

Appendix A
Recommended Township of North Kawartha
Conditions of Draft Approval

File No.: 15T-25002

Applicant: Diane & Eric Challenger

Municipality: North Kawartha

Location: Part of Lots 6 & 7, Concession 6, Burleigh Ward

Date of Conditions: August 11, 2026

The following conditions are recommended to the County of Peterborough in their deliberation on draft plan of subdivision application file no. 15T-25002:

No. Conditions

1. That these conditions apply to the draft plan of subdivision (Project No. 21-2207, EcoVue Land Use Planning & Development, Revision Date January 31, 2025, Peterborough County application 15T-25002), prepared by Shawn M. O'Connor, OLS, Elliot and Parr, and signed by the Owner and the Surveyor on _____ respectively, showing a total of:
 - Fifty-nine (59) lots (Lots 1-59 inclusive)
 - One 20 m Road Right of Way (Township Road Allowance) Block (Block 1)
 - One Stormwater Management Open Space Block (Block 2)
 - Two Open Space Environmental Constraint Four Blocks (Blocks 3 & 4)
2. That final plan approval shall not be given to this subdivision until Official Plan Amendment No. 80 to the County of Peterborough Official Plan is in full force and effect.
3. Subdivision Agreement & Financial
 - a) The Owner, prior to the registration of the plan of subdivision, will enter into a Subdivision Agreement with the Township of North Kawartha pursuant to the provisions of Section 51(26) of the Planning Act, to satisfy all of the requirements, financial and otherwise of the Township of North Kawartha with respect to the development of the lands including the provision of roads, stormwater management, and the payment of fees and charges.
 - b) The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft plan approval may require revisions, to the satisfaction of the Township of North Kawartha, to implement or integrate any recommendations resulting from studies required as a condition of draft

approval.

- c) The Subdivision Agreement will contain a clause regarding processing and administration fees to be paid by the Developer/Owner in accordance with the current Township of North Kawartha policies and By-laws.
- d) The Developer/Owner shall agree to register the Subdivision Agreement on title against the lands to which it applies at the Developer's/Owner's expense.
- e) Prior to final approval of the draft plan, detailed engineering drawings and supporting technical reports including but not limited to a road construction and stormwater management will be provided by the Owner which will include, but not be limited to erosion and sediment control plans, grading control plans, plan and profile drawings of all underground and aboveground services and roads, general plans, drainage plans, composite utility plans, stormwater management detail plans, landscaping plans, etc. to the satisfaction of the Township of North Kawartha.
- f) The Owner covenants and agrees that all municipal infrastructure (works), including roads, ditching and stormwater management features, are to be designed and constructed in general accordance with Ministry of Transportation Ontario Provincial Standard Drawings and Specifications, Ministry of Transportation Ontario Guidelines, Ministry of the Environment, Conservation and Parks Guidelines, and to the satisfaction of the Township and County.
- g) The Owner covenants and agrees to obtain all necessary approvals from the Ontario Ministry of the Environment, Conservation and Parks, Conservation Authority, Peterborough County and other relevant authorities and copies of such approvals shall be provided to the Township and to its satisfaction.

4. Securities

The Developer/Owner shall provide such securities, in a form acceptable to the Township, as the Township may require to secure the performance of the obligations imposed by these conditions and the Subdivision Agreement.

5. Internal Road

- a) The Subdivision Agreement shall confirm the Owner agrees to convey to the Township, at no cost, the land comprising the new public streets, day-lighting triangles, and road widenings, as shown on the draft plan. Such land to be free and clear of all encumbrances.
- b) The Developer/Owner shall agree in the Subdivision Agreement to complete the following at the Developer's/Owner's expense and to the satisfaction of the Township's Director of Public Works or designate:

- i. The Block 1 - road allowance (20 m Right-of-way) included in this draft plan be shown and dedicated as a public highway on the final plan.
- ii. the Block 1 - road allowance included in this draft plan be named to the satisfaction of the Township of North Kawartha.
- iii. The Block 1 (road allowance) included in the Plan of Subdivision will be constructed in accordance with detailed designs and plans to be prepared and submitted to the Township of North Kawartha at the Developer's/Owner's expense.
- iv. Confirmation FR #35 will not be negatively impacted through the development subdivision.
- v. The Owner shall finalize the Geotechnical Investigation Report, prepared by Cambium, dated March 2, 2023 to the Township's satisfaction.

