

## **General**

### ***Final Plan***

- 1) The Owner/Developer shall prepare a final plan to the satisfaction of the Township of Cramahe and the County of Northumberland in accordance with the approved draft plan prepared by RFA Planning Consultant Inc., dated January 21, 2024, Job Number 500-DP2, which illustrates up to 210 residential units consisting of the following:
  - 154 residential lots for detached dwellings;
  - 20 residential lots for semi-detached dwellings (totaling 20 units);
  - Nine residential blocks for townhouse dwellings (totaling 36 units);
  - One parkland block;
  - One walkway block;
  - One stormwater pond block;
  - One stormwater pond block;
  - One 0.3-metre reserve; and
  - Municipal Roads
- 2) The Owner/Developer shall prepare a land use table, which identifies the proposed land uses and their respective lot areas in accordance with the final plan.
- 3) The Owner/Developer shall name the road allowances included in the draft plan to the satisfaction of the Township of Cramahe and the County of Northumberland.

### ***Phasing***

- 4) The Owner/Developer shall submit plans showing the proposed phasing to the Township of Cramahe and the County of Northumberland for review and approval if this subdivision is to be developed by more than one registration.
- 5) The Owner/Developer shall ensure that the phasing of the development is reflected in the Township of Cramahe's Subdivision Agreement (Subdivision Agreement) and on the approved subdivision design drawings and that such phasing shall take into account the temporary termination of roadways, underground services, interim stormwater management, access for operations and maintenance vehicles and emergency vehicles, to the satisfaction of the Township of Cramahe and the County of Northumberland.

- 6) The Owner/Developer shall ensure that any phasing of the development shall be proposed in an orderly progression, in consideration of such matters as the timing of area road improvements, infrastructure, and other essential services.

### ***Streets and Civic Addressing***

- 7) The Owner/Developer shall ensure that the municipal road allowances included in this Plan be shown and dedicated as public highways.
- 8) The Owner/Developer shall ensure that streets within the draft plan shall have a minimum right-of-way width of 20 metres, with a minimum 7.5 metre asphalt width for all roads and at least one sidewalk on one side.
- 9) The Owner/Developer shall ensure that the radius of any cul-de-sac within this plan of subdivision is designed and constructed to the satisfaction of the Township of Cramahe and the County of Northumberland.
- 10) The Owner/Developer shall ensure that the roads within this plan of subdivision be named in compliance with the Township of Cramahe's road naming policy to the satisfaction of the Township of Cramahe and the County of Northumberland.
- 11) The Owner/Developer shall design and construct the roads included in the draft plan to an urban standard; such standard is to be set out in the subdivision agreement, to the satisfaction of the Township of Cramahe and the County of Northumberland.
- 12) The Owner/Developer shall agree in the Township of Cramahe's Subdivision Agreement that the pavement structure for the roadways within this plan of subdivision shall be designed to accommodate highway vehicle loading for waste collection vehicles.
- 13) The Owner/Developer shall agree that house numbering must be approved by the Township of Cramahe's Chief Building Official (CBO).

## **County of Northumberland**

### ***Environmental Site Assessment***

- 14) The Owner/Developer shall submit updated Environmental Site Assessment documents ensuring that the soil and groundwater conditions of the subdivision lands are safe to accommodate residential and parkland uses in accordance with Ontario Regulation 153/04. This may include confirmation that a Record of Site Condition was filed in the Ministry of the Environment Conservation and Parks' Environmental Site Registry to address potential site contamination within the draft plan of subdivision to the satisfaction of the County of Northumberland.

### ***Waste Management***

- 15) The Owner/Developer shall consult with the Northumberland County Public Works Department to determine common set-out area and road requirements (e.g., cul-de-sacs, 'T' turnarounds, roadway pavement structure and widths etc.) within the plan of subdivision be designed to accommodate waste collection vehicles in accordance with the specifications of the County of Northumberland Waste Management By-law. The Owner/Developer may also be required to provide additional documents (plans and/or reports) to the satisfaction of the County of Northumberland to demonstrate compliance with the County's Waste Management standards.

