



**The Corporation of the County of Northumberland
Economic Development, Tourism and Planning Committee
Minutes**

**March 5, 2025, 1:00 p.m.
Council Chambers
555 Courthouse Road, Cobourg, ON K9A 5J6
Hybrid Meeting (In-Person and Virtual)**

Members Present: Acting Chair Brian Ostrander
 Councillor Robert Crate
 Councillor Mandy Martin

1. Notices

1.a Accessible Format

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext. 2327.

1.b Meeting Format

This Committee Meeting was held using a hybrid meeting model. The public were invited to attend in-person in Council Chambers, view the meeting via the live stream, or join online or by phone using Zoom Conference Technology.

2. Call to Order

Acting Chair Brian Ostrander called the meeting to order at 1:01 p.m.

2.a Territorial Land Acknowledgement

3. Approval of the Agenda

Committee Resolution 2025-03-05-200

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"**That** the agenda for the March 5, 2025 Economic Development, Tourism, and Land Use Planning Committee be approved."

Carried

4. Disclosures of Interest

- No disclosures

Committee Resolution 2025-03-05-201

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"**That** the Committee approve Councillor Crate and Councillor Martin to participate in the March 5, 2025 Economic Development, Tourism, and Land Use Planning Committee virtually."

Carried

5. Delegations

N/A

6. Business Arising from Last Meeting

N/A

7. Communications

7.a Correspondence, Alderville First Nation (AFN) 'Broadband Expansion'

Committee Resolution 2025-03-05-202

Moved by Councillor Robert Crate

Seconded by Councillor Mandy Martin

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from Alderville First Nation (AFN) regarding 'Broadband Expansion' for information; and

Further That the Committee recommend that County Council receive this correspondence for information."

Carried

7.b Correspondence, Candace Tierney (Oat & Mill) 'Ontario Agri-Food Venture Centre (OAFVC)'

Committee Resolution 2025-03-05-203

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from Candace Tierney (Oat & Mill) regarding 'Ontario Agri-Food Venture Centre (OAFVC)' for information; and

Further That the Committee recommend that County Council receive this correspondence for information."

Carried

7.c Correspondence, Town of Hanover 'United States Imposition of Tariffs on Canada'

Committee Resolution 2025-03-05-204

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from the Town of Hanover regarding 'United States Imposition of Tariffs on Canada' for information; and

Further That the Committee recommend that County Council receive this correspondence for information."

Carried

7.d Correspondence, Town of Fort Frances 'Sovereignty of Canada'

Committee Resolution 2025-03-05-205

Moved by Councillor Robert Crate

Seconded by Councillor Mandy Martin

"**That** the Economic Development, Tourism, and Land Use Planning Committee receive the correspondence from the Town of Fort Frances regarding 'Sovereignty of Canada' for information; and

Further That the Committee recommend that County Council receive this correspondence for information."

Carried

**7.e Canadian Association of Nuclear Host Communities (CANHC)
'Supporting Canada's Nuclear Host Communities'**

Committee Resolution 2025-03-05-206

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"**Whereas** at the February 19, 2025 County Council meeting, Council supported correspondence from the Province regarding Ontario exploring new nuclear energy generation in Port Hope;

Now Therefore Be It Resolved That the Economic Development, Tourism, and Land Use Planning Committee, having considered the correspondence regarding 'Supporting Canada's Nuclear Host Communities', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to the Minister of Environment and Climate Change, the Canadian Association of Nuclear Host Communities (CANHC) and Northumberland County's 7 Member Municipalities."

Carried

8. Staff Reports

8.a Report 2025-049 'Regional Tourism Organization 8 Update'

Dwayne Campbell, Director Planning, Development and Strategic Initiatives
Brenda Wood, Executive Director, Regional Tourism Organization 8 (RTO8)

Committee Resolution 2025-03-05-207

Moved by Councillor Robert Crate

Seconded by Councillor Mandy Martin

"**That** the Economic Development, Tourism and Land Use Planning Committee receive Report 2025-049 'Regional Tourism Organization 8 Update' for information; and

Further That the Committee recommend that County Council receive this report for information."

Carried

8.b Report 2025-050 'Adoption of County Official Plan Amendment No. 2 - Growth Forecast and Major Employment Areas' - Presentation

Dwayne Campbell, Director Planning, Development and Strategic Initiatives
Nick McDonald, President, Meridian Planning Consultant

Committee Resolution 2025-03-05-208

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

“That the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2025-050 ‘Adoption of County Official Plan Amendment No. 2 - Growth Forecasts and Major Employment Area’, recommend that County Council adopt Official Plan Amendment No. 2; and

Further That the Committee recommend that County Council enact a by-law to adopt Amendment No. 2 to the Northumberland County Official Plan at the March 19, 2025 County Council Meeting; and

Further That the Committee recommend that County Council direct staff to issue a notice of adoption and forward Amendment No. 2 to the Minister of Municipal Affairs and Housing for approval; and

Further That the Committee recommend that County Council direct staff to send a copy of Report 2025-050 and the attachments to Northumberland County’s seven member municipalities for information.”

Carried

8.c Report 2025-051 'Cramahe Plan of Subdivision – D12-CR2201 (Foxtail Ridge South)'

Ashley Yearwood, Manager Land Use Planning

Committee Resolution 2025-03-05-209

Moved by Councillor Robert Crate

Seconded by Councillor Mandy Martin

“That the Economic Development, Tourism and Planning Committee, having considered Report 2025-051 ‘Cramahe Plan of Subdivision D12-CR2201 (Foxtail Ridge South)’, located immediately south of Prairie Run Road between Durham Street South and Kensington Avenue in the Village of

Colborne, recommend that County Council draft approve the subdivision;
and

Further That the Committee recommend that County Council direct staff to send notice of the draft approval and related conditions to all prescribed persons in accordance with the *Planning Act*.”

