

30T-21101 & OR08/20

River Mill Development Corporation – Phase 4 Subdivision

City of Cambridge Draft Plan Conditions

No.	Planning Conditions
1	THAT this approval applies to the proposed draft plan of subdivision 30T-21101, prepared by T. Johns Consulting Group, Revision 'M', dated December 6, 2023.
2	THAT prior to registration, the City of Cambridge receives confirmation from the Owner/Developer that the Official Plan Amendment and Zoning By-law Amendment have been approved and are in full force and effect.
3	THAT prior to registration, the Owner/Developer confirms that all lots and blocks on the plan of subdivision conform to the City of Cambridge Zoning By-law.
4	THAT prior to registration, the Owner/Developer enters into a Subdivision Agreement with the City of Cambridge to agree to prepare and submit architectural and urban design guidelines as part of future site plan applications to the satisfaction of the Development Planning Division for the following Blocks: 1, 4, 6, 7, 14, 15, 16, 17, 18, 19 and 23.
5	THAT the plan of subdivision proceeds to registration only at such time as municipal services are available to the satisfaction of the City Engineer.
6	THAT prior to registration, the Owner/Developer shall enter into a Subdivision Agreement with the City of Cambridge to provide an Appraisal at the applicant's expense and for the transfer of Blocks 15,18 and 24 (declared surplus City lands) on the plan of subdivision from the City to the Owner/ Developer at fair market value.
7	THAT prior to registration, the following blocks shall be merged on the final plan and developed together: a) Blocks 14, 15 and 16 (Mixed Use Blocks); b) Blocks 17, 18 and 19 (Mixed Use Blocks); and c) Blocks 22 and 24 (School Blocks)

8	<p>THAT the Owner/Developer shall dedicate on the final registration plan the following Blocks to the City of Cambridge and/or the Regional Municipality of Waterloo:</p> <ul style="list-style-type: none"> • Block 25 (Road Widening) • Block 27 (Road Widening) • Block 28 (Road Widening) • Block 29 (Road Widening)
9	<p>THAT prior to registration, the Owner/Developer enters into a Subdivision Agreement to convey the following Blocks to the City of Cambridge:</p> <ul style="list-style-type: none"> • Block 2 (Stormwater Management Block) • Block 3 (Neighbourhood Park) • Block 13 (Open Space Block) • Block 20 (Open Space Block) • Block 26 (Open Space Block)
10	<p>THAT prior to registration, the Owner/Developer shall submit a Record of Site Condition in accordance with O.Reg 153/04 to the Ministry of Environment, Conservation and Parks (MECP) and submit the Record of Site Condition and Ministry Acknowledgement Letter to the City of Cambridge for the following Blocks that shall be dedicated to the City of Cambridge:</p> <ul style="list-style-type: none"> • Block 2 (Stormwater Management Block) • Block 3 (Neighbourhood Park) • Block 13 (Open Space Block) • Block 20 (Open Space Block) • Block 25 (Road Widening) • Block 26 (Open Space Block) • Block 28 (Road Widening) • Block 29 (Road Widening)

11	<p>THAT prior to the registration of the plan, the Owner/Developer shall make a contribution to the City of Cambridge Affordable Housing Contribution Fund for each residential unit developed within the plan. The contribution will be paid and set in accordance with the following:</p> <ul style="list-style-type: none"> a) The affordable housing contribution shall be \$500 per residential unit, regardless of the unit type, and shall not be subject to indexing or any other increase; b) The affordable housing contribution is payable for each residential unit in the plan, and shall be collected by the City prior to the registration of the plan; c) The affordable housing contribution shall not be payable in respect of additional residential units within a single detached, semi-detached or townhouse dwelling or in respect to any non-residential development; d) The affordable housing contributions paid by the Owner/Developer will be used by the City toward the capital costs of a planned affordable housing project that is otherwise fully funded and approved, and may be given by the City to a not-for-profit affordable housing corporation for that purpose or used by the City to acquire land to be conveyed to such a corporation for that purpose; and, e) The payment of the affordable housing contribution by the Owner/Developer pursuant to this condition shall be in full satisfaction of any and all requirements respecting the contribution to or provision of affordable or social housing in respect of the development of the lands within the plan. <p>Alternatively, the Owner/Developer enters into an agreement with the City of Cambridge and/or the Regional Municipality of Waterloo to provide 20 affordable housing units (as defined within the Regional Official Plan) for a specified period of time, within one of the high and medium density residential or mixed use blocks in the plan of subdivision to the satisfaction of the City of Cambridge.</p>
12	<p>THAT prior to registration, parkland dedication be provided as per the Official Plan and Section 51.1 of the Planning Act to the satisfaction of the Development Planning Division for the proposed plan of subdivision consisting of the following:</p> <ul style="list-style-type: none"> a) The Owner/Developer provides the City with Block 3 (1.98 ha) for the development of a neighbourhood park. b) Cash-in-lieu of parkland is required for the balance of land otherwise to be conveyed.