### ***Broadband Telecommunications***

- 16) The Owner/Developer shall enter into a future Subdivision Agreement with the Township of Cramahe with the appropriate service providers for the installation of underground communication/telecommunication utility services for this land to enable, at a minimum, the effective delivery of broadband internet services and communication/telecommunication services for 911 Emergency Services.

## **Township of Cramahe**

### ***Financial Requirements***

- 17) The Owner/Developer agrees in a Subdivision Agreement to satisfy all the requirements, financial and otherwise, of the Township of Cramahe concerning all provisions of municipal services including fencing, lighting, landscaping, sidewalks, installation of roads, installation of underground services, and provision of drainage.
- 18) The Owner/Developer shall submit an updated financial impact summary to the satisfaction of the Township of Cramahe.
- 19) The Owner/Developer shall submit for the Township of Cramahe's approval, a detailed breakdown of the construction costs for the works associated with the development of this Plan, including any cash surcharges or special levies and including construction costs which shall be prepared and stamped by a professional engineer and submitted in a format acceptable to the Township of Cramahe for incorporation into the Subdivision Agreement.

- 20) The Owner/Developer agrees in the Subdivision Agreement to reimburse the Township of Cramahe for the cost of any Peer Reviews of the Studies/Reports submitted in support of the proposed Plan of Subdivision.
- 21) The Owner/Developer agrees in the Subdivision Agreement to reimburse the Township of Cramahe for all administrative, planning, legal, engineering, inspection and/or other costs or expenses whatsoever incurred by the Township or any of its agents, in connection with the development of the Subdivision Lands.
- 22) The Owner/Developer shall bear the expense of all off-site work attributable to the subdivision resulting from the approved public works design where such works are not subsidized under the policies and by-laws of the Township.
- 23) The Subdivision Agreement contains the appropriate wording regarding the payment of development charges to the Township of Cramahe in accordance with the provisions of the Township of Cramahe's and the County of Northumberland's Development Charges By-Laws.

#### ***Assumption***

- 24) The Owner/Developer must ensure that the further design and construction of the subdivision conforms to the Township of Cramahe's Subdivision Assumption Guidance Manual.

#### ***Detailed Design***

- 25) The Owner/Developer must ensure that all items included in the engineering review letter completed by Tatham Engineering, dated April 4, 2024, are addressed during the development of the detailed design for this subdivision.
- 26) The Owner/Developer must ensure that streetlights on Durham Street South are continued and extended to the southeasterly limits of this subdivision.
- 27) The Owner/Developer must ensure that a sidewalk connection to Kensington Avenue be installed through the proposed extension of said street.
- 28) The Owner/Developer must ensure that streetlights on Kensington Avenue are continued and extended along the proposed extension.
- 29) The Owner/Developer must include streetlights in a lighting plan and ensure that they are installed within the subdivision to the satisfaction of the Township of Cramahe.

***Reserves, Easements and Road Widenings***

- 30) The Owner/Developer shall grant such easements that may be required for utility, drainage, and servicing purposes to the appropriate agencies, free of all charges and encumbrances.
- 31) The Owner/Development shall submit a utility distribution plan to the satisfaction of the Township of Cramahe.

***Engineering Drawings and Review***

- 32) Prior to final approval, the Owner/Developer shall submit subdivision design drawings, including design plans of all public works and services, prepared and certified by a Professional Engineer and designed pursuant to the Township of Cramahe's requirements and to the satisfaction of the Township, and that such plans are to form part of the Subdivision Agreement.
- 33) Prior to Final approval, the Owner/Developer shall submit a digital file containing a list of the approved Engineering drawings to be included in the subdivision Agreement in a format acceptable to the Township of Cramahe.
- 34) The Owner/Developer shall agree to implement all works referenced in the following plans to the satisfaction of the Township of Cramahe and appropriate agencies:
  - a) Servicing Plan;
  - b) Drainage and Grading Control Plan;
  - c) Stormwater Management Plan;
  - d) Landscaping/Fencing Plan;
  - e) Utility Distribution Plan.