6. Street Lighting

The Developer/Owner shall agree in the Subdivision Agreement to provide street lighting to the satisfaction of the Township of North Kawartha, consisting of dark sky compliant LED street lighting. The height of streetlights should reflect a pedestrian scale and should generally be spaced between 18 and 20 metres apart.

7. Sediment and Erosion Control & Stormwater Management

- a) Prior to the final registration of the plan of subdivision, and any on-site grading or construction, the Township of North Kawartha and the Peterborough County Public Works Department must have reviewed and approved the final Stormwater Management Report describing:
 - i) the intended means of controlling stormwater runoff in terms of quantity, frequency and duration for all events up to an including the 1:100 years storm.
 - ii) the intended means of conveying stormwater flow through and from the site, both temporary and permanent, which are appropriate and in accordance with the Ministry of the Environment, Conservation and Parks (MECP) "Stormwater Management Planning and Design Manual," March 2003 and the Credit Valley Conservation (CVC) and Toronto and Region Conservation Authority (TRCA) "Low Impact Development Stormwater Management Planning and Design Guide".
 - iii) the means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction. These means should

be in accordance with the Greater Golden Horseshoe Area (GGHA) “Erosion and Sediment Control Guide for Urban Construction,” 2019. At a minimum, the erosion and sediment control plan shall incorporate the following:

- a proactive, multi-barrier approach to erosion and sediment control, with an emphasis of preventing erosion on site during all phases of construction.
 - a phased approach whereby the extent of grading and disturbed area is limited to only those areas necessary for immediate construction.
 - detailed construction staging plans, including installation details, inspection, repair and maintenance requirements, a spill management plan and contingency for additional measures.
- iv) site soil conditions, including grain size distribution profiles, infiltration capabilities, erosion potential, as well as bedrock and groundwater elevations.
- v) site grading plans.
- vi) means of maintaining a pre-development water balance to the site and features.
- b) The Developer/Owner shall prepare, to the satisfaction of the Township of North Kawartha and the County of Peterborough, the following:
- i) A sediment and erosion control plan that details the measures that will be implemented before, during and after construction to minimize soil erosion and sedimentation, to reduce potential post construction slope failures and/or erosion effects. The Sediment and Erosion Control Plan should also include measures for re-vegetation of disturbed soils immediately following site disturbance.
 - ii) A Final Grading Plan indicating elevations and lot drainage patterns.
- c) The Developer/Owner shall agree to construct and install, at the Owner's/Developer's expense, all erosion and siltation control devices prior to the commencement of any construction or the stripping of any soil on any lot, block or road allowance or removal of vegetation. Erosion and siltation control devices shall be installed in accordance with Plans approved by the Township of North Kawartha in consultation with Peterborough County.
- d) The Developer/Owner shall inspect and repair such control devices at the end of each day to ensure that such devices remain in good repair during the construction period, to the satisfaction of the Township of North Kawartha.

- e) The Developer/Owner agrees to provide the final lot grading plan, to the Township prior to the issuance of any building permits.
- f) The Developer/Owner shall agree in the Subdivision Agreement to provide lot grading plans for each lot and block and certification that the final grading plan(s) for the individual lots and block conform to the overall grading and drainage plans to the Township.
- g) The Subdivision Agreement shall provide for the installation of a stormwater management system in compliance with all current Provincial guidelines and standards and to the satisfaction of the Township. Furthermore, upon satisfactory final inspection, shall provide for the assumption of such systems by the Township. The construction and conveyance of the municipal infrastructure shall be at the Owner's expense and responsibility and detailed in the Subdivision Agreement.

8. Signage

The Developer/Owner shall agree in the Subdivision Agreement to be responsible for posting signage on the property addressing Emergency Services Assistance, and posting all other required municipal signage to the satisfaction of the Township of North Kawartha at the Developer's/Owner's expense.

