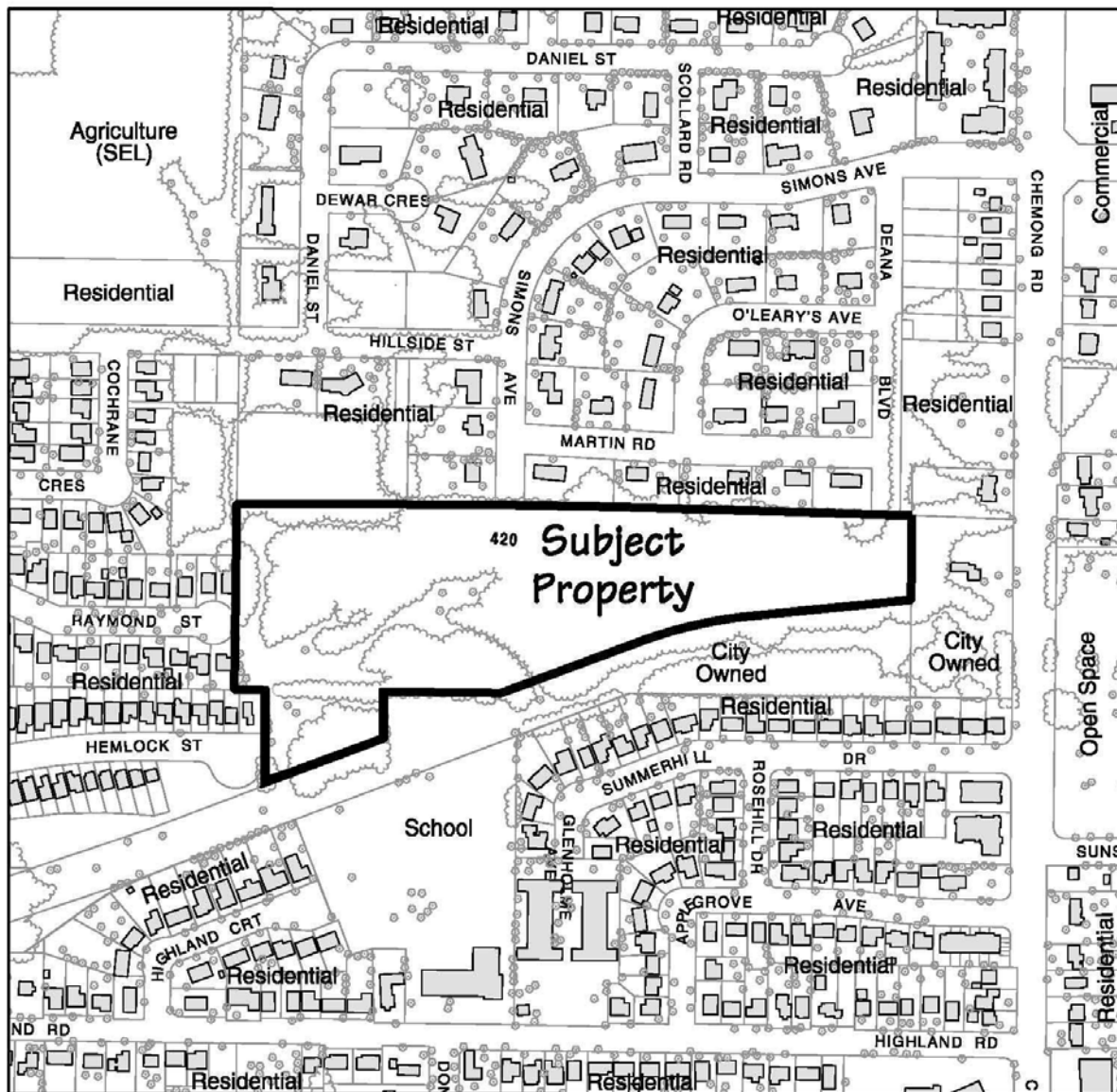
www.peterborough.ca

Land Use Map

File # z1013sb,O1005,15T-10506

Property Location: 420 Simons Ave. & 748 Hemlock St.