***Subdivision Agreement***

- 35) The Owner/Developer shall enter into a Subdivision Agreement with the Township of Cramahe which shall list all approved plans and conditions established by the County of Northumberland for the development of this Plan.
- 36) That a provision is made for the Subdivision Agreement between the Owner/Developer and the Township of Cramahe to be registered against the lands to which it applies, once the Plan of Subdivision is registered. All plans of subdivision must be registered in the Land Titles system in accordance with Section 144 of the *Land Titles Act*.

- 37) The Owner/Developer acknowledges that the draft approved plan of subdivision will expire three (3) years from the date the County granted draft approval, if final approval has not been obtained.
- 38) The Subdivision Agreement shall contain appropriate clauses requiring that the Owner/Developer maintains the subdivision roads and other services and facilities to the satisfaction of the Township of Cramahe's Engineer, until the Township assumes such roads, services and facilities.
- 39) The Subdivision Agreement shall contain all necessary warning clauses and notices to purchasers resulting from, but not necessarily limited to, the design and provision of services, including the requirement to provide and maintain private site-specific works where necessary.
- 40) The Owner/Developer shall obtain all necessary permits from the Lower Trent Region Conservation Authority as required.
- 41) The Owner/Developer shall submit an environmental site assessment(s) to identify previous uses on the site and determine the potential for site contamination and need for detailed assessment and/or recommendations to the satisfaction of the Township of Cramahe and the County of Northumberland. Any recommendations shall be incorporated into the Subdivision Agreement which shall contain provisions for the Owner/Developer to agree and implement such recommendations to the satisfaction of the Township of Cramahe and the County of Northumberland.
- 42) Without limiting the generality of Conditions 35 to 38, the subdivision agreement shall include, but shall not be limited to provisions to address the following:
  - a) The Owner/Developer agrees to implement all works referenced to in the Conditions of Draft Plan of Subdivision approval.
  - b) All works must be in compliance with the Township's Subdivision Assumption Guidance Manual.
  - c) The Owner/Development shall submit individual lot grading plans consistent with the overall approved lot grading plan to the Township of Cramahe's Chief Building Official and the Township's engineering consultant as part of the building permit application process. Building permits will only be issued in compliance with the approved lot grading plan(s).
  - d) The Owner/Developer acknowledges that topsoil shall not be removed from the site without prior approval from the Township of Cramahe and shall be kept stockpiled and stabilized for use as topsoil for final lot grading.

- e) The Owner/Developer agrees to notify the Township of Cramahe and the Lower Trent Region Conservation Authority as required at least 48 hours prior to the initiation of any on-site development.
- f) The Owner/Developer shall design and construct the internal roads identified on the draft plan as Streets 'A' to 'E' to an urban standard. Such standards must be set out in the Subdivision Agreement to the satisfaction of the Township of Cramahe.
- g) The Owner/Developer agrees to install street lighting to the satisfaction of the Township of Cramahe.
- h) The Owner/Developer agrees to install temporary and permanent signage for this subdivision to the satisfaction of the Township of Cramahe.
- i) The Owner agrees to co-ordinate and prepare an overall utility distribution plan to the satisfaction of the affected utilities, the Township of Cramahe and the County of Northumberland.