Carried

9. Other Matters Considered by Committee

N/A

10. Media Questions

11. Closed Session

N/A

12. Motion to Rise and Results from Closed Session

N/A

13. Next Meeting - Wednesday, April 2, 2025 at 1:00 p.m.

14. Adjournment

- The meeting adjourned at 1:40 p.m.

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Report 2025-051

Report Title: Cramahe Plan of Subdivision – D12-CR2201
(Foxtail Ridge South)

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: March 5, 2025

Prepared by: Ashley Yearwood, RPP, MCIP
Manager, Land Use Planning
Economic Development, Tourism and Strategic Initiatives

Reviewed by: Dwayne Campbell, RPP, MICP
Director
Economic Development, Tourism and Strategic Initiatives

Approved by: Jennifer Moore, CAO

Council Meeting Date: March 19, 2025

Strategic Plan Priorities: ☐ Innovate for Service Excellence
☒ Ignite Economic Opportunity
☒ Foster a Thriving Community
☒ Propel Sustainable Growth
☐ Champion a Vibrant Future

Recommendation

“That the Economic Development, Tourism and Planning Committee, having considered Report 2025-051 ‘Cramahe Plan of Subdivision D12-CR2201 (Foxtail Ridge South)’, located immediately south of Prairie Run Road between Durham Street South and Kensington Avenue in the Village of Colborne, recommend that County Council draft approve the subdivision; and

Further That the Committee recommend that County Council direct staff to send notice of the draft approval and related conditions to all prescribed persons in accordance with the *Planning Act*.”

Purpose

The purpose of this report is to provide County Council with the background details, analysis, and recommendations for a residential subdivision application (file number D12-CR2201) known as Foxtail Ridge South in the Village of Colborne.

Background

In 2021, the proponent met with planning staff from the Township of Cramahe and County Planning to discuss a residential plan of subdivision on the subject property. Following the meeting, County Planning staff provided the proponent with a list of documents and fees that were required to consider the plan of subdivision.

On April 14, 2022, the proponent submitted a plan of subdivision application to the County's Planning Department. County Planning staff reviewed the submission to ensure all supporting materials and fees were provided with the application.

On May 13, 2022 County Planning considered the application a complete submission and notified the proponent. County Planning later circulated the application and supporting materials to various review agencies including the Township of Cramahe.

Cramahe Official Plan Amendment No. 20 (OPA 20)

Concurrent with the subdivision application, the proponent submitted an official plan amendment to the Township of Cramahe, which the Township considered in accordance with the *Planning Act*. Cramahe OPA 20 was required to redesignate the majority of the subject site from "Development" to "Village Residential" to facilitate residential development on the property. The Township of Cramahe advised that a zoning by-law amendment (rezoning) is also required for this subdivision to establish land uses and performance standards to permit the development. At the time of preparing this report, the applicant has not submitted a rezoning application to the Township.

On May 23, 2023, the Township of Cramahe adopted OPA 20 and on September 20, 2023 County Council approved OPA 20.

Site Characteristics

The property is approximately 16.05 hectares (39.67 acres) in size accommodating the following frontages:

- West side of Durham Street North – 165.35 metres (542.49 feet);
- East side of Kensington Avenue (a partially opened and unmaintained municipal road allowance) – 188.8 metres (619.42 feet) of broken frontage; and
- South side of Prairie Run Road – 20.0 metres (65.62 feet).

The property is vacant with no physical structures. Agricultural cash crops and hedgerows exist near and along the south portion of the property. Surrounding land uses include:

- North – residential (detached, semi-detached and townhouse dwellings), and Colborne Creek;

- South – vacant industrial lands currently supporting cash crops, wooded areas, hedgerows, and the Canadian National Railway right-of way;
- East – East Colborne Cemetery, rural residential and agricultural cash crops and woodlots; and
- West – residential (predominantly detached dwellings), Colborne Public School, a watercourse, and a wetland;

The topography of the subject property gradually slopes from northeast to southwest, containing stockpiles of fill in various sections (see Attachment 1 – Location Sketch).

Development Proposal

The development proposes to create 210 residential lots for 154 detached dwellings, 20 semi-detached dwellings and 36 street townhouses with frontage on Durham Street South, Kensington Avenue and five future local municipal roads (see Attachments 2 – Proposed Draft Plan and 3 – Proposed Development Plan). The proposed subdivision plan includes the following roads and access:

- Street ‘A’ connecting to Prairie Run Road at its north;
- A southerly extension of Kensington Avenue between Alfred Street and Street ‘A’ providing a west connection point; and
- Street ‘E’ connecting to Durham Street South, at its east.

The development also proposes a 0.85 hectare (2.11 acre) park block, and a 1.01 ha (2.48 ac) stormwater management block. Once approved, these blocks will be transferred to the Township of Cramahe.

Consultations

The subdivision application was circulated to the following agencies for review:

- | | |
|---|---|
| • Township of Cramahe | • Kawartha Pine Ridge District School Board |
| • County Public Works – Corridor Management and Waste Divisions | • Lakefront Utilities Services Inc. |
| • Lower Region Conservation Authority | • Hydro-One Networks Incorporated |
| • Species at Risk (Ministry of the Environment, Conservation and Parks) | • Ontario Power Generation Incorporated |
| • Bell Canada | • Enbridge Gas Inc / Union Gas |
| • Peterborough, Victoria, Northumberland, Clarington Catholic District School Board | • Trans-Northern Pipelines Inc. |
| | • TransCanada Pipelines |
| | • Canada Post |

A public notice for the subdivision and official plan amendment was mailed to residents and businesses within 120 metres of the subject property and published in the Northumberland News June 9, 2022 newspaper ad. Notice for the meeting was also posted on the subject property.

