



City of
Peterborough

To: Members of the General Committee

From: Cynthia Fletcher, Commissioner of Infrastructure and Planning Services

Meeting Date: September 3, 2019

Subject: Report IPSPL19-024
Ashborough Village Follow-up Information Report

Purpose

A report to update Council on the status of planning for transportation improvements, commercial uses, environmental protection and public art as part of Draft Plan of Subdivision 15T-17501 (Ashborough Village).

Recommendation

That Council approve the recommendation outlined in Report IPSPL19-021, dated September 3, 2019, of the Commissioner of Infrastructure and Planning Services, as follows:

That Report IPSPL19-024 be received for information.

Budget and Financial Implications

No budget or financial implications will result from the decision to approve the above recommendation.

Background

On September 10, 2018, Council granted approval to Draft Plan of Subdivision 15T-17501 (Ashborough Village, Phase 1) subject to conditions. A copy of the plan and conditions is attached hereto as Exhibits A and B respectively. As part of their decision, Council passed the following resolution:

- “h) That staff report to Committee in the spring of 2019 on the status of the Transportation Plan, the Commercial Block, the Environmental Impact and, opportunities for public art.”

This report is intended to provide Council an update on each of these items.

Transportation Plan

During Council’s consideration of the draft plan of subdivision, significant public concern was raised about transportation and the ability for area roads to handle the traffic that will be generated by the development.

As detailed in report IPSPL18-023, traffic studies completed in support of the development identified several external road network improvements that will be needed to support this development and background traffic growth in the study area. Most of the required road improvements are triggered by both the subdivision and development in the broader area, background traffic growth, limited crossing points of Trent-Severn Waterway and the Otonabee River and concerns raised by Parks Canada with respect to the proximity of Ashburnham Drive to its facilities. Also identified are intersection improvements at Television Road and Paul Rexe Boulevard, temporary improvements at the intersection of Old Norwood Road and Ashburnham Drive, left turn enhancements on Television Road at mixed use Block 55, and profile improvements on Old Norwood Road. To address these broader issues, Council approved \$250,000 in the 2019 Capital Budget concurrent with its approval of the Ashborough Village subdivision for the completion of an East Side Transportation Study. The East Side Transportation Study will review all modes of travel and develop recommendations to improve transportation services for areas east of the river to ensure the study area efficiently connects to the rest of the City. Roadway capacity deficiencies, including capacity of the key bridges crossing the Trent Severn waterway and the Otonabee River, will be assessed relative to the long-term growth potential of the East Side of the City, and the study will identify potential improvements and estimate capital costs.

In April 2019, Council expanded the scope of work for the study to include a Municipal Class Environmental Assessment (EA) for the realignment and extension of Ashburnham Drive and pre-committed an additional \$600,000.00 toward the project in the 2020 Capital Budget. As detailed in Report IPSTR19-006, a realignment and extension of Ashburnham Drive is sought to improve the road’s ability to accommodate development in the area, to address operational concerns with the road’s current alignment raised by

Parks Canada, to improve aesthetics in the vicinity of the Lift Lock and Canal, and to address a 2002 Transportation Master Plan recommendation for the extension of Ashburnham Drive to Parkhill Road.

Award of a consulting assignment for the East Side Transportation Study and Municipal Class EA is expected fall 2019. Once the project is awarded, the study will take approximately 18 months to complete. Once complete, the East Side Transportation Study will identify an integrated set of improvements to address and support existing and future long-term needs. Recommendations could include improvements both in the immediate vicinity of Ashborough Village and in the broader area east of the river. This study will satisfy Phases 1 and 2 of the 5-step Municipal Class EA process (i.e. identify need for projects and examine alternative solutions) and the results can be integrated in the City's pending Transportation Master Plan Update which will be completed by November 2021 (Report IPSTR19-003, Council Resolution May 27, 2019).

Implementation of projects recommended in the East Side Transportation Study will proceed as future budget approvals allow and will require the completion of steps 3 to 5 of the Municipal Class EA planning process, which culminates in the preparation of a preliminary design and the preparation of an Environmental Study Report for each project.

Condition No. 22 in Exhibit 2 requires the East Side Transportation Study to be sufficiently drafted to the point that it has been determined that no significant changes are required to the Draft Plan of Subdivision, to the satisfaction of the Commissioner of Infrastructure and Planning. This condition will ensure that the study has sufficient flexibility to consider all transportation solutions for the area before the draft plan of subdivision proceeds to construction.

With respect to Ashburnham Drive, completion of a Municipal Class EA will both confirm the alignment of Ashburnham Drive in the vicinity of the Ashborough Village subdivision and grant the project approval under the Environmental Assessment Act. Following that approval, the City can proceed with completing the detailed design and obtaining the permits necessary for construction, subject to budget approval. Confirming the alignment of Ashburnham Drive will allow for the City to complete the land use planning for Ashborough Village Phase 2 lands (the Lift Lock Golf Club) and the remainder of the Lift Lock Secondary Plan area.