***Water Supply and Sanitary Sewage Servicing (Lakefront Utilities Services Inc.)***

- 43) The Owner/Developer acknowledges that all infrastructure works must be completed in accordance with the Township of Cramahe's Subdivision Assumption Guidance Manual.
- 44) The Owner/Developer shall provide for the extension of such sanitary sewer and water supply facilities which are external to, as well as within, the limits of this plan that are required to service this plan. In addition, the owner shall provide for the extension of sanitary sewer and water supply facilities within the limits of the plan, and which are required to service other developments external to this subdivision. Such sanitary sewer and water supply facilities are to be designed and constructed according to the standards and requirements of the Township of Cramahe and Lakefront Utility Services Incorporated.
- 45) The Owner/Developer acknowledges that the connection of sanitary sewer and water supply into the existing systems must be done under the supervision of the Township of Cramahe.
- 46) The Owner/Developer shall satisfy the Township of Cramahe and Lakefront Utility Services Incorporated by ensuring that adequate water pollution control plant and water supply plant capacities are available to the proposed development and allocate services upon execution of a Subdivision Agreement and that prior to final approval of any phase, the Township will confirm the servicing allocation for such phase.



- 47) The Owner/Developer shall submit watermain plan and profile drawings to the Township of Cramahe's utility service provider.

***Cramahe Fire Department***

- 48) The Owner/Developer acknowledges that the Subdivision agreement shall indicate that the water design be constructed to the standard of the Township of Cramahe's Fire Department including the requirement that all new fire hydrants installed in the municipality be equipped with standard 4 ½ thread pumper ports. Prior to installation, the fire hydrants must be confirmed with the Township's Fire Department and utility service provider.
- 49) The Owner/Developer acknowledges that the Subdivision Agreement must include the requirement for fire breaks between houses during construction to the satisfaction of the Chief Building Official.
- 50) The Owner/Development acknowledges that the Subdivision Agreement must include the requirements that 'No Parking' signs are to be installed for all fire routes.

***Zoning By-Law Compliance***

- 51) The Owner/Developer must rezone the subject lands to accommodate residential land uses and that the Zoning By-law comes into effect in accordance with the provisions of the *Planning Act* and the Township of Cramahe's Official Plan.
- 52) The Owner/Developer must rezone the subject lands to accommodate parkland/open spaces and storm water facility land uses and that the Zoning By-law comes into effect in accordance with the provisions of the *Planning Act* and the Township of Cramahe's Official Plan.
- 53) The Owner/Developer acknowledges that the Zoning By-law for this subdivision may include holding provisions ("H") in accordance with the *Planning Act* and the Township of Cramahe's Official Plan to ensure that any outstanding technical requirements related to this subdivision are carried out to the Township's satisfaction prior to lifting this provision.
- 54) Prior to final approval of any phase, the Owner/Developer shall submit a Surveyor's Certificate which confirms that the lots and blocks within this Plan conform to the minimum lot frontage and lot area requirements of the Zoning By-law.



### ***Required Studies***

- 55) Prior to final approval, the Owner/Developer acknowledges that any recommendations from submitted reports, including those related to ground water elevations, road design and the suitability of the material for development, shall be incorporated into the Subdivision Agreement and the Agreement shall contain provisions whereby the Owner agrees to implement the study recommendations to the satisfaction of the Township of Cramahe.

### ***Stormwater Management***

- 56) Prior to final approval and prior to any works commencing on the site, the Owner/Developer shall submit for review to the satisfaction of the Township of Cramahe and/or Lower Trent Region Conservation Authority as required, detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
- a) A detailed analysis of the proposed drainage pattern;
  - b) Plans illustrating how stormwater flows from the site, and external areas that drain through the subdivision lands, are conveyed and discharged to downstream outlets;
  - c) Demonstration that the peak flow rates draining from the subject property under post-development conditions are expected to be equal to, or less than, those under pre-development conditions;
  - d) The location and description of all outlets and other facilities;
  - e) The level of protection to be provided to the outlets and considerations for the allowable discharge to them;
  - f) Stormwater management techniques which may be required to control minor and major flows;
  - g) Proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
  - h) Overall grading plans for the subject lands; and
  - i) Stormwater management practices to be used to treat storm water, to mitigate the impacts of development on the quality and quantity of ground and surface water resources.

