

General

1. The Owner shall prepare the final plan in accordance with the approved draft plan, prepared by RFA Planning Consultants Incorporated, originally dated March 17, 2017, amended March 30, 2023 which illustrates:
 - 119 residential lots for detached units
 - 16 residential lots for semi-detached units
 - 7 blocks for 29 townhouse units
 - a block for 48 apartment units
 - a parkland block
 - a walkway/service corridor block
 - a stormwater management block
 - blocks for future road allowances
 - a road reserve block
 - roadways
2. The Owner 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 shall satisfy all requirements, financial and otherwise, of the Township of Cramahe, including entering into a Subdivision Agreement with the Township concerning the provision and installation of roads, sanitary sewers, water supply, drainage, fencing, lighting, landscaping, sidewalks, and other services.
4. The Owner shall obtain all necessary permits from the Lower Trent Region Conservation Authority.
5. The Owner shall submit an updated financial impact summary to the satisfaction of the Township of Cramahe.
6. The Owner 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. Any recommendations shall be incorporated into the Subdivision Agreement which shall contain provisions for the Owner agrees to implement the recommendations to the satisfaction of the Township of Cramahe.

Phasing

7. The Owner shall submit plans showing development phasing to the Township of Cramahe for review and approval. The phasing of the development shall be reflected in the Subdivision Agreement and on the approved subdivision design drawings. The 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. The 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 services.

Roads

8. The Owner shall submit an updated traffic study to the satisfaction of the Township of Cramahe.
9. The Owner 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.
10. The Owner shall design roads to have a minimum 20 metre right-of-way width with a minimum 8.5 metre curb to curb width and a sidewalk on one side.
11. The Owner shall design the radius of any cul-de-sacs be a minimum of 19 metres with a minimum outside curb radius of 14.0 metres.
12. The Owner shall dedicate all road allowances included in this draft plan as public highways.
13. The Owner shall name roads to the satisfaction of the Township of Cramahe and County of Northumberland.
14. The Owner shall convey [Block 148](#) in the draft plan to the Township of Cramahe for future road allowances.
15. The Owner shall convey any dead ends and open sides of road allowances created by this draft as a 0.3 metre reserve, including [Block 149 in the draft plan](#), to the Township of Cramahe.
16. The Developer shall agree in the Township of Cramahe subdivision agreement that the pavement structure for the roadways within the plan of subdivision shall be designed to accommodate highway vehicle loading for waste collection vehicles.

Engineering

17. The Owner shall submit a geotechnical study to the satisfaction of the Township of Cramahe. Any recommendations including those related to ground water elevations, [slopes](#), road design and the suitability of the material for development, shall be incorporated into the Subdivision Agreement which shall contain provisions for the Owner to agree to implement the study recommendations to the satisfaction of the Township of Cramahe.
18. The Owner shall submit to the Township of Cramahe and appropriate authority, and agree to implement all works referenced in the following:
 - i) servicing plan
 - ii) drainage and grading control plan
 - iii) stormwater management plan
 - iv) landscaping/fencing plan
 - v) utility distribution plan.
19. The Owner shall submit 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 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 Township of Cramahe requirements and to the satisfaction of the Township, and that such plans are to form part of the Subdivision Agreement.
21. The Owner shall submit a digital file of the approved engineering drawings to the Township of Cramahe.

Water Supply and Sanitary Sewage Services

22. The Owner 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 development 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.
23. The Township of Cramahe shall be satisfied that adequate water pollution control plant and water supply plant capacities are available to the proposed development and allocate services upon execution of the Subdivision Agreement. Prior to final approval of any phase the Township will confirm the servicing allocation for such phase.

24. The Owner shall design fire hydrants to be equipped with integral 4" Storz connection and two 2.5" CSA thread ports.
25. The Owner shall agree in the Subdivision Agreement that the connection of sanitary sewer and water supply into the existing systems is to be done under the supervision of the Township.