	<p>c) An appraisal shall be submitted by the Owner/Developer to the satisfaction of City of Cambridge Realty and Property Services to determine the parkland dedication cash-in-lieu amount. Payment of cash-in-lieu of parkland will be required prior to registration.</p>
13	<p>THAT prior to registration, the Owner/Developer shall erect a sign at each major entrance to the subdivision and at locations within the subdivision as the City may determine, showing a map of all lands within the subdivision as well as those within one hundred and twenty (120) metres outside of the limits of the subdivision.</p> <p>The zoning of all lands shown on this map and all other major features, existing or proposed, e.g., railways, highways, etc., shall be clearly indicated. The size of the signs, the number to be erected and the location of each sign to be erected shall be as approved by the Development Planning Division.</p> <p>All signs shall be erected prior to registration of the subdivision and shall remain on display for at least three (3) months from the date of issuance of the last building permit.</p> <p>The procedure for preparation and erection of such signs shall be as follows:</p> <ul style="list-style-type: none"> • the Owner/Developer or his/her agent to prepare and submit proof of the proposed sign in accordance with the adopted colour scheme (to match the City’s Zoning By-law mapping colour scheme) for review and approval by the Development Planning Division. • the Owner/Developer will post the approved sign(s) on site and notify the Development Planning Division that the sign has been erected, providing a photo of the posted sign.
No.	Environmental Conditions
14	<p>THAT prior to registration:</p> <p>a) The Owner/Developer submit a final Wetland and Forest Habitat Creation Plan, in accordance with the recommendations of the “Environmental Impact Study, River Mill – Phases 4 and 5, Cambridge (prepared by Natural Resources Solutions Inc. and dated November 2020)” and “Environmental Impact Study Addendum, River Mill – Phase 4 Cambridge (prepared by NRSI and dated August 2022)” to the satisfaction of the City of Cambridge.</p>

	<ul style="list-style-type: none"> b) The Owner/Developer will provide cost estimates in order to inform a security for the Subdivision Agreement for implementation of the work following registration. c) The Owner/Developer will provide a certification letter from a qualified professional that the installed works are consistent with the approved Wetland and Forest Habitat Creation Plan. d) The Owner/Developer will maintain the works during the 3-year Monitoring and Maintenance Period and address any deficiencies identified by an inspection by a qualified professional. Following the receipt of a final certification letter from a qualified professional to the satisfaction of the City and Final Assumption, securities will be released.
15	<p>THAT prior to registration:</p> <ul style="list-style-type: none"> a) The Owner/Developer shall submit a Forest Management and Silvicultural Prescription to guide forest management activities within the plantations in accordance with the recommendations of the “Environmental Impact Study, River Mill – Phases 4 and 5, Cambridge (prepared by Natural Resources Solutions Inc. and dated November 2020)” and “Environmental Impact Study Addendum, River Mill – Phase 4 Cambridge (prepared by NRSI and dated August 2022)”. b) The Owner/Developer will provide cost estimates in order to inform a security for the Subdivision Agreement for implementation of the work following registration. c) The Owner/Developer will provide a certification letter from a qualified professional that the installed works are consistent with the approved Forest Management and Silviculture Prescription. d) The Owner/Developer will maintain the works during the 2-year Maintenance Period and address any deficiencies identified by an inspection by a qualified professional. Following the receipt of a final certification letter from a qualified professional to the satisfaction of the City and Final Assumption, securities will be released.
16	<p>THAT prior to registration, in accordance with the recommendations of “Environmental Impact Study, River Mill – Phases 4 and 5, Cambridge (prepared by Natural Resources Solutions Inc. and dated November 2020)” and “Environmental Impact Study Addendum, River Mill – Phase 4 Cambridge (prepared by NRSI and dated August 2022)”, the Owner/Developer submits:</p>