On June 21, 2022, the Township of Cramahe held a virtual public meeting to obtain public input on the applications. At the meeting, Cramahe staff received two public comments, which generally supported the proposed development but raised concerns about housing affordability. The Township did not receive any written comments, however the two commenting members of the public requested to be notified on County Council's decision on the draft plan of subdivision.

Discussion / Options

A detailed review of planning policy and technical studies was undertaken by the Township of Cramahe, Lower Trent Region Conservation Authority (LTRCA), and County Planning. A summary of the review analysis is discussed below.

Provincial Planning Statement (PPS)

The PPS indicates that settlement areas shall be the focus of growth and development. The PPS also indicates that planning authorities shall support general intensification and redevelopment in settlement areas to support the achievement of complete communities, including by planning for a long range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed development is consistent with the PPS since it would accommodate a mix of residential units in the Colborne urban area. The development will be serviced with municipal water and sewage services which is the preferred servicing method for settlement areas such as Colborne.

Northumberland County Official Plan (County OP)

The County OP designates the subject property as "Urban Areas" within the Village of Colborne. The general land use objectives for residential uses within "Urban Areas" encourage a range of housing types to accommodate diverse social and economic backgrounds. The County OP also encourages increased density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development. A high standard of urban design is also encouraged.

In accordance with the Township of Cramahe's Official Plan, the subject property abuts lands designated for employment/industrial purposes to its south. Policy E2.4 of the County OP requires that a land use compatibility assessment be prepared where sensitive (e.g., residential) land uses are in proximity to less sensitive (e.g., industrial) land uses to ensure that conflicts between these uses are minimized and/or mitigated where appropriate.

The proposed development conforms to the policies of the County OP as it would allow a mix of residential units. The development also proposes appropriate lot patterns and land uses adjacent to existing residential uses with proposed roadways that would intersect with the existing road network.

As required by provincial and municipal land use policies, the proposed development would provide housing and economic opportunities in the Village of Colborne. The development supports a logical and efficient land use pattern in an area designated for growth and development in accordance with municipal land use policies.

Traffic Impact Study (TIS)

Ainley Group prepared a TIS and supporting addendum letter dated March 2021 and April 6, 2022 respectively. The TIS was required to determine if the proposed development will create any traffic impacts on the proposed and existing road networks within and external to the subdivision. The TIS concluded that the proposed roads are sufficient to accommodate the subdivision development but recommended the following road improvements by build out:

- Extend Kensington Avenue to the west site access (Street 'A'); and
- Add a 15.0-metre eastbound and westbound left turn lane storage lengths on King Street East at Durham Street.

The Township of Cramahe has reviewed the TIS and supporting addendum letter traffic memorandum and had no fundamental concerns. Additional technical details to support the findings of the TIS will be addressed through detailed design prior to final approval for the subdivision.

Servicing Report

Ainley Group also prepared a Preliminary Servicing Report dated April 2022, revised June 2023. The servicing report was required to determine if the existing watermain, sanitary and storm sewers can service the subdivision and to identify where connections are proposed throughout the development.

The Servicing Report concluded that sufficient water and sanitary capacity is available at the Colborne water and sewage treatment facilities and that adequate watermain and sanitary connections could be provided throughout the development.

The Township of Cramahe and Lakefront Utilities Services Inc. (LUSI) reviewed the report and had no concerns but requested that various conditions of draft approval be included that will require the proponent to provide detailed utility servicing reports for review by Township and LUSI staff.

Stormwater Management (SWM)

Ainley Group also prepared a Stormwater Management Report dated April 2022, revised June 2023. The SWM report was required to address the stormwater quality and quantity requirements of the subdivision development.

The SWM report concluded that the proposed stormwater management facility block located at the northwestern portion of the subdivision (Block 186) will provide quality and quantify control to site runoff prior to stormwater discharging into the Colborne Creek through a piped outlet within an existing easement of the abutting subdivision to the north (Foxtail Ridge North). The SWM report also concluded that the proposed design of the stormwater management pond will incorporate adequate storage volume to accommodate future post-development drainage conditions.

The Township of Cramahe and the Lower Trent Region Conservation Authority (LTRCA) reviewed the report and had no concerns but requested that conditions of draft approval be included that will require the proponent to provide a detailed Stormwater Management Plans for review by Township and LTRCA staff.

Geotechnical Investigation

Cambium Inc. prepared a Geotechnical Assessment dated September 20, 2019. The Geotechnical Assessment was conducted to review and confirm the subsurface and groundwater conditions within the subdivision and provide design and building construction (e.g., roads and foundations) recommendations.

The Geotechnical Assessment provided various recommendations to ensure that safe building construction can be conducted within the subdivision limits. The report concluded that the current native sub-soils could support the proposed dwellings on conventional strip and spread footings, provided that the footings are below the frost penetration depth. The report also concluded that additional fill will be required in some areas on the property.

The Township of Cramahe reviewed the report and had no concerns with the recommendations and findings of the Geotechnical Assessment report.

Environmental Site Assessment

Ainley prepared a Phase I Environmental Site Assessment (ESA) dated April 11, 2022. The Phase I ESA was conducted to determine the likelihood of areas of potential environmental concern (APEC) with current soil and/or groundwater conditions.

Ainley Group identified two APECs on the subject property related to an electrical substation and the Colborne East Cemetery located immediately east of the subdivision lands, which may potentially contain soil and/or groundwater contaminants of concern. As such, Ainley Group recommended that a Phase II ESA be conducted to test lands along the east property boundary of the subdivision to determine if remediation is required.

County Planning has reviewed the ESA report and has no concerns with the findings. As a condition of draft approval, the proponent will be required to provide a Phase II ESA for review. Where soil and/or groundwater exceedances are discovered, prior to final approval, the proponent will be required to either remediate the site to the satisfaction of the County of Northumberland or submit a Record of Site Condition to the Ministry of the Environment, Conservation and Parks (MECP) and ensure that the RSC is filed on their Environmental Site Registry.