EXHIBIT B
SHEET 1 of 1

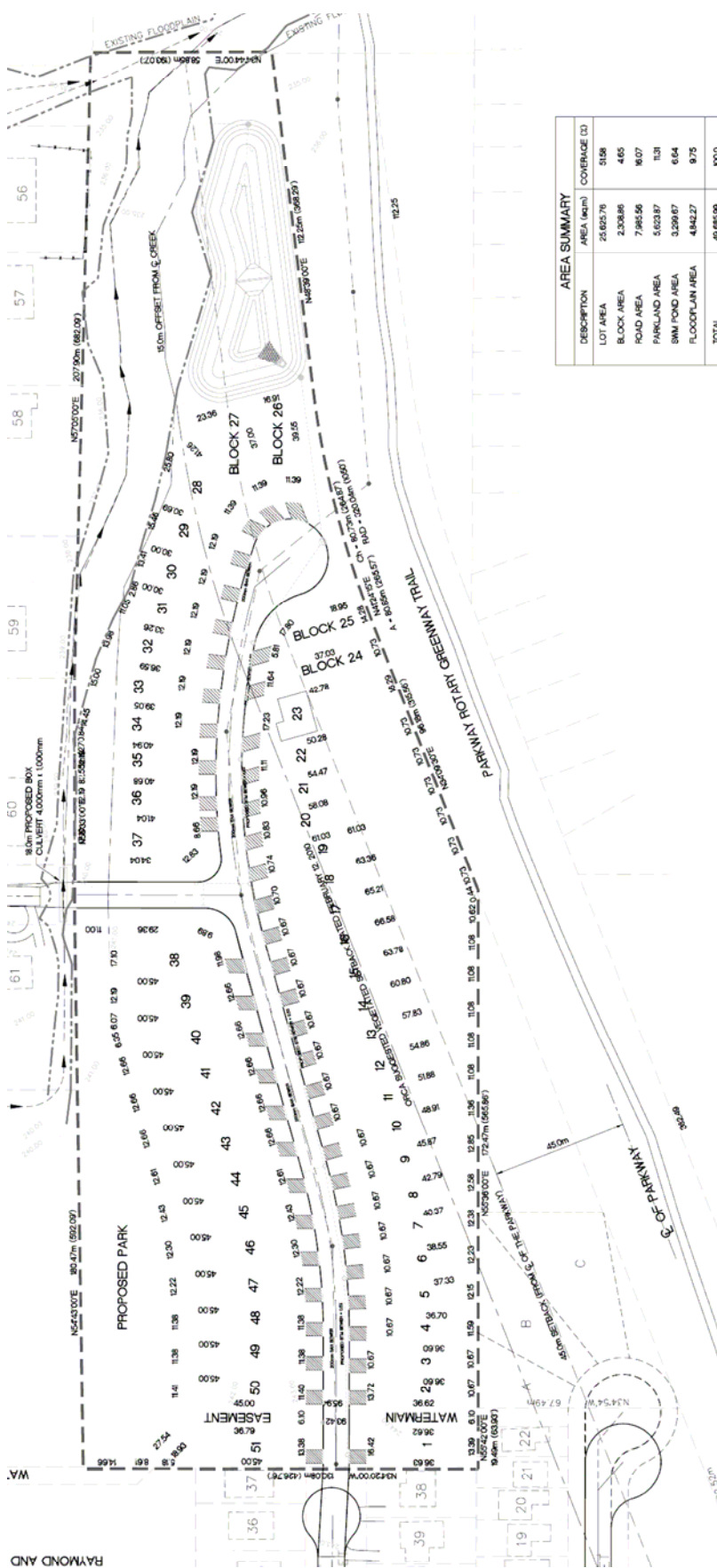


The City of Peterborough Planning Division

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Date - May 2010
Dwg. by - CBerry
Scale - 1:4000



AREA SUMMARY		
DESCRIPTION	AREA (sqm)	COVERAGE (%)
LOT AREA	25,652.76	53.96
BLOCK AREA	2,358.86	4.65
ROAD AREA	7,485.56	15.07
PARKLAND AREA	5,023.87	10.31
SWM POND AREA	3,299.67	6.64
FLOODPLAIN AREA	4,842.27	9.75
TOTAL	45,663.00	90.00