- 57) Prior to final approval, the Owner/Developer shall submit lot grading and drainage plans, as well as erosion and sediment control plans which shall be prepared by a qualified Professional Engineer on behalf of the Owner/Developer, to the satisfaction of the Township of Cramahe, and shall be included in the Subdivision Agreement between the Owner/Developer and the Township. Such plans shall include the design and location of any temporary erosion and sediment control facilities (including ponds) as required, and the provision of any required environmental compliance certificate(s) from the Ministry of the Environment, Conservation and Parks, or its successor to the satisfaction of the Township of Cramahe and the Lower Trent Region Conservation Authority, as required.
- 58) Prior to final approval, the Owner's/Developer's Engineer shall provide a report to the satisfaction of the Township of Cramahe that details the Owner's/Developer's share of all costs for stormwater management facilities that have been provided or will be provided to service this subdivision development. These costs shall include any upgrades required for existing storm sewers, expansion of stormwater management ponds and quality control devices as well as costs to provide future maintenance of facilities.
- 59) Prior to final approval, the Subdivision Agreement between the Owner/Developer, and the Township of Cramahe shall include wording to the satisfaction of the Township and Lower Trent Region Conservation Authority, as required requiring that the Owner/Developer agrees to maintain all stormwater management and erosion and sedimentation control structures in good repair during the construction period and to the end of the required maintenance period.

### ***Erosion and Sediment Control***

- 60) The Owner/Developer shall conduct street cleaning during construction to ensure that Durham Street and Kensington Avenue are clear and free of debris and sediment (mud tracking) during construction.
- 61) The Owner/Developer must erect construction fencing along the property boundary prior to construction and the fencing must remain in place until such time as all foundations have been installed/completed.
- 62) The Owner/Developer must agree to complete and submit biweekly inspection reports on the status of development on-site in conformity with the Township's Subdivision Assumption Guidance Manual.

***Parkland/Open Space/Sidewalks***

- 63) The Owner/Developer shall convey Block 184 as shown on the draft approved plan or provide cash-in-lieu to the Township of Cramahe for park purposes in accordance with Section 42 of the *Planning Act*. Any playground facilities must be installed to the satisfaction of the Township of Cramahe's Manager of Parks, Recreation and Facilities.
- 64) The Owner/Developer shall convey Blocks 185 as shown on the draft approved plan to the Township of Cramahe as public walkways.
- 65) The Owner/Developer shall construct a sidewalk adjacent to the Kensington Avenue extension and connecting it with Street 'A,' as shown on the draft approved plan, to the satisfaction of the Township of Cramahe. Alternatively, the Township may, at its sole discretion, require a cash contribution in lieu of construction of such sidewalk; the details to be included in the Subdivision Agreement.
- 66) The Owner/Developer must consult with the Township of Cramahe's Inter Municipal Accessibility Advisory Committee (IMAAC) and/or the Township's Chief Building Official (CBO) to provide an opportunity to comment on accessibility for all public spaces provided within the draft approved plan.
- 67) The Owner/Developer shall agree in the Subdivision Agreement to provide a pedestrian walkway or dedicated pedestrian use only area throughout the subdivision to accommodate and promote safe walking routes to adjacent schools and elsewhere to the satisfaction of the Kawartha Pine Ridge District School Board and the Township of Cramahe. Prior to entering into a Subdivision Agreement, the Owner/Developer must provide a plan(s) and details for the pedestrian route(s) to the satisfaction of the Kawartha Pine Ridge District School Board and the Township of Cramahe. The Subdivision Agreement shall reflect these proposed plans and details.

***Street Trees and Landscaping Plan***

- 68) Prior to final approval, the Owner/Developer shall submit a landscaping plan prepared by a Landscape Architect to the satisfaction of the Township of Cramahe. The landscaping plan shall include all proposed street tree plantings and plantings associated with any stormwater management facilities, parkland, and boulevards.
- 69) The Township of Cramahe may at its sole discretion accept cash-in-lieu for some or all boulevard trees, to be determined by the Township and established in the Subdivision Agreement.