Species-at-Risk

Ainley Group also prepared a Species at Risk Review Memorandum dated April 7, 2022. The Memorandum was prepared to determine if any endangered plant and/or animal species exist either on or in proximity to the subdivision lands.

The review identified four animal species-at-risk that had the potential to be present on or in proximity to the subject lands and recommended various mitigation measures for the proponent to incorporate during construction to minimize any adverse impact on these species. MECP reviewed the Memorandum, acknowledged the recommendations, and did not require the applicant to apply for an *Endangered Species Act* permit.

County Planning has reviewed the Species-at-Risk Memorandum and MECP's comments and has no concerns with the conclusions and recommendations made.

Noise Study (Land Use Compatibility Assessment)

Howe Gastmeier Chapnik Limited (HGC) prepared an Environmental Noise Study dated August 13, 2021. The noise study was required to address potential land use compatibility impacts the proposed development may create on existing vacant employment/industrial land uses to the south in accordance with MECP's D-Series and Noise Pollution Control (NPC) – 300 Guidelines.

HGC recommended the following mitigation measures that should be considered on the abutting employment lands:

- Minimum buffer zones (e.g., 20 metres from the northern property line) should be considered for future employment land uses. This may include accessory uses such as parking lots, landscaping buffers or earth berms;
- Future industrial loading areas should be located on the south side of any industrial building;
- Provisions in the zoning by-law to only permit Class I or II industrial land uses; and
- The provision of noise studies to mitigate noise from sensitive (residential) land uses.

The Township of Cramahe and County Planning staff have reviewed the Noise Study and have no concerns with HGC's findings but recommends that a warning clause be included within the subdivision to notify purchasers and/or tenants the possibility of noise and/or vibrations from future industrial operations, which may interfere with some of their activities.

Cultural Heritage

Ground Truth Archaeology Limited (GTAL) conducted a Stage 1-2 and Stage 3 Archaeological Assessment dated August 31, 2021. The report reviewed the likelihood of the subject property containing historical artifacts through research and test pit sampling. The Stage 3 component of the report was required since the subdivision abuts the Colborne East Cemetery at its northeastern limits.

GTAL concluded that the subdivision lands did not contain any archaeological resources and considered the site clear of any archaeological concerns. GTAL also noted that the footprint of the Colborne East Cemetery did not encroach onto the subdivision and there was no indication of outlying burials on the site. As such, GTAL did not recommend any additional archaeological assessment on the subdivision lands.

The proponent has also submitted an acknowledgement letter from the Ministry of Citizenship and Multiculturalism (formerly the Ministry of Tourism, Culture and Sport) dated July 13, 2022. The Ministry noted that the Archaeological Assessment was prepared in accordance with the Ministry's Standards and Guidelines for Consultant Archaeologists and was entered into their Ontario Public Register of Archaeological Reports.

County Planning has reviewed the Archaeological Assessment report and the Ministry of Citizenship and Multiculturalism's acknowledgement letter and has no archaeological concerns.

Legislative Authority / Risk Considerations

The recommendations of the Economic Development, Tourism and Land Use Planning Committee are scheduled to be considered by County Council on March 19, 2025. Once County Council has rendered a decision for this plan of subdivision, County Planning in coordination

with the County Clerk will issue a decision notice. All members of the public that requested to be notified will be sent a copy of the decision notice and any related correspondence.

The applicant and/or prescribed agencies can submit a notice of appeal to the Ontario Land Tribunal within 20 days of the notice being issued. In accordance with Section 51(39) of the *Planning Act*, individual public members are no longer able to appeal plan of subdivision decisions. If no appeals are received within 20 days of the date of the decision notice, County Council's decision will become final.

The Owner has reviewed and accepted the County's consolidated conditions of draft approval by email correspondence. Any minor modifications to the conditions and/or draft plan will be in accordance with the Council adopted subdivision procedure. (see Attachment 4 – Conditions of Draft Approval).

Financial Impact

Fees and development charges in accordance with municipal by-laws will be applied prior to lot registration and as part of the building permit process.

Member Municipality Impacts

The Council of the Township of Cramahe has endorsed the plan of subdivision with conditions that must be addressed prior to final approval and registration of the subdivision.