REVISED DRAFT PLAN OF SUBDIVISION SUBMISSION SEPTEMBER 2010

EXHIBIT C
SHEET 2 of 3

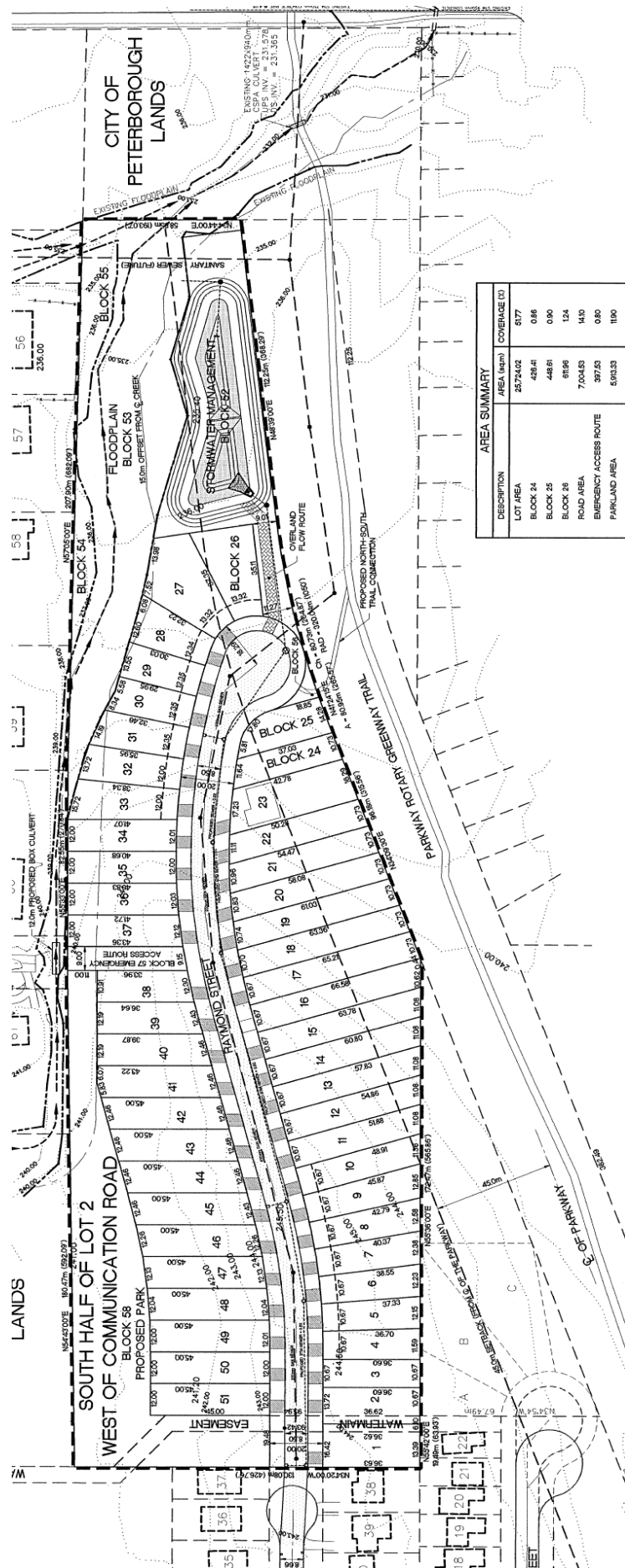


EXHIBIT C
SHEET 3 of 3