Commercial Uses

Some members of the public and Council have expressed concern with the proposed location of commercial uses in the subdivision plan.

Presently, Block 55 is zoned to permit high density residential uses together with up to 2,000 square metres of small-scale, local commercial uses. Block 55 is located directly opposite another site that is planned for up to 7,900 square metres of commercial uses in

the Township of Otonabee-South Monaghan. Block 55 is located along Television Road and is somewhat isolated from the rest of the subdivision by a corridor of flood plain and open space. To access the site, pedestrians or cyclists in the subdivision will need to travel along Television Road. Some members of Council expressed a desire to see these commercial uses better integrated with the rest of the subdivision in order to facilitate a complete community.

As part of the conditions that Council imposed on the development, the developer is required to investigate the feasibility of providing an off-road trail connection through the flood plain and open space lands to better connect Block 55 to the rest of the subdivision. At this time, the developer is starting to conduct this work in consultation with the City and the Otonabee Region Conservation Authority (ORCA).

The zoning for the subdivision is generally permissive which means that it allows for certain uses to occur however it does not require certain uses to occur. With respect to commercial opportunities, the zoning by-law allows for commercial uses to establish on Block 55 however it does not obligate the developer to provide commercial uses. If Council wishes to see commercial uses better integrated with the subdivision, opportunity will exist through the completion of the Liftlock Secondary Plan and the planning for the Phase 2 Ashborough Village lands (i.e. the Lift Lock Golf Club lands) to plan for commercial uses in closer proximity to the subdivision.

Environmental Impacts

At the public meeting for Ashborough Village held at General Committee on August 27, 2018, some questions were raised about the adequacy of the Environmental Impact Study (EIS) prepared in support of the development. Specifically, some residents expressed concern with the wildlife surveys conducted for the study and questioned whether the site should be considered significant wildlife habitat under provincial policy. Additionally, at the time, there was an outstanding question of whether the wetland pockets on site should be complexed with the nearby Downer's Corners Provincially Significant Wetland (PSW).

Since that time, the Ministry of Natural Resources and Forestry (MNRF) has agreed with rationale provided by the applicant's natural heritage consultant confirming that the wetland pockets on site are separate from the Downer's Corners PSW and do not lend themselves to being complexed with the PSW.

With respect to significant wildlife habitat, both ORCA and MNRF have reviewed the EIS submitted for the development. Based on the material reviewed, neither agency has suggested that the site should be considered significant wildlife habitat. The MNRF has noted that Barn Swallow is present within a barn on the property. Where a barn containing habitat for Barn Swallow is proposed to be removed, the **Endangered Species Act** and its regulations establish a procedure to allow that removal to proceed. Prior to final approval of the subdivision, the applicant is required to demonstrate that it

has undertaken any avoidance or mitigation measures required under the Endangered Species Act.

The conditions of approval listed in Exhibit B include several conditions related to natural heritage. Specifically, before the plan can be granted final approval, the applicant must:

- receive clearance from the Department of Fisheries and Oceans Canada, if fisheries are to be impacted;
- submit a final EIS to the satisfaction of ORCA and the City that consolidates all addendums issued;
- agree to not undertake certain works during the peak bird breeding season; install fencing to protect potential turtle nesting areas; develop an environmental monitoring plan; and,
- distribute a Homeowner Natural Systems Stewardship brochure.

Currently, the applicant is working to complete the consolidated EIS, has been finalizing the terms of reference for environmental monitoring, and has been actively collecting baseline data for the environmental monitoring.

Public Art

Some members of Council have questioned whether opportunity exists to establish public art within the development.

Presently, in accordance with the City's Public Art Policy, the City has a goal of committing 1% of the annual Capital Levy for the purchase of new public art works and the management and maintenance of existing art works. Furthermore, through this policy, the City will also encourage private developers to introduce their own public art installations and will pursue public-private partnerships with businesses to establish public art. In the 2019 Capital Budget, Council has approved \$101,100.00 of funding from the Capital Levy for public art that will be used to support new projects in the downtown, an installation at the new arena complex when it is built, and a public art program for youth.

In the Ashborough Village subdivision, opportunity may exist to install public art at the planned park site at Block 64. In accordance with the conditions of approval, the applicant is required to convey parkland to the City in accordance with **Planning Act** and Official Plan standards. However, the applicant is not required to install recreational facilities or public art within that parkland, as that responsibility currently rests with the City once the developer has prepared and landscaped the site to City standards. Accordingly, once the City assumes responsibility for the programming and development of the park site, the City could install art at that location. Alternatively, the City is also

willing to explore a public-private partnership with the applicant to install public art at the park site.

Planning and Arts Culture and Heritage staff will work together with the Arts Culture and Heritage Committee to make recommendations and look for opportunities to collaborate with Parks and Recreation staff in the development of these spaces.

Looking forward, staff anticipates that Phase 2 of the Ashborough Village subdivision, which will encompass the north portion of the Lift Lock Golf Club, will create significant parkland and open space areas adjacent to the Trent-Severn Waterway and the Lift Lock. Given the historic significance of those features and prominence that the Lift Lock holds as a tourism and recreation hub, staff suggest that significant opportunity will also exist to establish public art in the next phase of development.