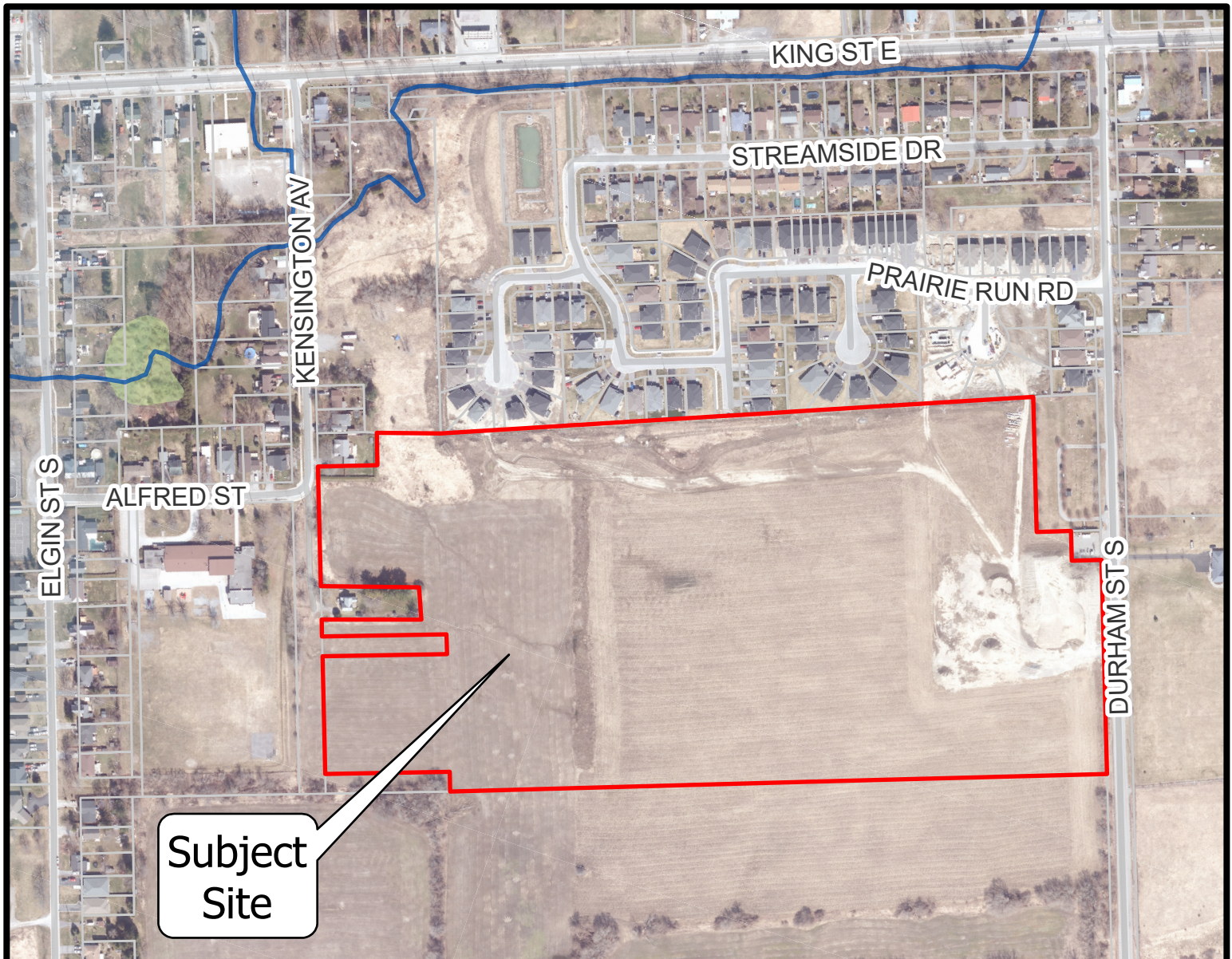
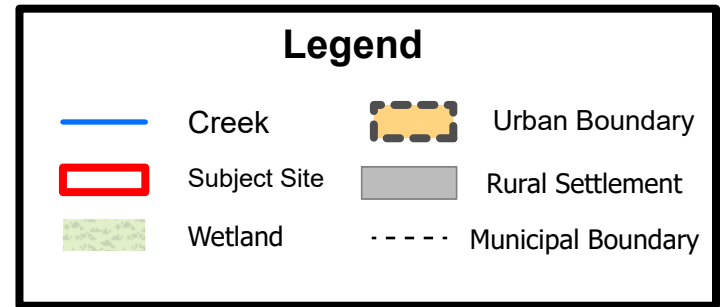
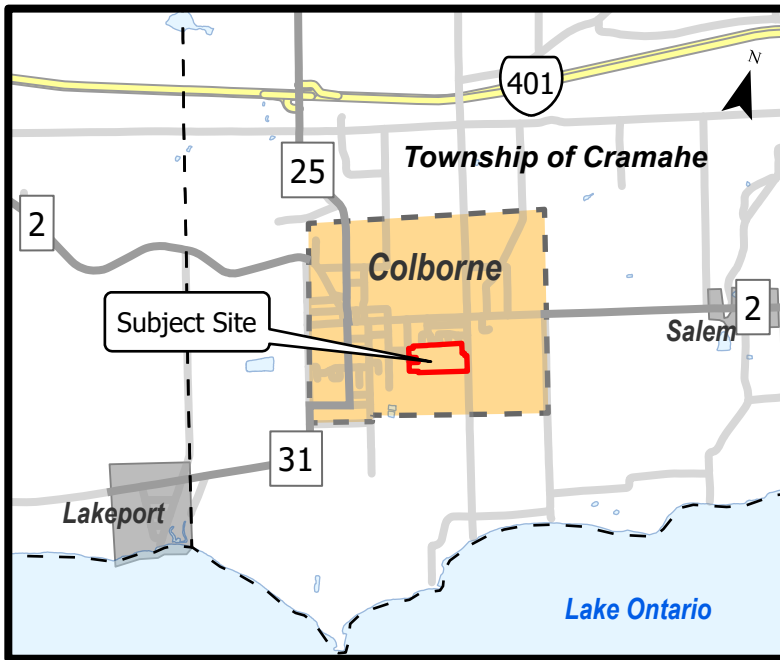
Conclusion / Outcomes