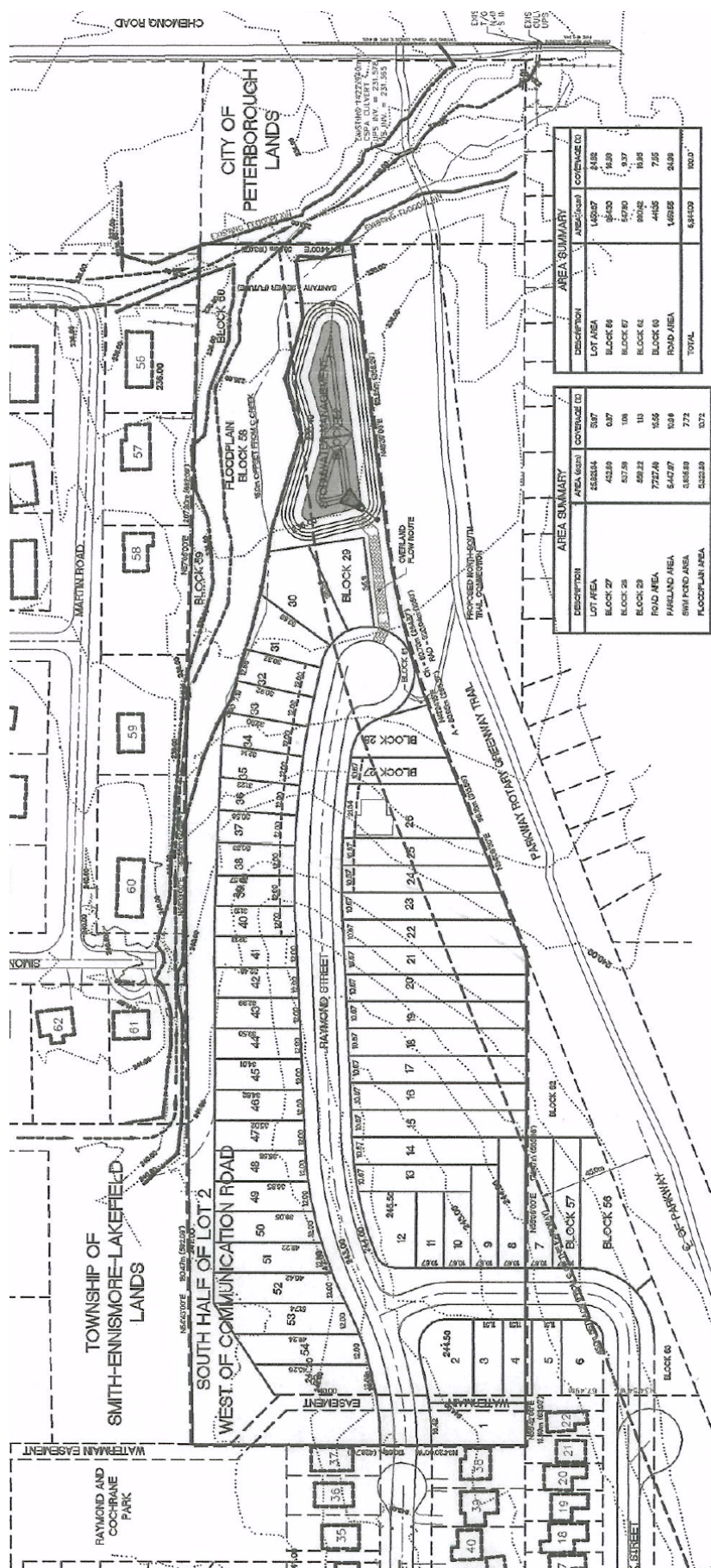


EXHIBIT D
SHEET 1 of 1

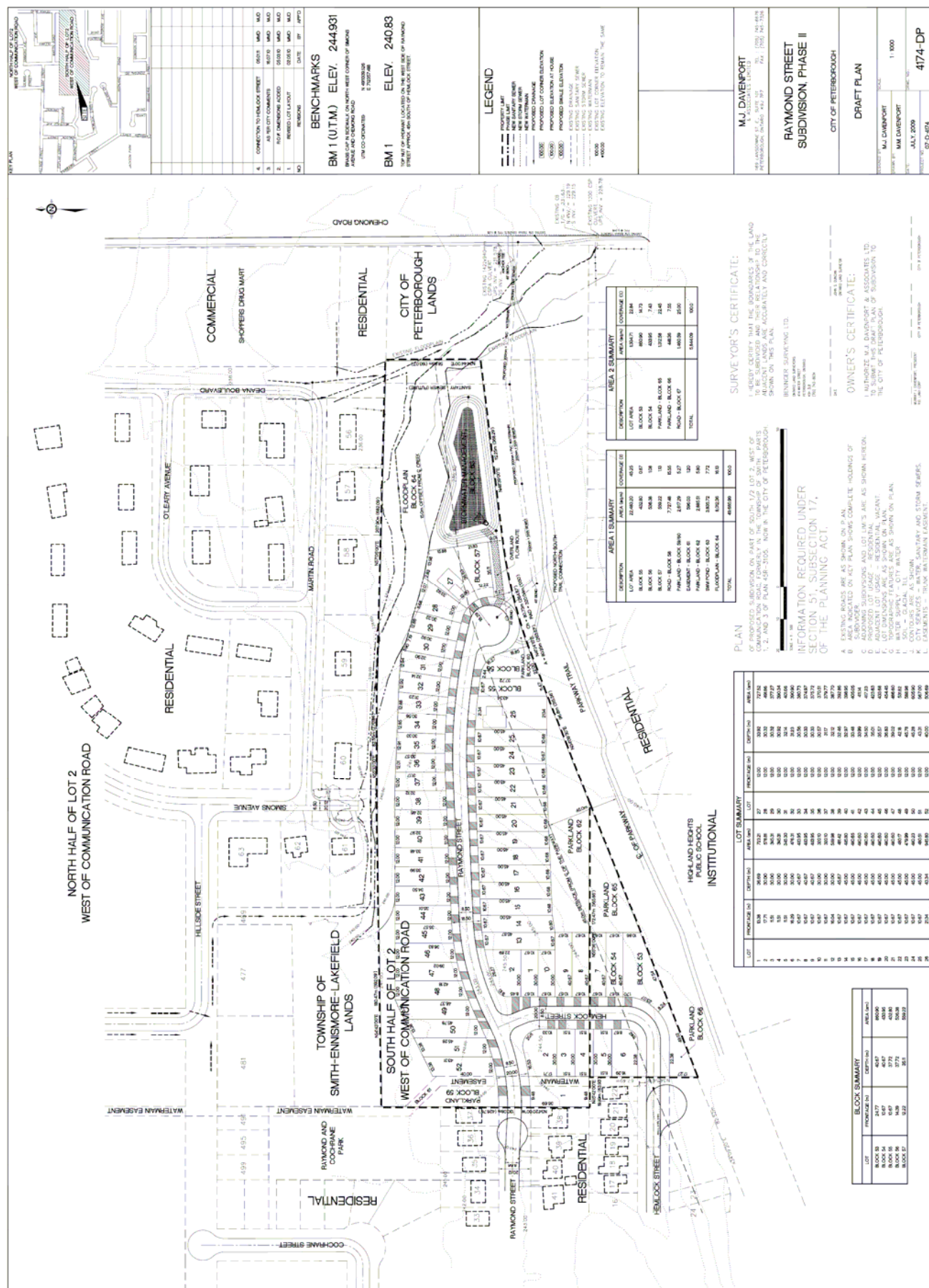
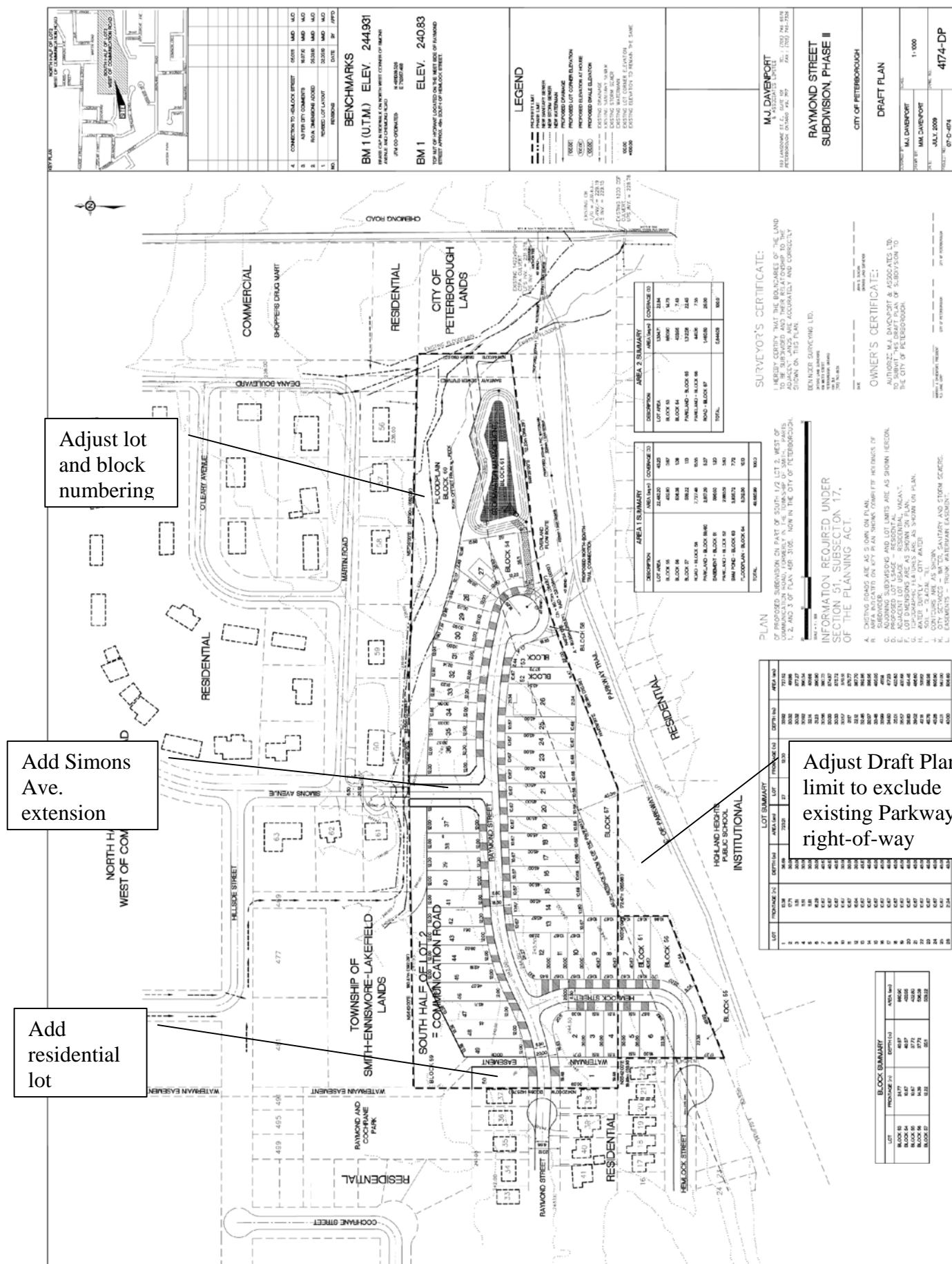
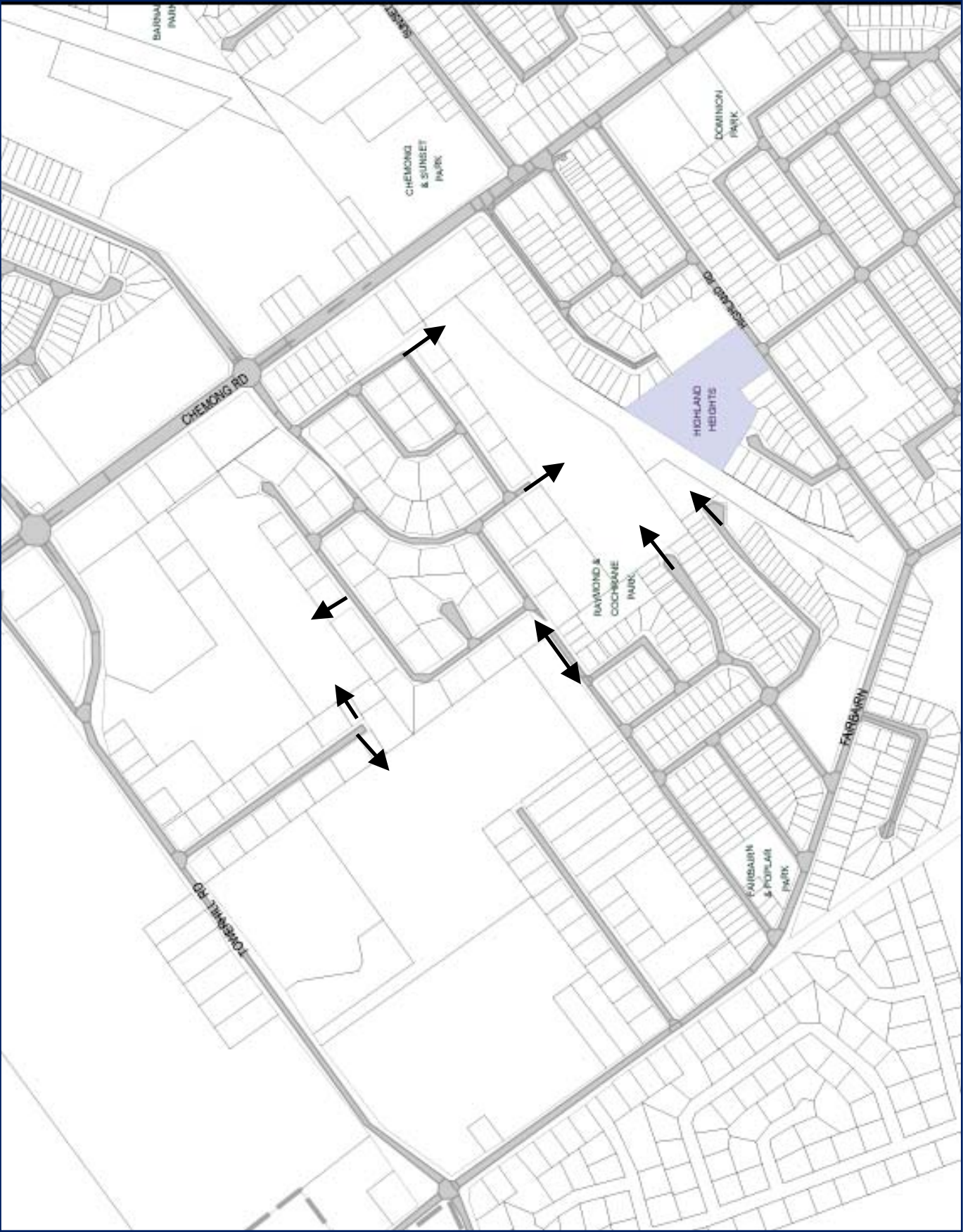