9. Utility Distribution Plan

- a) The Subdivision Agreement shall include the provision of a composite utility plan by the Owner at the Owner's expense, which will outline the proposed location of all the utilities proposed within the subdivision and any external utility works required to facilitate the connectivity of the proposed subdivision to existing utilities to the satisfaction of all affected authorities and the Township of North Kawartha. Each utility will provide approval of the same composite utility plan for submission with the plan, as a Schedule of the Agreement.
- b) The Owner shall agree in the Subdivision Agreement to install all utilities (gas, electric, communications etc.) in accordance with the composite utility plan at the Owner's/Developer's expense to the satisfaction of the affected authorities and the Township of North Kawartha.

10. Parks, Landscaping and Open Space

- a) The Owner will, prior to the registration of the Plan of Subdivision, pay cash-in lieu of Parkland to the Township, on the basis of 5% of the lands in accordance with Section 51.1(1) of the Planning Act R.S.O. 1990, c. P.13, as amended.
- b) The owner agrees to plant one tree on each lot from a species list to be provided by the Township of North Kawartha.

11. Final Plans

- a) The Developer/Owner shall agree in the Subdivision Agreement to provide the Township of North Kawartha with a copy of the registered Plan of Subdivision and all other associated plans including a final grading plan. These plans are to be provided in digital format.
- b) The Developer/Owner shall submit complete and detailed “as built” engineering drawings, design and accompanying reports to the Township of North Kawartha at the Developer’s/Owner’s expense. The Subdivision Agreement shall include the submission of as built drawings for the release of securities and/or assumption of works.
- c) An Ontario Land Surveyor shall certify that the proposed lot frontages and areas appearing on the final plan conform to the requirements of the Township Zoning By-law, as amended.

12. Other Township Requirements

- a) The Developer/Owner shall agree in the Subdivision Agreement that removal of any trees or topsoil from the land within the Draft Plan or any grading of the lands, will not occur without the prior written approval of the Township of North Kawartha.
- b) The Owner shall provide such easements as may be required for utility and/or drainage purposes and such easements shall be granted to the appropriate authority and shall be detailed in the Subdivision Agreement.
- c) The Developer/Owner shall agree in the Subdivision Agreement that any conveyances to the Township of North Kawartha shall be free of any monetary consideration, liens and encumbrances.
- d) The Developer/Owner shall agree in the Subdivision Agreement that such easements as may be required shall be granted/reserved to the appropriate authority free of any monetary consideration, liens and encumbrances.
- e) The Owner covenants and agrees to submit a phasing plan, if required, for the registration and development of the subdivision to the satisfaction of the Township and that the Subdivision Agreement shall detail the phasing of the registration, phasing of securities and the development of the lands. A copy of the phasing plan shall also be provided to the County. The Owner covenants and agrees that the Township shall implement whatever measures it deems necessary to ensure development of this plan of subdivision proceeds according to the approved phasing plan.
- f) The Owner will acknowledge and agree in the Subdivision Agreement that building permits will not be issued for lands in any stage of development within the subdivision until the Township has been advised by the Fire Chief

that acceptable access for firefighting equipment is available.

- g) The Owner shall prepare a Fire Protection Plan which may include but not limited to, emergency access, firefighting water supply, dry hydrants, cisterns, and fire department operational requirements to the satisfaction of the Township and Fire Chief.
 - h) The Owner will acknowledge and agree in the Subdivision Agreement and a construction traffic management plan approved by the Township of North Kawartha which contains:
 - i) the permitted hours of construction activity on the site;
 - ii) construction traffic routes to and from the site;
 - iii) the location of equipment storage and material stockpiling; and,
 - iv) the location of the construction access to the site.
 - i) The Subdivision Agreement shall include provisions concerning the precise location of required fencing, and the details of fencing design and material, specifically to delineate all future and existing Township owned blocks from private property.
13. Prior to the final approval of the draft plan, Kawartha Pine Ridge District School Board (KPR) shall be satisfied that appropriate clauses are contained within the Subdivision Agreement registered on title as follows:
- a) That the owner agrees to include in all offers of purchase and sale a statement that advises the prospective purchaser that students from the subdivision would be required to make their way to the nearest suitable and safe bus stop location.
 - b) That the owner agrees to provide a pedestrian route plan to ensure safe access and movement of students and that such plan be included in the Subdivision Agreement.
14. The proposed development and site alteration shall take place in conformity with the mitigation measures identified in the Woodview Golf Course Subdivision, Environmental Impact Study, prepared by Palmer, dated December 21, 2022, and as revised to respond to peer review comments, August 14, 2023.
15. The boundaries of the development envelope are to be clearly delineated on the ground prior to any site preparation or construction activities. A barrier (heavy-duty silt fence or similar alternative) is to be installed and maintained along the development envelope. All sediment and erosion control measures, in addition to tree protection fencing where required, are to be in place before any site alteration. All disturbed areas of the site are to be stabilized and revegetated immediately.
16. That the owner agrees that no fill, derived from off site or within the site, including