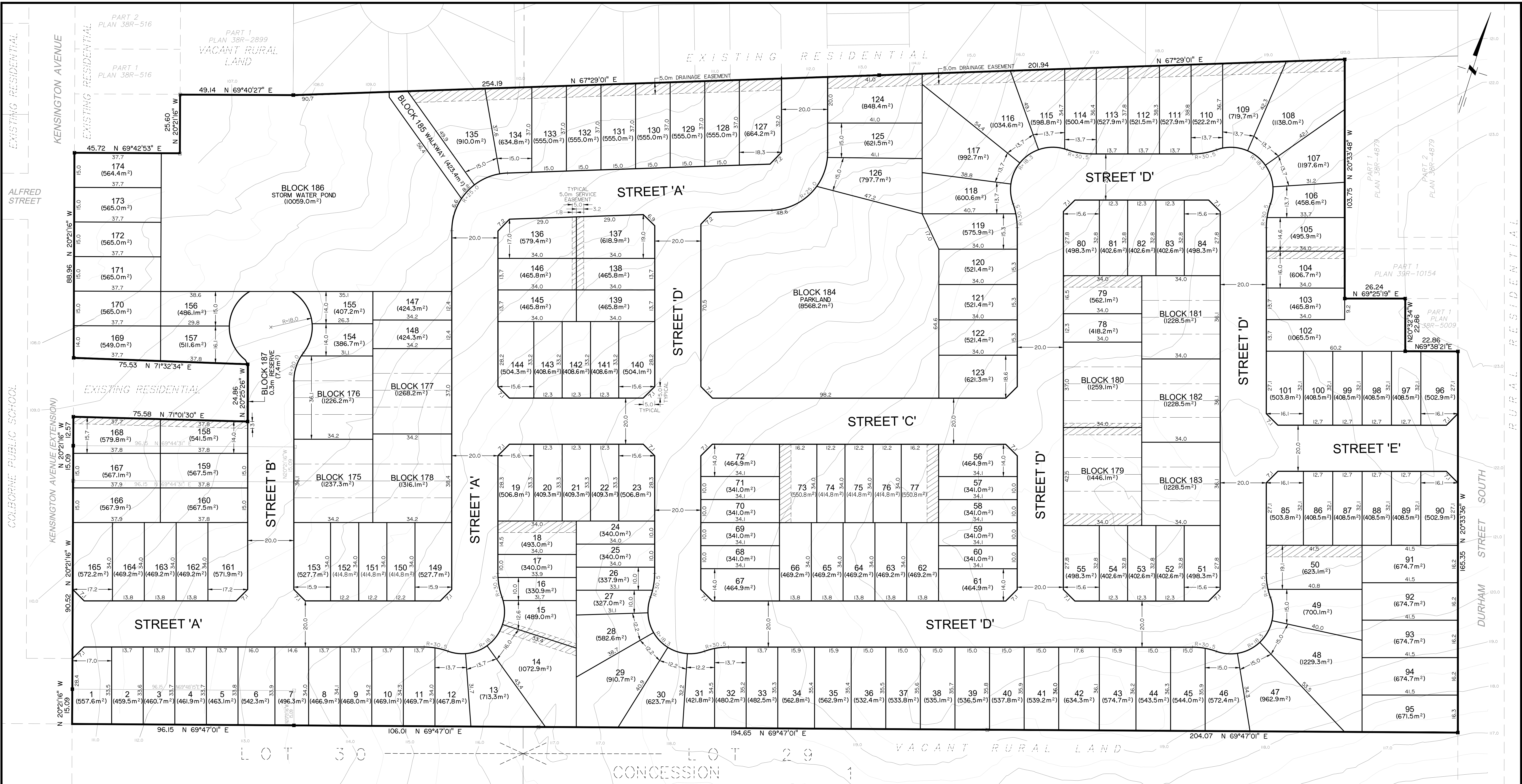
This plan of subdivision will facilitate a 210 residential lot subdivision development in the Village of Colborne consisting of detached dwellings, semi-detached dwellings, and street townhouses. The interests of the County, Cramahe Township, review agencies and public can be accommodated through the conditions imposed as part of the subdivision approval. It is therefore appropriate for County Council to grant draft approval of plan of subdivision application D12-CR2201.

Attachments

- 1) Report 2025-051 ATTACH 1 'Location Sketch'
- 2) Report 2025-051 ATTACH 2 'Proposed Draft Plan'
- 3) Report 2025-051 ATTACH 3 'Proposed Development Plan'
- 4) Report 2025-051 ATTACH 4 'Conditions of Draft Approval – D12-CR2201'