EXHIBIT E
SHEET 1 of 1



THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 11-_____

BEING A BY-LAW TO ADOPT AMENDMENT NO. ??? TO THE
OFFICIAL PLAN OF THE CITY OF PETERBOROUGH FOR THE
PROPERTY AT 420 SIMONS AVENUE

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. Schedule 'A' – Land Use of the Official Plan of the City of Peterborough is amended to change the land use designation on the lands **from Urban Fringe Control Area (Smith) to Residential** in accordance with the Schedule 'A' attached hereto.
2. Schedule 'C' – Natural Areas & Flood Plain of the Official Plan of the City of Peterborough is amended to add Natural Areas and Corridors and Flood Plain Area in accordance with the Schedule 'B' attached hereto.
3. Schedule 'D' – Development Areas of the Official Plan of the City of Peterborough is amended to add lands to Stage 2 in accordance with the Schedule 'C' attached hereto.

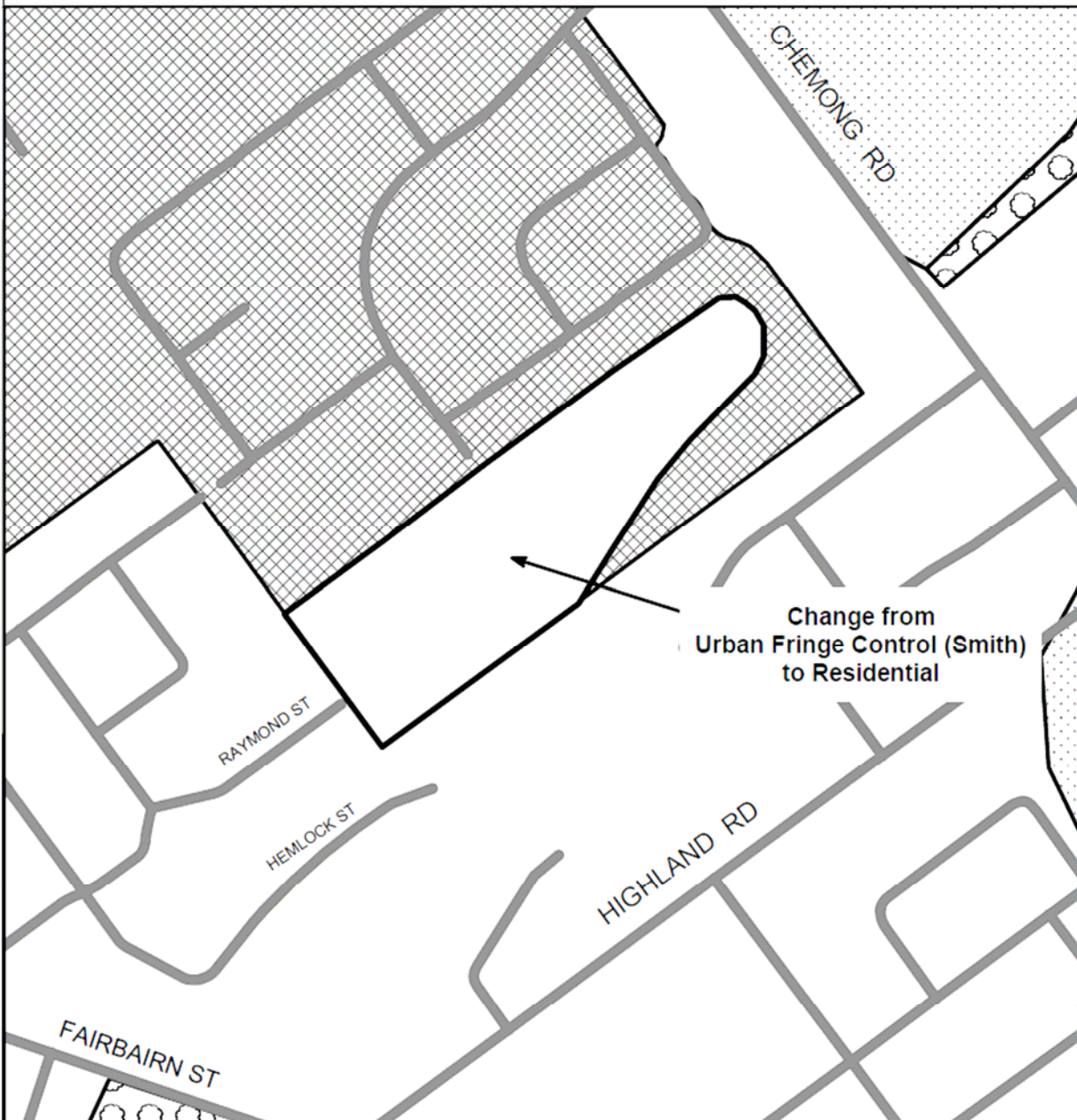
By-law read a first, second and third time this day of _____, 2011.