Summary

This report is intended to provide an update, as requested by Council, on the Transportation Plan, the Commercial Block, the Environmental Impact and opportunities for public art, as related to the Ashborough Village Phase 1 Draft Plan of Sub-Division.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Attachments:

Exhibit A – Draft Plan of Subdivision 15T-17501
Exhibit B – Conditions of Approval for Draft Plan of Subdivision 15T-17501

Exhibit A, Page 1 of 1, Draft Approved Plan of Subdivision 15T-17501

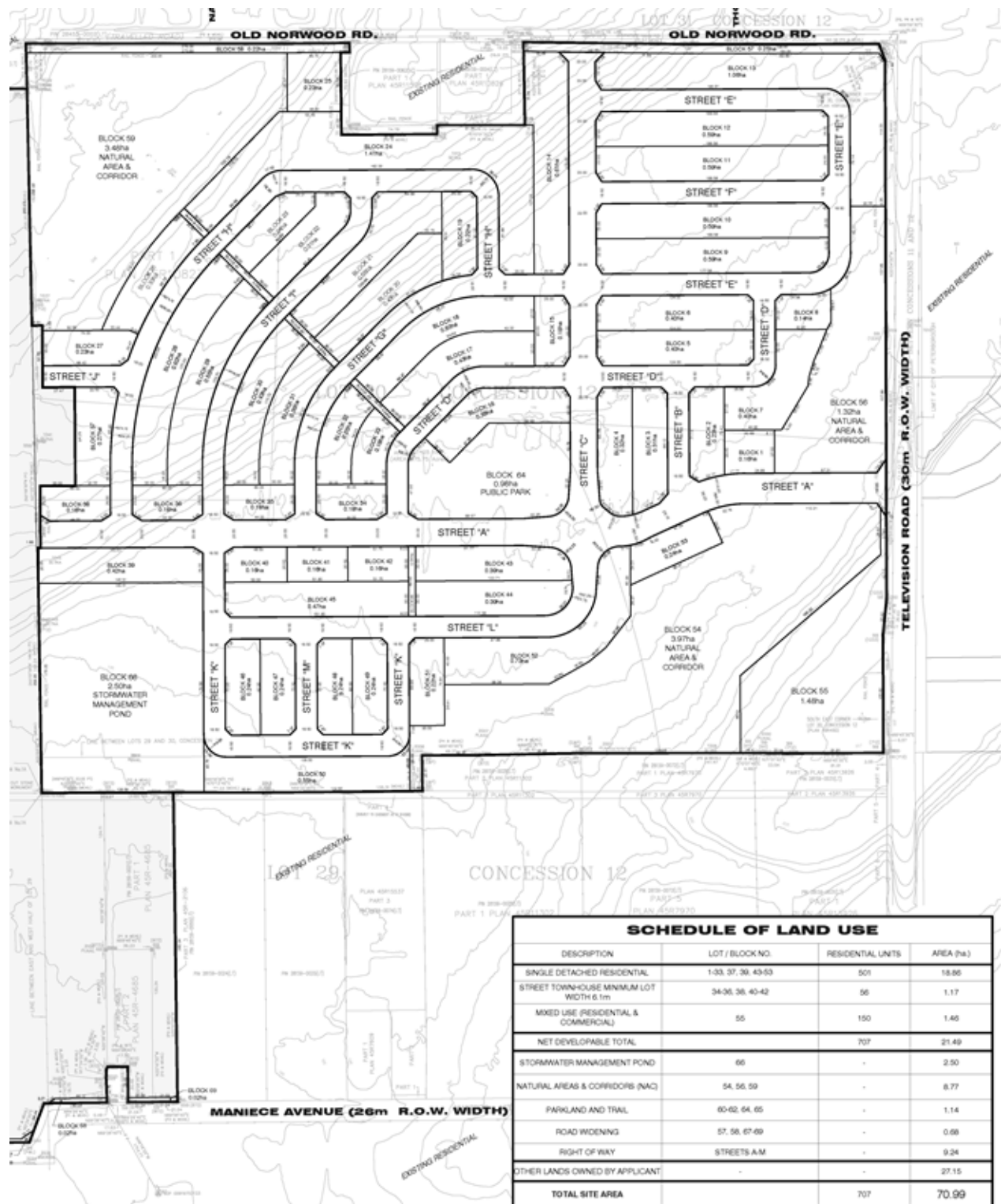


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Schedule 1
Draft Plan of Subdivision Application 15T-17501 (Phase 1)
YiZheng Ltd., The Biglieri Group Ltd.
2159 Old Norwood Road
File Numbers 15T-17501, Z1704SB, O1802

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-17501 (Phase 1) are as follows:

Identification

1. That this approval applies to the Draft Plan of Subdivision 15T-17501, Project No. 16383, Drawing No.: DP-01 dated March 10, 2017 and revised July 20, 2018 by The Biglieri Group Ltd., which shows the following:

Land Use	Block No.	Estimated Unit Count
Residential Singles	Blocks 1 to 33, 37, 39, 43 to 53	501 max.
Residential Townhomes	Blocks 34 to 36, 38, 40 to 42	56
High Density Residential/ Local Commercial	Block 55	150
Parkland	Block 64	
Walkway	Blocks 60 to 63, 65	
Stormwater Management Pond	Block 66	
Open Space/ Natural Heritage	Blocks 54, 56, 59	
Road Widening	Blocks 57, 58	

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 the lot pattern on the final plan for registration shall comply with the Zoning By-law and shall achieve a minimum average density of 50 residents per hectare across the site (excluding Blocks 54, 56 and 59) calculated using a population per unit assumption of 2.9 for single detached dwellings, 2.5 for street-fronting townhomes, and 1.7 for high density apartments.

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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 this Draft Plan shall be shown on the Final Plan and dedicated as public highways.
6. That the streets be named in accordance with the City’s naming policy to the satisfaction of the City of Peterborough.
7. 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.
8. That temporary turning circles be established at the termination of road allowances as directed by the City of Peterborough.
9. That prior to Final approval, the Owner shall agree in the Subdivision Agreement to construct sidewalks in accordance with the City’s Sidewalk Policy.
10. That Blocks 60 to 63 and 65 be conveyed to the City for walkway purposes.
11. That prior to Final Approval, the owner shall investigate the feasibility of providing a trail connection through Block 54 to mixed use Block 55 to the satisfaction of the City Engineer and the Otonabee Region Conservation Authority, and others, as required. The investigation shall include:
 - a. An Environmental Impact Study of the proposed work on natural heritage features; and,
 - b. Demonstration that any proposed connection over North Meade Creek will not be subject to flooding during a Regulatory Storm and that the bridge structure will be able to withstand the hydrostatic loading associated with such a flooding event.

If a trail connection is deemed technically feasible by the City Engineer and the Otonabee Region Conservation Authority, the owner will agree to obtain the necessary approvals for, and to construct, the trail at their expense in accordance with the plans and reports approved by the City Engineer, Otonabee Region Conservation Authority and/or others, as required.

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12. That, if deemed necessary by the City Engineer due to phasing, the Owner shall establish and maintain a secondary emergency vehicular access to the satisfaction of the City Engineer until such time as a second permanent vehicular access is available.
13. That the Owner implement on-road cycling facilities on Streets A and C to the satisfaction of the City Engineer.
14. That the Owner acknowledge in the Subdivision Agreement that on-street parking may be restricted and/or prohibited at the discretion of the City Engineer.
15. That the Owner construct Street A, at its intersection with Television Road, with a left turn lane to the satisfaction of the City Engineer.
16. That the Owner agree in the subdivision agreement to pay to the City 50% of the cost of the following required improvements to the intersection of Street A / Television Road / Paul Rexe Boulevard:

- i) Installation of traffic signals;
- ii) A southbound right turn lane on Television Road; and,
- iii) A northbound left turn lane on Television Road.

The Owner shall further agree that these improvements shall be in place prior to the release of the inhibiting order and the availability of building permits in the development.

17. That the Owner agree in the subdivision agreement to pay to the City 50% of the cost of the following required improvements to Television Road at the entrance to Block 55 / Safe Harbour Way:

- i) A northbound left turn lane on Television Road.

The Owner shall further agree that these improvements shall be in place prior to the release of the inhibiting order and the availability of building permits in Block 55.

18. That concurrent with Final approval, the Owner shall implement geometry improvements and install temporary traffic signals at the intersection of Ashburnham Drive and Old Norwood Road to the satisfaction of the City Engineer. Furthermore, the Owner shall agree to remove the temporary traffic signals, as

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directed by the City Engineer, at such time as Ashburnham Drive is realigned onto the adjacent lands to the west.

19. That the Owner agree to reconstruct Old Norwood Road, west of Street C, to lower the profile of the road and ensure the provision of safe decision sight distance to the satisfaction of the City Engineer prior to formally connecting Street C to Old Norwood Road. Furthermore, prior to Final approval, the Owner shall provide a preliminary profile for Old Norwood Road to the satisfaction of the City Engineer. Should the City of Peterborough reconstruct Old Norwood Road prior to the Owner completing the required profile work, the Owner shall agree to pay the City the cost of lowering the road profile to ensure safe decision sight distance on Old Norwood Road at Street C.
20. That prior to Final approval the shall Owner prepare a traffic brief to establish how many residential units may be constructed in the site utilizing the Street A access before Street C is required to connect to Old Norwood Road, to the satisfaction of the City Engineer. Furthermore, the Owner shall agree to implement the recommendations of the traffic brief to the satisfaction of the City Engineer.
21. That a Block be created on the Final Plan for registration within Block 52 for the purpose of maintaining the ability to extend Street C as a 23 metre wide collector street right of way south to Maniece Avenue. The block shall be conveyed to the City of Peterborough for Future Roadway / Future Development purposes and held in trust until such time as it is determined whether the block is required for roadway purposes. Any lands not required for roadway purposes shall be conveyed back to the Owner.
22. That the East Side Transportation Study be sufficiently drafted to the point that it has been determined that no significant changes are required to the Draft Plan of Subdivision, to the satisfaction of the Commissioner of Infrastructure and Planning.