temporary stockpiles is to be placed outside the approved development envelope.

17. The Subdivision Agreement between the owner and the municipality shall contain the following provisions in wording acceptable to the Township:

- a) That the owner agrees to maintain all stormwater management, erosion and sedimentation control structures operating in good repair during the construction period. During construction and on an ongoing basis, inspection and monitoring of the installation, maintenance and performance of all erosion and sediment control measures shall be conducted by a qualified professional.
- b) That the owner agrees to provide the Township for review, all relevant inspection and testing reports related to the construction of the stormwater management infrastructure.
- c) That the owner agrees to notify the Township at least 48 hours prior to the initiation of any on-site development.

18. That the Conceptual Site Servicing Plan demonstrates that septic location complies with the Township Zoning By-law, as amended and the Ontario Building Code to the satisfaction of the Township Chief Building Official.

19. The Developer/Owner shall agree in the Subdivision Agreement to be responsible for posting 911 civic addressing signage on the lots and all other required municipal signage to the satisfaction of the Township.

20. The Subdivision Agreement shall contain clauses ensure that the removal of trees >25 cm in DBH is to occur outside of SAR bat hibernating season between October 1 to March 31st.

21. The developer will undertake any avoidance or mitigation measures required by the Province of Ontario and the overseeing Ministry under the Endangered Species Act.

22. The developer shall ensure that those natural heritage, species at risk and wildlife habitat mitigation measures and recommendations are implemented, as identified in the Woodview Golf Course Subdivision, Environmental Impact Study, prepared by Palmer, dated December 21, 2022, and as revised to respond to peer review comments, August 14, 2023.

23. The proponent shall layout and dedicate by deed to the County of Peterborough a 0.3 metre (1 foot) reserve across the frontage of the entire property abutting Northey's Bay Road (County Road 56). All expenses will be borne by the applicant. All access to individual lots shall be from the internal Road. No additional access will be granted from Northey's Bay Road.

24. The proponent shall layout and dedicate by deed to the County of Peterborough daylighting triangles at the corners of Block 1 and Northey's Bay Road (County Road 56) as per the Transportation Association of Canada Manual.
25. That prior to final approval, the most recent Traffic Impact Study prepared by Tatham Engineer, dated January 18, 2023, be finalized, utilizing the most recent traffic data for Northey's Bay Road and any recommended action implemented through the Subdivision Agreement.
26. The Subdivision Agreement between the Owner and the Municipality shall contain the following provisions in wording acceptable to the Township:
 - a) Septics are to be designed in accordance with the recommendations of the finalized hydrogeological assessment report and the Ontario Building Code.
 - b) That wording be included in the Subdivision Agreement requiring that all offers of purchase and sale will include the Hydrogeological Assessment, Woodview Golf Subdivision, prepared by Cambium dated February 28, 2023, and revised in response to peer review comments and that the wells shall be located and constructed in accordance with the recommendations of the report and addendum.
27. That wording be included in the Subdivision Agreement between the Owner and the Municipality requiring that if deeply buried archaeological remains are discovered in the course of construction the proponent must stop work immediately and contact the Ministry of Tourism, Culture and Sport. In the event that human remains are uncovered in the course of construction, the local police, the local coroner, the office of the Registrar of Cemeteries, and the Ministry of Tourism, Culture and Sport must be notified immediately.
28. That the subdivision agreement between the owner and the municipality be registered against the lands to which it applies once the plan of subdivision has been registered.
29. That prior to final approval by the County, we are to be advised in writing by the Township of North Kawartha how its conditions have been satisfied.