**Council Report: Plan of
Subdivision – Foxtail Ridge South
Durham Street South, Colborne
File Number: D12-CR2201**





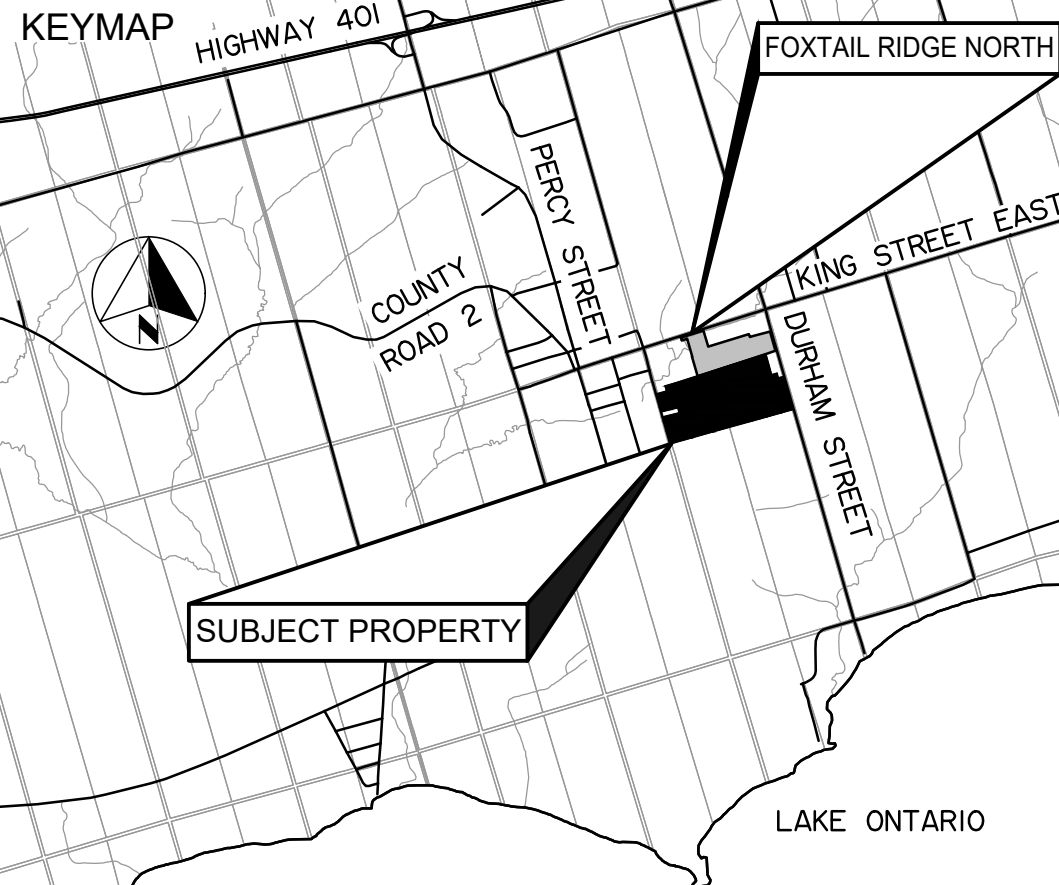
DRAFT PLAN OF SUBDIVISION

FOXTAIL RIDGE SUBDIVISION SOUTH

PART 4, PLAN 39R-13820,
PART OF ALBERT AND PRINCESS STREETS
REGISTERED PLAN 19 (GLOVER PLAN)
PART OF LOTS 29 & 30
CONCESSION 1

TOWNSHIP OF CRAMAHE
VILLAGE OF COLBORNE
COUNTY OF NORTHUMBERLAND

SCALE = 1:750 METRIC



LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 35-50, 91-95, 119-135, 137, 156, 157, 159, 160, 166, 167 & 170-174 - SINGLE DETACHED LOTS - 15.0m MINIMUM FRONTAGE (486.1m ²)	30960.2	19.3	50
BLOCKS 114, 124-134, 136-144, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186 - SINGLE DETACHED LOTS - 13.7m MINIMUM FRONTAGE (396.7m ²)	29751.7	18.5	52
BLOCKS 19-23, 28-31, 51-55, 73-90, 96-101, 140-144, 147-153, 158 & 168 - SINGLE DETACHED LOTS - 12.2m MINIMUM FRONTAGE (402.6m ²)	24311.7	15.1	52
BLOCKS 15-18, 24-27, 56-61 & 67-72 - SEMI-DETACHED DWELLINGS - 20.0m MIN. FRONTAGE PER BLOCK (327.0m ² PER UNIT)	7585.4	4.7	20
BLOCKS 175-183 - TOWNHOUSE ROW DWELLINGS - 36.0m MIN. FRONTAGE PER BLOCK (248.2m ² PER UNIT)	11438.5	7.1	36
BLOCK 185 - PARKLAND	8568.2	5.3	
BLOCK 186 - STORM WATER POND	423.4	0.3	
BLOCKS 187 - 0.3m RESERVE	10059.0	6.3	
20.0m MUNICIPAL ROAD ALLOWANCE = 1897.3m (STREETS 'A', 'B', 'C', 'D' & 'E')	37436.3	23.4	
SUB TOTAL	160541.8m ²	100.0%	210

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

- (a) SEE SURVEYORS CERTIFICATE.
- (b) AS SHOWN ON DRAFT PLAN.
- (c) AS SHOWN ON DRAFT PLAN.
- (d) SEE LAND USE SUMMARY
- (e) SEE DRAFT PLAN
- (f) AS SHOWN ON DRAFT PLAN.
- (g) AS SHOWN ON DRAFT PLAN.
- (h) MUNICIPAL WATER AND SANITARY SEWER
- (i) SANDY LOAM
- (j) AS SHOWN ON DRAFT PLAN.
- (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
- (l) AS SHOWN ON DRAFT PLAN; PROPOSED EASEMENTS FOR SERVICING SHOWN AS

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOURS NOTE:

EXISTING TOPOGRAPHY PREPARED BY MONUMENT GEOMATICS. CONTOURS DRAWN AT INTERVALS OF 0.5m.

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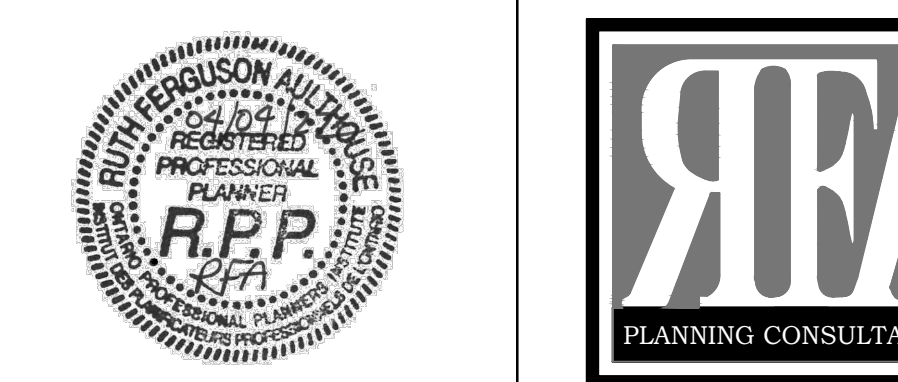
3	REMOVE EASEMENTS AND REVISE PER MUNICIPAL AND ENGINEERS COMMENTS	JAN 31, 2024	R.F.A.
2	ADD DRAINAGE EASEMENT ON LOT 168	JUNE 21, 2023	R.F.A.
1	1st SUBMISSION	APRIL 2022	R.F.A.
No.	REVISION	DATE	APPROD
DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: APRIL 04, 2022	SCALE: 1:750