Other Municipal Conditions

23. That prior to Final approval the Owner shall update the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated July 6, 2017 to reflect the draft approved plan of subdivision and shall agree in the subdivision agreement to implement the report recommendations to the satisfaction of the City Engineer. Any required sound barriers shall be located on private property and appropriate covenants shall be registered on title to ensure that homeowners maintain the barrier in perpetuity.

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24. That the Owner agree in the subdivision agreement to complete and implement an Environmental Noise Feasibility Study in conjunction with any application for site plan approval on Block 55 to the satisfaction of the City Engineer. The report shall be prepared in accordance with the Ministry of the Environment's Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning".
25. That the Owner agree in writing to convey parkland dedication to the City in accordance with the **Planning Act** and Official Plan policy. Block 64 will be considered for parkland dedication. The Owner shall agree that any City parkland dedication entitlement over and above the land to be conveyed shall be conveyed to the City as part of the approval of Phase 2 of Draft Plan of Subdivision 15T-17501 located on adjacent lands owned by the Proponent at 2320 Ashburnham Drive. For calculation purposes, lands within floodplain, natural hazards, buffers associated with natural heritage features, and lands designated for stormwater management purposes shall not constitute any portion of the parkland dedication.
26. That Blocks 54, 56 and 59 be conveyed at the owner's expense to the City of Peterborough for Open Space purposes.
27. That the Owner agree in the Subdivision Agreement to decommission any existing drinking water wells or private septic systems within the Draft Plan in accordance with applicable legislation concurrent with servicing of the site to the satisfaction of the City Engineer.
28. 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.
29. The Owner acknowledges that all works undertaken on site shall comply with current applicable law in effect at the time of the detailed design review process for each phase of the subdivision.
30. That such easements as may be required for temporary access, utility, or drainage purposes, including snow storage at the end of all "stub" streets and easements to facilitate servicing of adjacent lands, shall be granted to the appropriate authority, prior to the registration of the Subdivision Agreement and Final Plan of Subdivision.
31. That the Owner agree in the Subdivision Agreement to place topsoil throughout the site that meets the City's Engineering Design Standards (March 2016, as amended) to the satisfaction of the City Engineer.

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32. That prior to any development, site alteration, topsoil stripping or earth movement, the Applicant shall prepare a phasing plan for all earth works to the satisfaction of the City Engineer that includes methods for dust suppression and timelines for revegetation of disturbed areas.
33. That prior to final approval, the Owner shall ensure all necessary approvals and easements are secured to construct the required sanitary outlet, trunk watermain connection, and stormwater outlet for the site to the satisfaction of the City Engineer. Such approval shall include, but not be limited to, making satisfactory arrangements with the Canadian Pacific Railway (CP Rail) for the extension of the Ashburnham Drive trunk sanitary sewer under CP Rail's facility.
34. 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, driveways, and street trees to the satisfaction of the City Engineer and all affected utility authorities in accordance with the City's approved engineering cross sections. Street lighting photometric designs as per TAC or equivalent standards using LED lighting consistent with locations outlined on the Composite Utility Distribution Plan shall also be prepared. The Owner shall agree in the Subdivision Agreement to construct all streets and services in accordance with the approved composite utility plan and to advise all builders of the approved composite utility plan requirements and standards in writing.
35. That prior to Final approval, the Owner shall agree in the Subdivision Agreement to prepare a Capital Asset Table for the infrastructure installed and/or removed and/or impacted in a format approved by the City Engineer at the time of Interim Acceptance. The information on infrastructure shall be separated into its various components and assigned construction costs for individual items.
36. That prior to Final approval, the City Engineer must have reviewed and approved a geotechnical/hydrogeological report to assess soil types, road construction, water balance etc. as well as ground water levels relative to establishing elevations for houses, the applicability of gravity foundation drainage services and opportunities for implementation of Low Impact Development stormwater management techniques as described in the Toronto and Region Conservation Authority "Low Impact Development Stormwater Management Planning and Design Guide", 2010, and the February 2015 Ministry of Environment and Climate Change Stormwater Management Interpretive Bulletin.
37. That the Owner 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.