Daryl Bennett, Mayor

Nancy Wright-Laking, City Clerk

Schedule A

Official Plan Amendment to Schedule - A Land Use



City of
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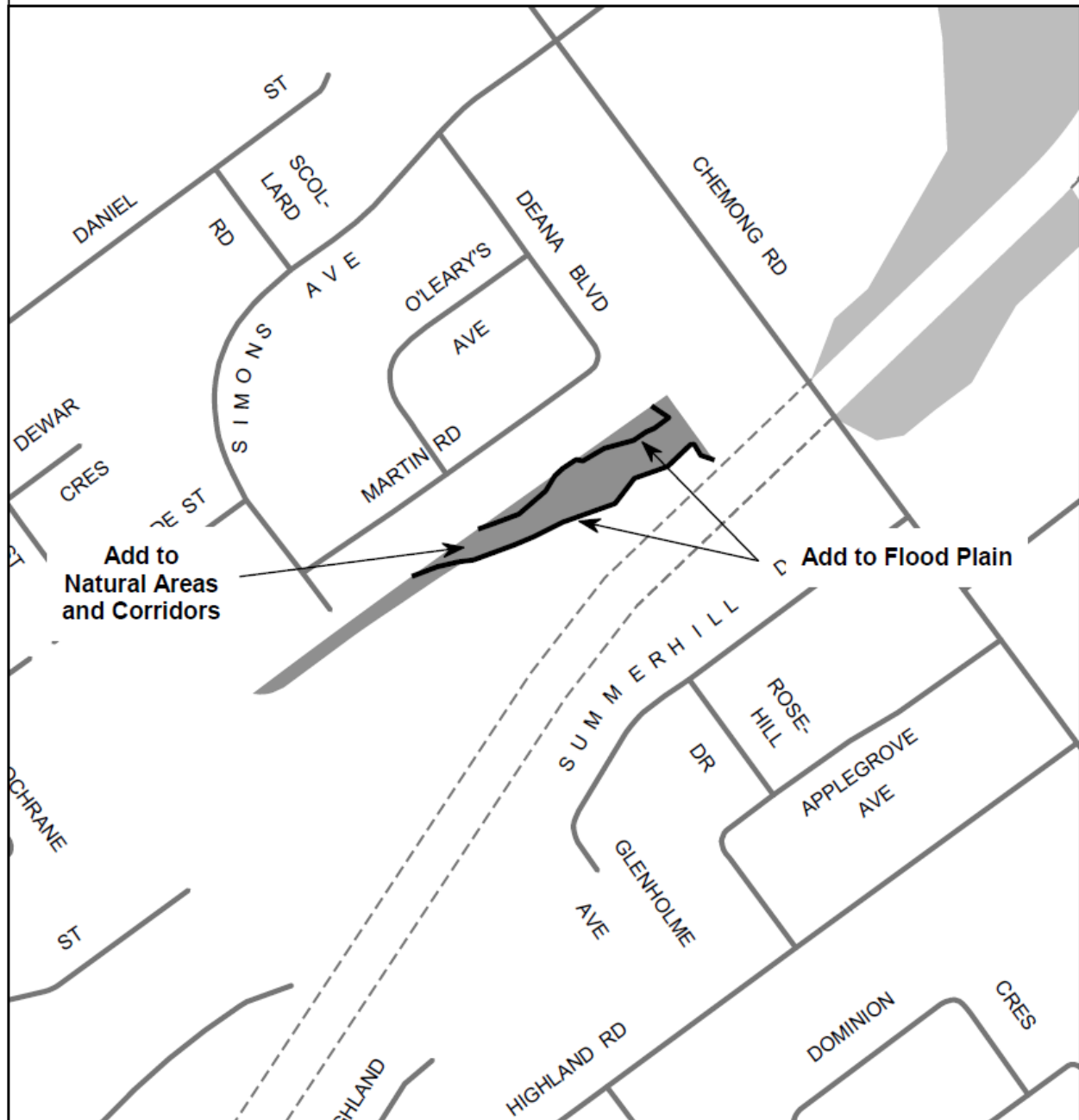
File: O1005
15t-10506



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Schedule B

Official Plan Amendment to Schedule - C Natural Areas & Flood Plains



City of
Peterborough

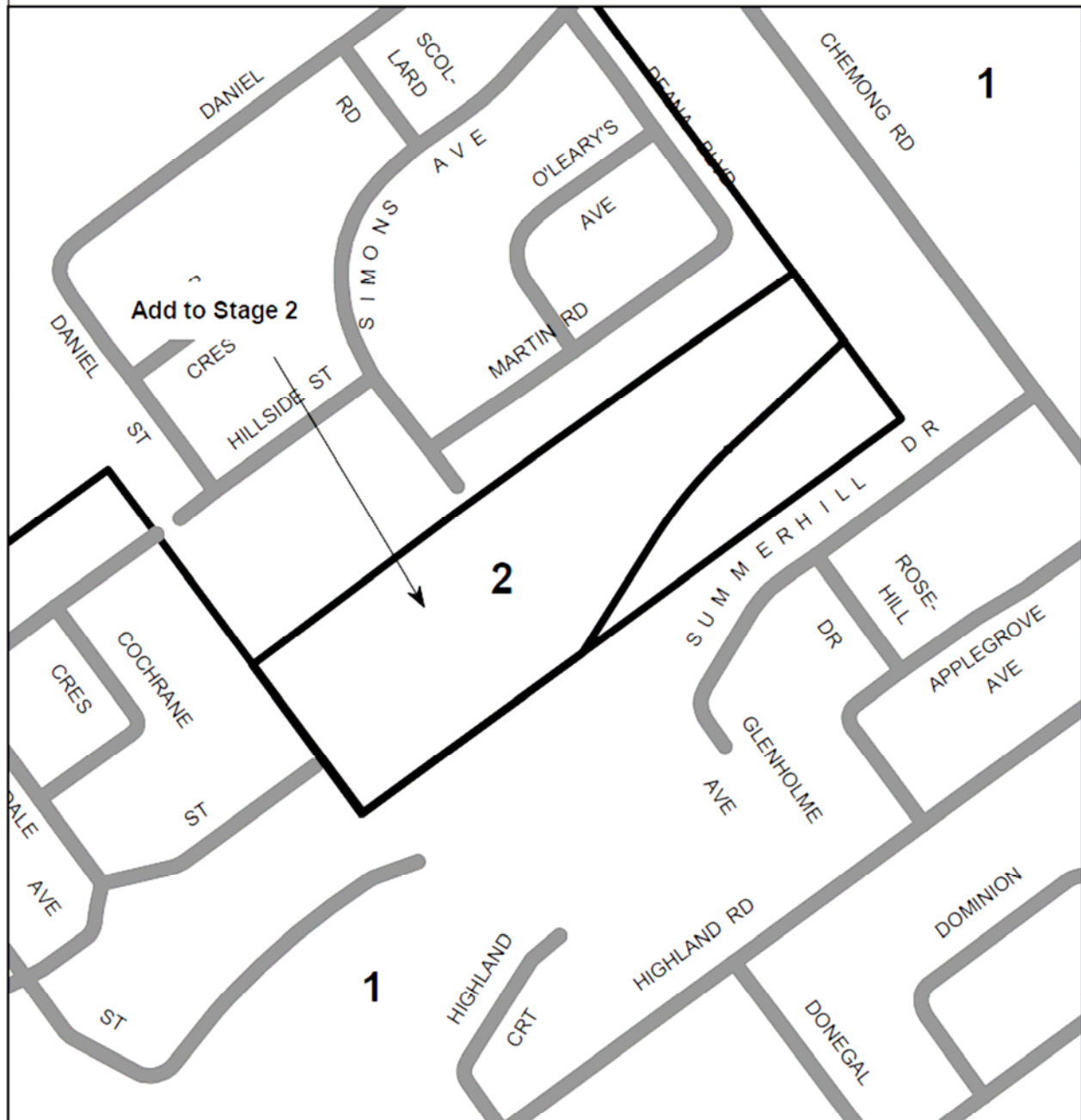
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File: O1005
15T-10506

Scale: 1:4000

Schedule C

Official Plan Amendment to Schedule - D Development Areas



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File: O1005
15T-10506



Scale: 1:4000

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 11-_____

BEING A BY-LAW TO AMEND THE ZONING BY-LAW FOR THE
PROPERTIES AT 420 SIMONS AVENUE AND 748 HEMLOCK STREET

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. **Map 6** forming part of Schedule 'A' to By-law 1997-123 is amended by changing the area shown on the sketch attached hereto as Schedule 'A' **from A1(Smith) to R.1-'H', R.1,1r,2r,8z-'H', R.1,1j,2j,8z-'H', OS.1, OS.2 and D.1; and from R.1,1m,2m to R.1,1r,2r,8z-'H', OS.2 and D.1.**
2. The 'H' – Holding Symbol will be removed upon registration of the Plan of Subdivision in the Land Registry Office.
3. The By-law shall come into effect upon the approval of Official Plan Amendment No. ???.