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

MERRILL MCLEAN
ONTARIO LAND SURVEYOR.
DATE Sept 7/2021

SYLVESTER & BROWN LTD.
ONTARIO LAND SURVEYORS
191 TORONTO ROAD, PORT HOPE, ONTARIO
(905) 885-2280



JOB No. 500 - DP2
211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2



DEVELOPMENT SITE PLAN
FOXTAIL RIDGE SUBDIVISION SOUTH
PART 4, PLAN 39R-13820,
PART OF ALBERT AND PRINCESS STREETS
REGISTERED PLAN 19 (GLOVER PLAN)
PART OF LOTS 29 & 30
CONCESSION 1

TOWNSHIP OF CRAMAHE
VILLAGE OF COLBORNE
COUNTY OF NORTHUMBERLAND

SCALE = 1:750 METRIC

LAND USE SCHEDULE		
LAND USE	AREA(m ²)	UNITS
15.0m (MIN) SINGLE DETACHED LOTS - BLOCKS 35-50, 91-95, 119-135, 156, 157, 159, 160, 166, 167 & 170-174	30960.2	50
13.7m (MIN) SINGLE DETACHED LOTS - BLOCKS 1-14, 32-34, 62-66, 102-118, 136, 138, 139, 145, 146, 154, 155, 161-165 & 169	29751.7	52
12.2m (MIN) SINGLE DETACHED LOTS - BLOCKS 19-23, 25-31, 51-55, 73-90, 96-101, 140-144, 147-153, 158 & 168	24311.7	52
20.0m MIN. FRONTAGE SEMI-DETACHED DWELLINGS BLOCKS 15-18, 24-27, 56-61 & 67-72	7586.4	20
36.0 (MIN) FRONTAGE TOWNHOUSE ROW DWELLINGS BLOCKS 175-183	11438.5	36
PARKLAND & 8.0m WALKWAY	8991.6	
STORM WATER POND	10059.0	
20.0m MUNICIPAL ROAD ALLOWANCE & 0.3m RESERVE (STREETS 'A', 'B', 'C', 'D' & 'E')	37443.7	
SUB TOTAL	160541.8m²	210

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ZONING BY-LAW No. 08-18 - R2 ZONE			
DWELLING TYPE	SINGLE DETACHED DWELLING	SEMI-DETACHED DWELLING	PROPOSED SPECIAL PROVISIONS
ZONE PROVISION - SECTION 9	R2 ZONE	PROPOSED	R2 ZONE
MINIMUM LOT AREA	450.0m ²	386.7m ²	325.0m ²
MINIMUM LOT FRONTAGE	15.0m	12.2m	10.0m/UNIT
MINIMUM FRONT YARD	7.5m	6.0m	21.0m/BLOCK
MINIMUM EXTERIOR SIDE YARD	7.5m	4.5m	10.0m/UNIT
MINIMUM INTERIOR SIDE YARD	3.0m	1.2m	20.0m/BLOCK
MINIMUM REAR YARD	7.5m	7.5m	10.0m/UNIT
MAXIMUM HEIGHT OF BUILDINGS	11.0m	11.0m	10.0m/UNIT
MAXIMUM LOT COVERAGE	35.0%	45.0%	30.0%
MINIMUM LANDSCAPED OPEN SPACE	30.0%	50.0%	30.0%
MAXIMUM No. OF DWELLINGS PER LOT	1	1	1
MAXIMUM No. OF DWELLING UNITS PER LOT	2	2	2

LEGEND
PROPOSED TREE PLANTING - PLACEMENT SUBJECT TO DETAILED LANDSCAPE DESIGN AND CONFIRMATION OF SEPARATION FROM PROPOSED STREET LIGHTS, TRANSFORMERS, HYDRANTS AND OTHER UTILITIES.
MUNICIPAL GRASS BOULEVARD
ASPHALT ROAD
CURB
1.5m CONCRETE SIDEWALK
PROPOSED DRIVEWAY LOCATION
MUNICIPAL ROW/PROPERTY LINE
TYPICAL DWELLING FOOTPRINT BASE ON PRELIMINARY ARCHITECTS PLANS (SUBJECT TO CHANGE)
DECK
PORCH
GARAGE
PROPOSED PATH

ZONING BY-LAW No. 08-18 - R3-ZONE			
DWELLING TYPE	ROW DWELLING	PROPOSED	PROPOSED
ZONE PROVISION - SECTION 10	R3 ZONE	PROPOSED	PROPOSED
MINIMUM LOT AREA - PER UNIT	230.0m ²	248.7m ²	230.0m ²
MINIMUM LOT FRONTAGE - PER BLOCK	36.0m	36.1m	36.0m
MINIMUM FRONT YARD	7.5m	6.0m	7.5m
MINIMUM EXTERIOR SIDE YARD	7.5m	4.5m	7.5m
MINIMUM INTERIOR SIDE YARD	7.5m	1.2m	7.5m
MINIMUM REAR YARD	10.5m	7.5m	10.5m
MAXIMUM HEIGHT OF BUILDINGS	12.5m	12.5m	12.5m
MAXIMUM LOT COVERAGE	35.0%	55.0%	35.0%
MINIMUM LANDSCAPED OPEN SPACE	35.0%	40.0%	35.0%

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

CONTOURS NOTE:
EXISTING TOPOGRAPHY PREPARED BY MONUMENT GEOMATICS.
CONTOURS DRAWN AT INTERVALS OF 0.5m.

2 REVISE SIDEWALK ON STREETS 'A' & 'D' AND EASEMENT ON LOT 168 JUNE 21, 2023 R.F.A.
1 1st SUBMISSION APRIL 2022 R.F.A.
No. REVISION DATE APPRD
DRAWN BY: L.B. CHECKED BY: R.F.A. DATE: APRIL 04, 2022 SCALE: 1:750

JCB No. 500 - DSP2

211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2

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 31, 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 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

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