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38. That the Owner agree in the Subdivision Agreement to undertake Quality and Quantity Monitoring of the proposed stormwater management facilities, which may include sediment removal, if necessary, to the satisfaction of the City Engineer for the duration of draft plan construction and until such time as the facilities have been assumed by the City.
39. For all Lots and Blocks developed with Low Impact Development stormwater management features, the Applicant agrees to register a restrictive covenant on title to advise purchasers of the feature(s), their function, and of homeowners' responsibility to maintain the feature(s).
40. 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 Owner's Hydrogeologist, all to the satisfaction of the City Engineer.
41. That the Owner shall enter into an agreement with the Peterborough Utilities Commission for the provision of water service.
42. That the Owner make satisfactory arrangements with Peterborough Distribution Inc. for the provision of electrical service.
43. That prior to Final approval, the Owner complete an archaeological assessment of the lands in accordance with the recommendations of the Stage 1 and Stage 2 Archaeological Assessments prepared by AECOM dated November 28, 2016 and February 8, 2017 respectively to the satisfaction of the City.
44. That the Owner implement the recommendations of the Cultural Heritage Impact Assessment prepared by AECOM dated July 2017 and updated February 2018 to the satisfaction of the City by photographically documenting the barn and its surrounding landscape at 2159 Old Norwood Road and depositing the record with the Peterborough Museum and Archives.
45. That prior to final approval, the Owner shall demonstrate through the completion of Environmental Site Assessments to the City's satisfaction that soil and groundwater conditions for any land to be conveyed to the City of Peterborough or any land to be developed for residential purposes are compatible with the intended land use as described within Ontario Regulation 153/04, as amended, made under the Environmental Protection Act.

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46. That the Owner erect permanent fencing to the satisfaction of the City Engineer along the mutual boundary between any private property and any parkland, walkway, open space, or stormwater management facility that is to be conveyed to the City of Peterborough. The fencing for any properties that abut Open Space Blocks 54, 56 and 59 shall be free of gates and will be of a suitable design to prevent encroachment and dumping of yard waste.
47. For Lots abutting Blocks 54, 56 and 59, the Owner acknowledges that swimming pools will not be permitted and agrees to include a clause in all Agreements of Purchase and Sale, and registered on title, for all subsequent prospective purchasers of the affected lots, to advise of this restriction to the satisfaction of the City.
48. That the Owner ensure lot lines for residential lots and blocks do not encroach into any flooding hazard.
49. That prior to final approval, the Owner shall update the Arborist Report prepared by DA White Tree Care (February 10, 2017) to the satisfaction of City's Urban Forest Manager. The Report shall include a plan to compensate for trees removed from the site based on standards established in the City's tree preservation by-laws, 17-120 and 17-121. Furthermore, the Owner shall agree to implement any report recommendations, including measures for tree protection, to the satisfaction of the City's Urban Forest Manager.

Other Agency Conditions

50. That prior to any development, site alteration, tree clearing or building removal, the Owner shall undertake any avoidance or mitigation measures required by the Ministry of Natural Resources and Forestry under the Endangered Species Act.
51. That the Owner complete a Department of Fisheries and Oceans Canada Self-Assessment Screening that identifies the potential for causing "serious harm to fish" under the Fisheries Act and take any steps necessary to secure the required any authorizations to support the proposed development.
52. That prior to any development or site alteration on the subject property, the owner shall provide delineation of the flood plain of North Meade Creek and the West Tributary based on the Regional (Timmins) Storm to the satisfaction of the Otonabee Region Conservation Authority. Both hard copies and digital copies shall be submitted for review.

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53. That the owner obtains all necessary permits for the Street A watercourse crossing. The road crossings of watercourses must be designed to ensure safe access while limiting encroachment into the flood plain, wetlands and wetland buffers to piers, to the satisfaction of the City, the Township of Otonabee-South Monaghan and the Otonabee Region Conservation Authority.
54. That prior to any development or site alteration, the owner shall submit a final Environmental Impact Study that establishes protective buffers around the wetlands present on the site to the satisfaction of the City and the Otonabee Region Conservation Authority.
55. That the Owner agree to not undertake any clearing, grading and grubbing of the site during the peak bird breeding season of May 1st to July 31st to the satisfaction of the Otonabee Region Conservation Authority and the City.
56. That exclusionary fencing be installed adjacent to the riparian and wetland areas for nesting turtles to May 15th and be maintained between May 15th and September 30th in any given year due to the proximity of suitable habitat on site to the satisfaction of the City and the Otonabee Region Conservation Authority.
57. That the owner develop and implement a comprehensive monitoring plan including predevelopment monitoring for the collection of baseline data to compare pre to post development conditions for natural heritage features on site to the satisfaction of the City and the Otonabee Region Conservation Authority. The monitoring plan is to be carried out for 5 years from full build out of all phases of the development. No development or site alteration shall occur until full season of baseline data has been collected. The monitoring plan shall be developed in consultation with the Otonabee Region Conservation Authority.
58. That the owner distributes a "Homeowner Natural Systems Stewardship Information" brochure to all prospective and subsequent purchasers of all lots within the subdivision. This educational brochure will be based on the template developed by the Otonabee Region Conservation Authority, the City of Peterborough and the County of Peterborough and shall be customized to the development at the developer's expense.
59. That the owner obtains the necessary approvals for any required wetland removals to the satisfaction of the Otonabee Region Conservation Authority.
60. That prior to Final approval, the Owner shall submit and agree to implement a landscaping and vegetation plan to the satisfaction of the Otonabee Region Conservation Authority and the City that includes:

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- i) Details for planting street trees in accordance with City's Urban Forest Strategic Plan including proposed street tree planting locations, species, and street and trail cross sections containing boulevard width, utility locations and depth of topsoil, as alternative planting locations where boulevard planting is not viable and additional compensatory plantings on lots where street tree species are limited to smaller, space-tolerant species;
- ii) Details for plantings to compensate for trees approved to be removed from the site as discussed in the final approved Arborist Report required in Condition No. 49;
- iii) Details for enhancing buffer areas within Blocks 54, 56 and 59 in accordance with the recommendations of the Environmental Impact Study prepared by Beacon Environmental (March 2018) or any successor prepared pursuant to Condition No. 54;
- iv) Details for compensating the removal of any wetland on-site, including a wetland concept plan and a water balance, for an area to be determined on the adjacent golf course lands in accordance with the recommendations of the Environmental Impact Study prepared by Beacon Environmental (March 2018) or any successor prepared pursuant to Condition No. 54;
- v) Details for landscaping associated with stormwater management facilities and for rehabilitating any disturbance created through the provision of infrastructure (e.g. stormwater outlet, sanitary outlet, watermain connection, etc., watercourse crossings, etc.);
- vi) Details for grading, landscaping and planting park Block 64;
- vii) Details for the timing of all plantings; and,
- viii) Details for monitoring the survival of all plantings.

All recommended plantings shall consist of native plants and trees.

61. That prior to final registration of the Plan of Subdivision and any on-site grading or construction, Otonabee Region Conservation Authority, Parks Canada, the Township of Otonabee-South Monaghan and the City must have reviewed and approved reports describing/containing the following, and the Owner shall hold at least one public meeting to provide information about the reports describing/containing:

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- 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 years storm;
- b) the intended means of conveying storm water flow through and from the site, including use of storm water 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, the Credit Valley Conservation and Toronto and Region Conservation Authority "Low Impact Development Stormwater Management Planning and Design Guide", 2010, and the February 2015 Ministry of Environment and Climate Change Stormwater Management Interpretive Bulletin;
- 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 Greater Golden Horseshoe Area "Erosion and Sediment Control Guidelines for Urban Construction", December 2006. At a minimum, the erosion and sediment control plan shall incorporate:
 - i. A proactive, multi-barrier approach to erosion and sediment control, with an emphasis of preventing erosion on site during all phases of construction;
 - ii. A phased approach whereby the extent of grading and disturbed area is limited to only those areas necessary for immediate construction; and,
 - iii. Detailed construction staging plans, including installation details, inspection, repair and maintenance requirements, a spill management and contingency plan for additional measures.
- d) detailed analysis of site soil conditions, including grain size distribution profiles, in-situ infiltration capabilities, erosion potential, as well as bedrock and groundwater elevations;
- e) site grading plans; and,
- f) detailed means of maintaining a pre-development water balance and the natural hydrology of the site, including the use of Low Impact Development technology on both public and private lands.

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62. The Subdivision Agreement between the Owner and the City of Peterborough shall contain the following provisions in wording acceptable to Otonabee Region Conservation Authority and the City Engineer:
- a) That the Owner agrees to implement the works referred to in Condition No. 61. The approved reports should be referenced in the Subdivision Agreement.
 - b) That the Owner agrees to maintain all stormwater management, erosion and sedimentation control structures operating and in good repair during the construction period. During construction and on an ongoing basis, inspection and monitoring of the installation, maintenance and performance of all erosion and sediment controls shall be conducted by a qualified environmental or engineering consultant.
 - c) That the Owner agrees to provide the Authority for review, all relevant inspection and testing reports related to the construction of the stormwater management infrastructure.
 - d) That the Owner notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.
63. 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.
64. 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.

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- 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.
65. That the Owner agree in the Subdivision Agreement to the following provisions in wording acceptable to Canada Post Corporation and the City Engineer:
- i) To establish community mailbox locations to the satisfaction of Canada Post as part of the Composite Utility Distribution Plan;
 - ii) Inform all prospective purchasers, through a clause in all Agreements of purchase and sale and on a map to be displayed at any site sales office, as to those lots identified for potential Community Mailbox and/or mini-park locations.
 - iii) 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.
 - iv) Provide, at the Owner's expense, a paved lay-by at the Community Mailbox location when required by the municipality.
 - v) 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.
66. That the Owner make satisfactory arrangements with Enbridge Gas Distribution Inc. for the provision of gas service to the site and that the Owner agree in the Subdivision Agreement to the following provisions in wording acceptable to Enbridge Gas Distribution Inc. and the City Engineer:

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- i) 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,
 - ii) 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.
67. That the Owner share electronic copies of all project reports and drawings with Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, and the Mississaugas of Scugog Island First Nation.
68. That the Owner circulate the Composite Utility Distribution Plan to Hydro One Networks Inc. (HONI) and obtain confirmation that no conflicts with HONI infrastructure will be created by the proposed development.