- 70) The Owner/Developer acknowledges that all planted trees and vegetation must be of native species and that a list of all proposed species must be submitted to the Township of Cramahe for approval by staff prior to their installation.

### ***Fencing Requirements***

- 71) The Owner/Developer agrees to design and construct privacy fencing at the rear and side yard of the lots in the draft approved plan that abut the East Colborne Cemetery (224 Durham Street South) to the satisfaction of the Township of Cramahe.
- 72) The Owner/Developer agrees to design and construct privacy/chain link fencing at the rear and/or side yards of the lots in the draft approved plan that abut Blocks 184 and 185 to the satisfaction of the Township of Cramahe.
- 73) The Owner/Developer agrees to install a chain link fence along the perimeter of the storm water management facility being Block 186 on the draft approved plan, with a gated entrance, to the satisfaction of the Township of Cramahe. The details, including design and cost estimates, related to the fencing will be contained in a detailed engineering report.
- 74) The Owner/Developer acknowledges that the Subdivision Agreement shall contain appropriate provisions related to all required fencing.

### ***Warning Clauses***

- 75) The Owner/Developer shall include the following warning clauses in the Subdivision Agreement, where appropriate in a schedule to all offers of purchase and sale or lease for all lots/blocks within this Plan:
- a) Within the entire subdivision plan:
    - i) "Purchasers and/or tenants are advised that the planting of trees on Municipal boulevards in front of residential units is a requirement of the Township of Cramahe, and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the Township of Cramahe reserves the right to relocate or delete any boulevard tree without further notice."
    - ii) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."

- iii) "Purchasers and/or tenants are not permitted to alter the constructed and approved drainage pattern in any matter which prohibition includes but is not limited to re-grading, the installation of fences and the installation or planting trees, shrubs flower beds or gardens without approval from the Township of Cramahe."
  - iv) "Purchasers and/or tenants are advised that due to the proximity of this plan to an existing quarry, purchasers should be aware that noise and vibrations from quarry operations may interfere with some activities of the dwelling occupants."
  - v) "Purchasers and/or tenants are advised that due to the proximity of this plan to industrial land uses, purchasers should be aware that noise and/or vibrations from future industrial operations may interfere with some activities of the dwelling occupants."
  - vi) "Purchasers and/or tenants are advised that due to the proximity of this plan to rail lines and level crossings, purchasers should be aware that noise and vibrations from rail operations and train whistles may interfere with some activities of the dwelling occupants."
  - vii) "Purchasers and/or tenants are advised that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities: including but not limited to accommodation in a portable classroom, a "holding school," or in an alternate school within or outside of the community."
  - viii) "Purchasers and/or tenants are advised that if school buses are required within the development in accordance with Kawartha Pine Ridge District School Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Services of Central Ontario."
- b) Abutting any open space, parkland, or stormwater facility:
- i) "Purchasers and/or tenants are advised that the adjacent parkland or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."

### **Bell Canada**

- 76) The Owner/Developer acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner/Developer further agrees and acknowledges to convey such easements at no cost to Bell Canada

- 77) The Owner/Developer Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

### **Enbridge Gas**

- 78) The Owner/Developer shall consult with Enbridge Gas regarding the installation of natural gas services for the subdivision development.

### **Canada Post**

- 79) The Owner/Developer agrees to consult with Canada Post and provide engineering plans which identifies the location of community mailboxes to the satisfaction of Canada Post and the Township of Cramahe.

### **Final Approval**

- 80) Prior to final approval of this plan for registration, the Owner/Developer shall advise the County of Northumberland in writing by:
- a) Township of Cramahe how Conditions 1 to 79 have been satisfied.
  - b) County of Northumberland Planning Division how Conditions 1 to 6, 10, 14 and 16 have been satisfied.
  - c) County of Northumberland Public Works – Waste Management Division how Conditions 12 and 15 have been satisfied
  - d) Lower Trent Region Conservation Authority how Conditions 40, 42 e), 56, 57 and 59 have been satisfied.
  - e) Lakefront Utility Services Incorporated how Conditions 44, 46 and 47 have been satisfied.
  - f) Kawartha Pine Ridge District School Board how Conditions 67, 75 a) vi) and vii) have been satisfied.
  - g) Bell Canada how Conditions 76 and 77 have been satisfied.
  - h) Enbridge Gas how Condition 78 has been satisfied.
  - i) Canada Post how Condition 79 has been satisfied.