Stormwater Management

26. The Owner shall submit and obtain approval from the Township of Cramahe and the Lower Trent Region Conservation Authority for the following:
 - i) a detailed engineering report(s) that describes the storm drainage system for the proposed development and includes a detailed analysis of the proposed drainage pattern; plans illustrating how this drainage system will be tied into the surrounding drainage systems and whether it is part of an overall drainage scheme, the design capacity of the receiving system, the level of protection to be provided, and how external flows will be accommodated; the location and description of all outlets and other facilities; stormwater management techniques which may be required to control minor and major flows; proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction; overall grading plans for the subject lands; and stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources.
 - ii) lot grading, stormwater management and erosion and sediment control plans, prepared by a qualified Professional Engineer. 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](#), to the satisfaction of the Township and Lower Trent Region Conservation Authority.
27. The Owner shall provide the Township of Cramahe with a report that details the Owner'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.
28. The Owner shall agree in the Subdivision Agreement to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the Township of Cramahe and Lower Trent Region Conservation Authority.

Utilities and Canada Post

29. The Owner shall grant easements as may be required for utilities, drainage, and servicing purposes to the appropriate authority, free of all charges and encumbrances. A utility distribution plan shall be submitted to the satisfaction of the Township of Cramahe
30. The Owner shall consult with Lakefront Utilities Incorporated regarding the installation of electricity infrastructure and distribution to service the development.
31. The Owner shall consult with the appropriate service providers regarding 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.
32. The Owners shall consult with Enbridge Gas regarding the installation of natural gas services for the development.
33. The Owner shall consult with Canada Post to identify the location of mailboxes within the development.

Trees and Landscaping

34. The Owner shall submit a landscaping plan to the Township of Cramahe. The landscaping plan shall be prepared by a Landscape Architect to the satisfaction of the Township of Cramahe and shall include all proposed street tree plantings and plantings associated with any stormwater management facilities, and parkland/open space blocks. All planted trees and vegetation are to be native species.
35. The Municipality may, at its sole discretion, accept cash in lieu for some or all boulevard trees, to be determined by the Municipality and established in the Subdivision Agreement.

Parkland, sidewalks, and public space

36. The Owner shall convey Block 145 in the draft plan to the Township of Cramahe as public parkland.
37. The Owner shall agree in the Subdivision Agreement to construct a sidewalk adjacent to Durham Street North from the south limit of lot 75 through to the north limit of lot 60, to the satisfaction of the Township of Cramahe. Alternatively, the Township of Cramahe may, at its sole discretion, require a cash contribution in lieu of construction of such sidewalk, the details of which will be included in the Subdivision Agreement.
38. The Owner shall convey Blocks 146 and 147 on the draft plan to the Township of Cramahe as public walkways.

39. The Owner shall consult with the Inter Municipal Accessibility Advisory Committee regarding the design and construction of sidewalks, walkways, and public space areas.
40. The Owner 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. The Owner shall submit a plan illustrating pedestrian route details to the Kawartha Pine Ridge District School Board which shall be incorporated into the Subdivision Agreement to implement the plans and details to the satisfaction of the Kawartha Pine Ridge District School Board.

Fencing

41. The Owner shall agree in the Subdivision Agreement to design and construct privacy fencing along the rear and/or side yards of lots in the draft plan that abut the proposed park block (Block 145) including lots 107 to 115 and 131 to 135, to the satisfaction of the Township of Cramahe.
42. The Owner shall agree in the Subdivision Agreement to install chain link fencing at the following locations:
- i) permitter of walkway block (Block 147)
 - ii) around the perimeter of the stormwater management facility (Block 144). The details, including design and cost estimates, related to the fencing will be contained in a detailed engineering report
 - iii) along the south side of Street 'A'/reserve block (Block 149)
43. The Owner shall consult with the Township of Cramahe regarding privacy fencing along the rear and/or side yards of lots in the draft plan that abut the existing residential lots fronting on the west side of Durham Street North and the north side of King Street East.

Warning Clauses

44. The Owner shall agree in the Subdivision Agreement to include the following in all purchase and sale agreements for prospective home buyers:
- 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 with the municipality. 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 manner which includes but is not limited to re-grading, the installation of fences and the installation or planting trees, shrubs flower beds or gardens."
- 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 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."
- vi) "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."
- vii) "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."

Zoning By-law Compliance

- 45. The Owner shall apply to the Township of Cramahe and obtain approval of the zoning for the land uses shown on the draft plan and may include the use of holding zone ('H') in accordance with the *Planning Act*.
- 46. The Owner 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 to the satisfaction of the Township of Cramahe.