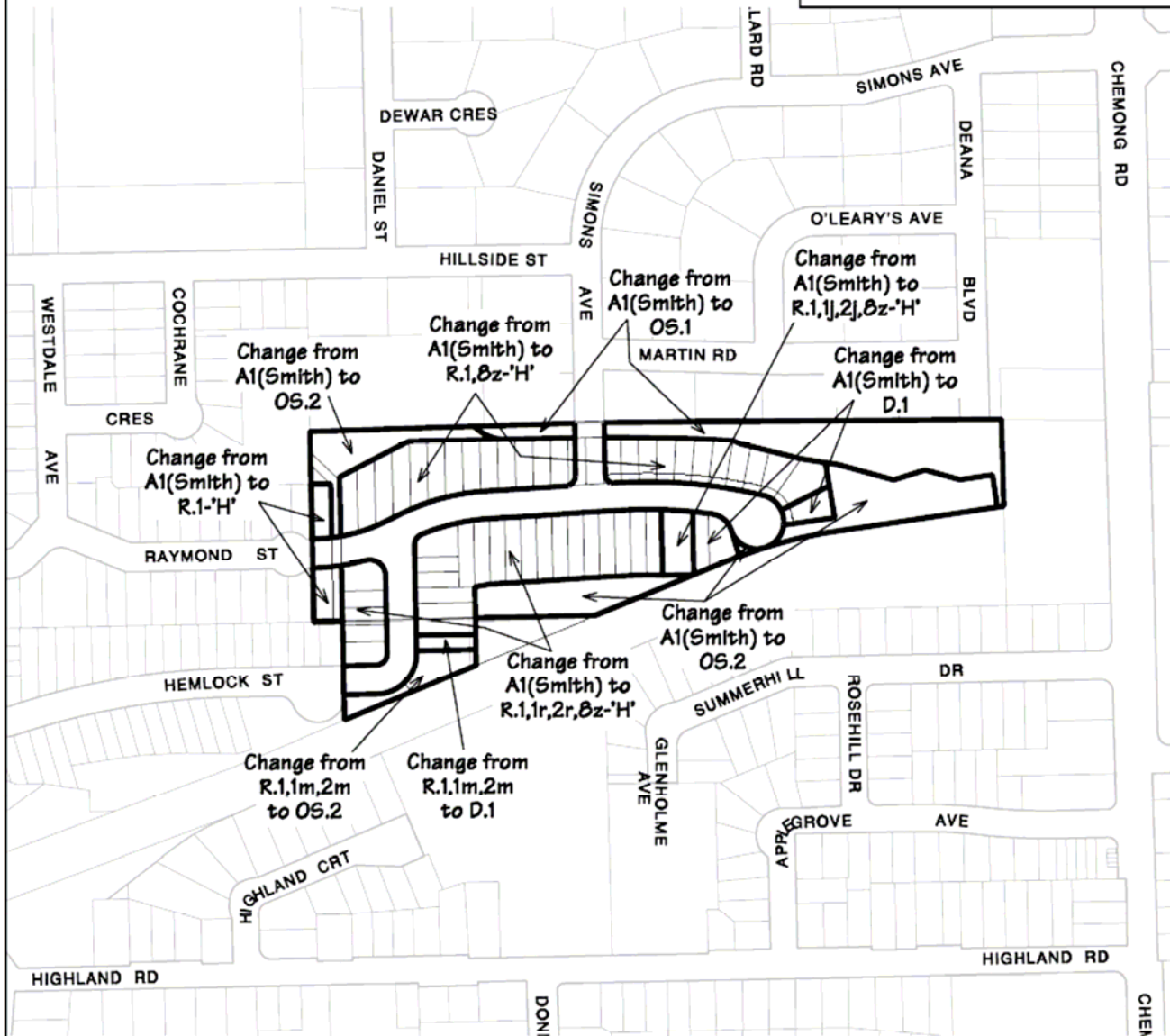
By-law read a first, second and third time this day of _____, 2011.

Daryl Bennett, Mayor

Nancy Wright-Laking, City Clerk



SCHEDULE 'A' TO
BYLAW 2011 -
PASSED THE DAY
OF 2011
MAYOR
CLERK



City of
Peterborough

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File: z1013sb Scale: 1:4000

Raymond Street Subdivision: Public Comments Summary

ISSUE:

Permanent vehicular connection between Simons Avenue and Raymond Street

1. Making the connection will create a high-traffic arterial route between Chemong Road and Fairbairn Street that will be preferred by drivers over other existing routes such as Towerhill Road, Highland Road and Wolsely Street and will therefore require the City to pay for costly upgrades such as urbanization of Simons Subdivision and installation of City services.
2. If a traffic study is required to assess the impacts that opening Raymond Street up to Simons Avenue will have, shouldn't this study be completed before the application is presented to Council for a decision?
3. Roads may need to be widened, residents may lose property to expropriation.
4. Potential loss of property value for existing residents.
5. Simons Avenue is unsuitable to accommodate additional traffic due to its age and deteriorating condition, rural nature of construction, lack of sidewalks and lack of illumination; additional traffic would create a safety hazard for both drivers and residents.
6. Making connection will increase in noise and air pollution within the neighbourhood.
7. The connection will draw traffic through the neighbourhood area from Towerhill Road, Hilliard Street, Fairbairn Street, Lily Lake Road and Chemong Road.
8. The intersection of Chemong Road and Simons Avenue will become dangerous with added traffic. Many residents note that:
 1. the function of this intersection is already hindered by dental clinic and apartments;
 2. there is a high potential for accidents for people turning left off Chemong Road into the Simons Subdivision;
 3. accidents have already been reported at this intersection; and,
 4. pedestrians often do not obey traffic signals at this location.