### Notes to Draft Approval

1. As the Owner of the draft approved plan, it is your responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval will be reviewed periodically and may be amended at any time prior to final approval. The *Planning Act* provides that draft approval may be withdrawn at any time prior to final approval.
2. All plans of subdivision must be registered in the Land Titles system in accordance with Section 144 of the *Land Titles Act*.
3. For this subdivision, the Township of Cramahe may include the use of Holding Provisions ("H") in the zoning by-law in accordance with the *Planning Act*.
4. Any proposed changes to on-site drainage features as well as the provision of or relocation of walkways that may result in minor lot boundary adjustments must be reviewed to the satisfaction of the Township of Cramahe and the County of Northumberland.
5. The Owner/Developer shall submit a covering letter to the Township of Cramahe's Planning Department and the County of Northumberland Planning Division, which outlines how each condition was addressed and a subdivision clearance fee in accordance with the respective Township and County Fees and Charges By-laws.
6. The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
7. It shall be noted that it is the responsibility of the Owner/Developer to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. If no such network infrastructure exists, in accordance with the *Bell Canada Act*, the Owner may be required to pay for the extension of such network infrastructure.
8. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
9. Once final approval is granted, the Owner/Developer must provide Canada Post with the excavation date for the first foundation/first phase and the date development work is scheduled to begin. The Owner/Developer must also provide the expected installation date(s) for the Community Mailboxes.



10. 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, and the file shall be closed. Extensions may be granted provided valid reason is given and is submitted to the County of Northumberland at least six months in advance of the lapsing date.
11. For conditions of draft approval that require agency clearance, the address and phone number of the agencies are below:

Township of Cramahe  
P.O. Box 357  
Colborne, Ontario K0K 1S0  
Attn: Krista McEathron, Planning Coordinator  
Phone: 905.355.2821

County of Northumberland  
555 Courthouse Road  
Cobourg, Ontario K9A 5J6  
Attn: Ashley Yearwood, Manager of Planning, Land Use Planning  
Phone: 905.372.3329 Extension 6221

County of Northumberland  
555 Courthouse Road  
Cobourg, Ontario K9A 5J6  
Attn: Adam McCue, Associate Director Operations, Public Works  
Phone: 905.372.3329 Extension 2299

Lower Trent Region Conservation Authority  
714 Murray Street, RR1  
Trenton, Ontario K8V 5P4  
Attn: Gage Comeau, Manager, Watershed Management, Planning and Regulations  
Phone: 613.394.4829

Lakefront Utility Services Incorporated  
6 D'Arcy Street  
Cobourg, Ontario L9A 3Z4  
Attn: Larry Spyrka, Manager of Water Systems  
Phone: 905.372.2193

Kawartha Pine Ridge District School Board  
1994 Fisher Drive  
Peterborough, Ontario K9J 6X6  
Attn: Jeannette Thompson, Manager, Planning Services  
Phone: 705.742.9773

Bell Canada  
Attn: Ryan Courville, Manager – Planning and Development Network Provisioning  
[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Canada Post - Delivery Planning  
PO BOX 8037 Ottawa T CSC  
Ottawa, Ontario K1G 3H6  
Attn: Stephen McGraw, Delivery Service Officer  
Phone: 613.894.9519

12. The final plan must include the following inscription along the right-hand margin of the plan:

Approved under Section 51 of the *Planning Act* and the authority of Ontario Regulation 177/14 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Authorized Signature  
County of Northumberland