Other Subdivision Agreement Requirements

- 47. The Subdivision Agreement between the Owner and the Township of Cramahe shall contain, among other matters, the following provisions:
 - i) The Owner agrees to maintain the roads and other services and facilities to the satisfaction of the Township Engineer, until assumption of such roads, services, and facilities by the Township of Cramahe
 - ii) The Owner agrees to provide individual lot grading plans consistent with the overall approved lot grading plan to the Chief Building Official as part of the building permit application process. Building permits will only be issued in compliance with the approved lot grading plan(s).

- iii) The Owner agrees that topsoil shall not be removed from the site without prior approval of the Township of Cramahe and shall be kept stockpiled and stabilized for use as topsoil for final lot grading.
 - iv) The Owner agrees to notify the Township of Cramahe and the Lower Trent Conservation Authority Conservation at least 48 hours prior to the initiation of any on-site development.
 - v) The Owner agrees to install street lighting to the satisfaction of the Township of Cramahe.
 - vi) The Owner agrees to install temporary and permanent signage for the subdivision to the satisfaction of the Township of Cramahe.
 - vii) The Owner agrees 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.
 - viii) The Owner agrees to reimburse the Township of Cramahe for all administrative, planning, legal, engineering, inspection and/or other costs or expenses incurred by the Municipality or any of its agents, in connection with the development.
 - ix) The Owner agrees to 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 of Cramahe.
 - x) The Owner agrees to strictly adhere to the mitigation, restoration and monitoring measures as outlined in the report Species at Risk and Environmental Impact Study, prepared by [Cambium Consulting & Engineering](#), dated [March 2023](#).
 - xi) The Owner agrees that waste collection services within the subdivision will only be provided to detached, semi-detached and townhouse units at such time as the roads are assumed by the municipality and advise initial purchasers within the subdivision of such in all offers of purchase and sale. The apartment block (Block [143](#)) will require private waste collection service.
- [48.](#) The Subdivision Agreement shall contain the appropriate wording regarding the payment of development charges to the Township of Cramahe in accordance with the provisions of the Cramahe and Northumberland County Development Charges By-Laws.
- [49.](#) The Owner shall submit 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

Final Approval

50. Prior to final approval of this plan for registration, the Northumberland County Planning Department shall be advised in writing by:
- a) Cramahe Township how all conditions have been satisfied;
 - b) Lower Trent Region Conservation Authority that Conditions 4, 26, 28 and 47(x) have been satisfied;
 - c) Northumberland County Works Department that Conditions 16 and 47(xi) have been satisfied;
 - d) Lakefront Utilities Incorporated that Condition 30 has been satisfied;
 - e) Communication/Telecommunication service provider that Condition 31 has been satisfied;
 - f) Enbridge Gas that Condition 32 has been satisfied;
 - g) Canada Post how Condition 33 has been satisfied; and
 - h) Kawartha Pine Ridge District School Board that Conditions 40 and 44(vii) have 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. If final approval is not given to this plan within five 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.
4. Any proposed changes to on-site drainage features that may result in minor lot boundary adjustments must be reviewed to the satisfaction of the Lower Trent Region Conservation Authority, the Township of Cramahe and the County of Northumberland
5. For conditions of draft approval that require agency clearance, the address and phone number of the agencies are provided below:

Township of Cramahe
P.O. Box 357
Colborne, ON K0K 1S0
Attn: [Holly Grant](#)
Phone: 905-355-2821

Lower Trent Region Conservation Authority
714 Murray Street, RR1
Trenton, Ontario K8V 5P4
Attn: Ashley Anastasio
Phone: 613-394-4829

Northumberland County Works Department
555 Courthouse Road
Cobourg, Ontario K9A 5J6
Attn: Brooke Gillispie
Phone: 905-372-3329

Lakefront Utility Incorporated
207 Division Street
Cobourg, Ontario K9A 4L3
Attn: Chris Callaghan
905-372-2193 x 5204

Enbridge Gas Inc
1653 Venture Drive
Kingston, ON K7P 0E9
Phone: 905-376-6288

Canada Post - Delivery Planning
PO BOX 8037 Ottawa T CSC
Ottawa, Ontario K1G 3H6
Attn: Stephen McGraw
Phone: 613-894-9519

Kawartha Pine Ridge District School Board
1994 Fisher Drive
Peterborough, Ontario K9J 6X6
Attn: Jeannette Thompson
Phone: 705-742-9773

6. 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____.

[Maddison Mather](#), [Manager Legislative Services](#)/Clerk
County of Northumberland