9. Raymond Street is not suitable for accommodating additional traffic because it has no sidewalks and because it is already difficult to exit Raymond Street onto Fairbairn Street during the morning rush hour and during baseball games at Poplar Park.
10. Residents do not want additional traffic on Raymond Street.
11. Fairbairn Street is not suitable for accommodating additional traffic because it is already too busy and unsafe for children and pedestrians.
12. Speeding is problematic on Fairbairn Street.

ISSUE:

Flooding/stormwater management:

13. Residents note that the Simons Subdivision area was impacted significantly during 2004 flood because of overland flow from upstream areas. Accordingly, residents feel that the City should look at solving existing flooding problems for the Simons subdivision and the areas that may develop in the future to the north and northwest before considering the proposed development.
14. If the streets within the Simons Subdivision are urbanized, will the potential for flooding increase?
15. If the existing ditches along the roads in the Simons Subdivision need to be removed, would surface runoff be directed back towards homes in the Simons Subdivision?
16. Will tree removal and an increase in impervious cover within the proposed development result in an increased flood risk for both the proposed development and the existing neighbourhood?
17. As an alternative to development, has the City considered using the proposed development site for a large stormwater management pond similar to the ponds developed east of Chemong Road (behind Wal-Mart) in order to restrict flow from the area to Jackson Creek during storm events and to help protect downtown having a 2004-style flood again in the future?

ISSUE:

Groundwater and Wells

18. Residents note that the area has a high water table. Are the subject lands suitable for development?

19. If streets within the Simons Subdivision roads are eventually urbanized and widened, will existing wells need to be decommissioned in order to maintain a proper separation between wells and streets?
20. If streets within the Simons Subdivision are eventually urbanized, and additional traffic is introduced to the neighbourhood, will existing wells face a greater risk of contamination from increased road salt use, oil leakage etc.?
21. Will the proposed development affect groundwater quality or quantity for existing wells? (Simons Subdivision residents report a change in their water quality following commercial development to the north and along Chemong Road)
22. Can the City guarantee that the proposed development will not impact groundwater quality or quantity for existing wells?
23. If the proposed development does impact groundwater quality or quantity for existing well users, will the City offer compensation for those affected residents?
24. Due to the soil conditions and groundwater measurements taken by Geo-Logic Inc. during the geotechnical investigation at the site of the proposed development it is "expected that some groundwater seepage into open excavations will be encountered". Pumping from collection sumps to acceptable outlets has been recommended to control groundwater seepage and infiltration during excavation. Where will the outlets for discharge be located? How will groundwater control and dewatering during the excavation in the proposed development impact groundwater levels in surrounding areas? If there are heavy rains during construction and sediment accumulates in the collection sumps will they be cleaned out and where will the sediment be taken?

ISSUE:

Installation of Services in Simons Subdivision

25. Residents note that their wells and septs are reaching the end of their lives and need to be upgraded and/or replaced.
26. Residents note that storm drains (culverts) need to be replaced in the subdivision because of damage caused by heavy City trucks driving over them
27. Residents previously advised by former Mayor Ayotte that the owner of each lot in the Simons Subdivision would need to pay approximately \$71,000 per lot to have the subdivision serviced and that the subdivision is not eligible for City funding under current City procedures. Residents indicate they are not willing to pay this cost for servicing because their taxes have risen since amalgamation without any discernable improvement in service.

28. Who will pay for urbanizing Simons subdivision if it is necessary and who pays for decommissioning wells and septic systems if the new development makes it necessary?
29. If the Simons subdivision is urbanized, where would foundation drainage from sump pumps go?
30. What is the current estimated cost to provide water and sanitary sewer services to the Simons Subdivision?
31. Residents note that existing storm sewers on older parts of Raymond Street and Hemlock Street can not handle more development.

ISSUE:

Loss of Greenspace

32. Residents are concerned about the lack of areas green areas for children to play.
33. Will the over-hanging trees on Raymond Street need to be removed to make way for construction vehicles?
34. Where will wildlife go if this parcel develops?
35. Residents believe the development of this property is environmentally irresponsible and that the loss of trees will reduce air quality.
36. In the first version of the Draft Plan a park was proposed as part of the development? Why has the park been taken out of subsequent versions of the plans?

OTHER QUESTIONS/CONCERNS

37. Where will people come from to buy the homes and will job growth complement population growth?
38. Some residents feel that the proposed housing is high density compared to existing homes in the area and question whether the development will result in more crime in the neighbourhood?
39. Residents believe the proposed housing will change the character of the neighbourhood.
40. Where will construction vehicles access the site?
41. Will Hillside Street and Hillview Drive be connected to this subdivision?

42. ORCA comments indicates that the Environmental Impact Study “did not evaluate the impact of the increased impervious surfaces and stormwater discharge to the watercourses on site”. Will this analysis be conducted and when? Will residents have access to the results of this analysis?
43. Does Simons Avenue meet the minimum fire route requirements? For example, it is a rural road and has not been constructed to support the expected loads imposed by fire fighting equipment, it does not have any turn-around facilities in the dead end portions of the subdivision for fire trucks, nor do we have any fire hydrants. How will Simons Avenue being designated as a fire route impact parking on the streets? The overflow of dental patients from the dental clinic park on the road at the entrance to the subdivision and sometimes alongside the apartments. This is because the dental clinic parking lot is sometimes full. As a fire route this is going to be a concern.

Resident Suggestions:

44. Some residents recommend that Simons Avenue should not be extended to connect to the proposed development because of issues related to wells, septs, storm drains, and road conditions and that the most economical solution for both the City and residents would be for the developer to use Hemlock Street as the access road to his proposed subdivision since it is already paved and leads directly to the development.
45. A study should be completed to assess potential impacts to groundwater resources and to help inform stormwater management priorities.
46. A traffic study should be done to assess the potential impact of connecting Raymond Street to Simons Avenue and to assess the physical viability of Simons Avenue for accommodating additional traffic.
47. Maintain property as a park rather than develop for housing.
48. Build Parkway instead.
49. Explore a trail link to Highland Heights Public School.
50. Direct growth to downtown and leave this property for open space.
51. ORCA has recommended a 15 m wide buffer on either side of the two watercourses within the proposed development to protect fish and fish habitat. Furthermore, they recommend a 45 m setback from the Parkway Trail to maintain landscape connectivity. In addition to these buffers residents recommend that the vegetation behind the houses on Martin Road between the proposed development should remain in place. This will help prevent erosion, maintain pervious surface for stormwater to infiltrate, and will preserve groundwater recharge in that area. It is imperative that we protect the quantity and quality of our groundwater because we are relying on this source for our drinking water.