Clearances

1. Prior to final approval, the Director of Planning & Development Services shall be advised by the Otonabee Region Conservation Authority that Conditions 11 and 52 to 62 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 30, 34 and 63 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 30, 34 and 64 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 34 and 65 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 Gas Distribution Inc. that Conditions 30, 34 and 66 have

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- been carried out to 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 Commission (PUC) that Conditions 30, 34, 41 and 41 have been carried out to their satisfaction. The letter from PUCI 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. that Condition No. 68 has been carried out to their satisfaction. The letter from Hydro One shall include a brief but complete statement detailing how the condition has been satisfied.
 8. Prior to final approval, the Director of Planning & Development Services shall be advised by the Parks Canada that Condition No. 61 has been carried out to their satisfaction. The letter from Parks Canada shall include a brief but complete statement detailing how the condition has been satisfied.
 9. Prior to final approval, the Director of Planning & Development Services shall be advised by the Township of Otonabee-South Monaghan that Conditions 53 and 61 have been carried out to their satisfaction. The letter from the Township shall include a brief but complete statement detailing how each condition has been satisfied.
 10. Prior to final approval, the Director of Planning & Development Services shall be advised by Curve Lake First Nation that Condition 67 has been carried out to their satisfaction. The letter from Curve Lake First Nation shall include a brief but complete statement detailing how the condition has been satisfied.
 11. Prior to final approval, the Director of Planning & Development Services shall be advised by Hiawatha First Nation that Condition 67 has been carried out to their satisfaction. The letter from Hiawatha First Nation shall include a brief but complete statement detailing how the condition has been satisfied.
 12. Prior to final approval, the Director of Planning & Development Services shall be advised by the Mississaugas of Scugog Island First Nation that Condition 67 has been carried out to their satisfaction. The letter from the Mississaugas of Scugog Island First Nation shall include a brief but complete statement detailing how the condition has been satisfied.

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13. Prior to final approval, the Director of Planning & Development Services shall be advised by Alderville First Nation that Condition 67 has been carried out to their satisfaction. The letter from Alderville First Nation shall include a brief but complete statement detailing how the condition has been satisfied.
14. Prior to final approval, the Director of Planning & Development Services shall be advised by Ministry of Natural Resources and Forestry that Condition 50 has been carried out to their satisfaction. The letter from the Ministry shall include a brief but complete statement detailing how the condition has been satisfied.
15. Prior to final approval, the Director of Planning & Development Services shall be advised by the Department of Fisheries and Oceans Canada (DFO) that Condition No. 51 has been carried out to their satisfaction. The letter from DFO shall include a brief but complete statement detailing how the condition has been satisfied.
16. Prior to final approval, the Director of Planning & Development Services shall be advised by the Canadian Pacific Railway that Condition No. 33 has been carried out to their satisfaction. The letter from the Railway 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 183 Hunter St. W., Floor 2 Peterborough ON K9H 2L1	Delivery Planner Canada Post Corporation 1424 Caledon Place Box 25 Ottawa ON K1A OC1
Enbridge Gas Distribution Inc. Attention: Land Services P. O. Box 650 Scarborough, Ontario	Peterborough Utilities Services Inc. 1867 Ashburnham Drive PO Box 4125, Station Main Peterborough, ON K9J 6Z5
Department of Fisheries and Oceans Canada Fisheries Protection Program 867 Lakeshore Road Burlington, ON L7S 1A1	Hydro One Networks Inc. Planning Department 913 Crawford Drive Peterborough, ON K9J 3X1

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Township of Otonabee-South Monaghan P.O. Box 70 20 Third Street Keene, ON K0L 2G0	Curve Lake First Nation Lands and Resources Consultation Liaison Government Services Building 22 Winookeeda Street Curve Lake, ON K0L 1R0
Mississaugas of Scugog Island First Nation Supervisor, Consultation, Lands and Membership 22521 Island Road Port Perry, ON L9L 1B6	Hiawatha First Nation Core Consultation Worker 123 Paudash Street Hiawatha, ON K9J 0E6
Canadian Pacific Railway Land Management 1290 Central Parkway, Suite 800 Mississauga, ON L5C 4R3	Ministry of Natural Resources and Forestry Peterborough District Office 300 Water Street 1 st Floor, South Tower Peterborough, ON K9J 8M5
Parks Canada Ontario Waterways Unit Trent Severn Waterway Office P.O. Box 567, 2155 Ashburnham Dr. Peterborough, ON K9J 6Z6	

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

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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.
6. Otonabee Region Conservation Authority (ORCA) advises that there is a fee associated with their clearance of conditions on Plans of Subdivision. This fee is (2018 rate) \$1600 per developable hectare to a cap of \$25,000, and is due upon the Owner's request of a clearance letter from ORCA. To expedite ORCA's clearance of conditions, a copy of the signed Subdivision Agreement should be forwarded to ORCA once completed.

Decision History

September 10, 2018 - Draft Approved by Council