	<p>a) A Pre-Construction Monitoring Report, to the satisfaction of the City of Cambridge in consultation with the Region of Waterloo and Grand River Conservation Authority.</p> <p>b) A detailed During- and Post-Construction Monitoring Report Program. The Owner/Developer agrees to submit the During- and Post-Construction Monitoring Reports as outlined in the During- and Post-Construction Monitoring Report Program, to the satisfaction of the City of Cambridge in consultation with the Region of Waterloo and Grand River Conservation Authority.</p> <p>c) A cost estimates in order to inform a security for the Subdivision Agreement for implementation of the work following registration. Securities will be released for the Post-Construction Monitoring Report subject to the satisfaction of the City of Cambridge in consultation with the Region of Waterloo and Grand River Conservation Authority.</p>
17	<p>THAT prior to registration; and any land clearing, grading, or the installation of services, the Owner/Developer enters into a subdivision agreement with and to the satisfaction of the City of Cambridge to ensure that no clearing of vegetation on the site occur during the breeding bird season of March 31 to August 31 in compliance with the Migratory Birds Convention Act, unless it can be ascertained by a qualified expert to the satisfaction of the City of Cambridge that no birds covered by the Act are observed to be breeding in or adjacent to the affected area.</p>
18	<p>THAT prior to registration, the Owner/Developer enters into a subdivision agreement with the City of Cambridge to ensure that the Ministry of Environment, Conservation and Parks (MECP) is consulted regarding any candidate Species at Risk bat roosting trees that are within the proposed development area. The MECP may require that the trees be removed outside the bat active season (outside April 1 to September 30) or request that acoustic bat surveys are completed to determine what (if any) bat species are using the trees during the roosting period; all to the satisfaction of the city of Cambridge.</p>
19	<p>THAT prior to registration, the Owner/Developer enters into a subdivision agreement with the City of Cambridge to ensure that a “Notice of Butternut Impact” is filed with the Ministry of Environment, Conservation and Parks (MECP) prior to any grading within the vicinity of the Category 2 Butternut (JUG-006) to the satisfaction of the City of Cambridge.</p>

20	<p>THAT prior to registration, the Owner/Developer shall submit a homeowner brochure to be provided to each purchaser of lands in the plan, to the satisfaction of the City of Cambridge. The City will require that the brochure be included as a schedule to an agreement registered under subsection 51(26) of the Planning Act and registered on the title of all residential properties to ensure that property owners are advised of the brochure's content.</p>
No.	Forestry Conditions
21	<p>THAT prior to registration of the plan, a street tree obligation is required in accordance with minimum planting standards outlined City of Cambridge Engineering Standards and Development Manual (2023) Section 2.19.1 – minimum of 1 tree per 12 metres of a roadway property line (i.e., road lengths (total of both sides) divided by 12).</p> <ul style="list-style-type: none"> a) This obligation shall be secured in a Pre-servicing Agreement or in the Subdivision Agreement. The obligation and cost is an estimate at this time and is subject to change based on the Composite Utility Plan. b) A detailed street tree planting plan should then be submitted concurrent with the Composite Utility Plan and driveway plans. c) A cost estimate and letter of credit for street trees (i.e., road lengths (both sides) divided by 12 multiplied by \$750) is required. d) Cash-in-lieu of trees at a value of \$750 per tree will be required for any remaining deficit and may involve assumption of part or all of the security or separate payment and release of the security. e) Following registration and completion of Composite Utility Plan, trees are to be planted by the Owner/Developer and maintained for two years prior to City Assumption.
22	<p>THAT prior to registration of the plan, and prior to any site preparation, topsoil removal, grading, tree cutting, vegetation removal or construction on the lands, the owner/developer submit a Tree Management Plan (TMP), associated Landscape Plans and/or Tree Compensation fees as outlined in City of Cambridge Engineering Standards and Development Manual (2023) Section 7.14.</p> <p>Approval of the TMP is required prior to any tree removals.</p> <ul style="list-style-type: none"> a) A current Tree Management Plan (TMP) must be submitted and approved that includes a Tree Preservation Plan, an Arborist Report having a detailed inventory of all trees, 10cm DBH or greater, and trees of all sizes on City property within 6m of the limit of disturbance. A tree protection plan must be submitted for all trees remaining on site. A

Landscape Plan (LP) shall be additionally submitted for approval for all tree plantings.

- b) To mitigate the loss of tree canopy, the following compensation applies for all private trees removed or damaged on the subject site as follows:

<20cm DBH – no cost

20cm – 30cm : 1 replacement tree

31cm - 40cm : 2 replacement trees

41cm – 70cm : 3 replacement trees

>71cm : 4 replacement trees

Dead Tree > 20cm DBH : ½ replacement tree

- c) Compensation for City owned trees proposed for removal is valued as per By-Law 71-06, based on the 10th Edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.
- d) Street Trees in the City ROW is required according to minimum planting standards outlined in City of Cambridge Engineering Standards and Development Manual (2023) Section 2.19.1 – street trees on City ROW must be installed at a minimum of 1 tree per 12 metres of a roadway or property line (current planted City trees can be included in total).
- e) Street trees, stormwater management trees, and buffers or plantings identified through an Environmental Impact Study do not qualify as compensation replacement trees.
- f) Securities are to be held for all tree plantings for the approved landscape plan at the published replacement tree rate and released following a two-year warranty period.
- g) Cash-in-lieu is an option for replacement trees to be paid prior to tree removals at the published replacement tree rate at the time of removals. Trees removed prior to an approved Landscape Plan must be compensated as cash-in-lieu and not eligible for off-set tree planting compensation.
- h) Street trees planted within the development must be a minimum of 50mm caliper. Any size less will require approval from City staff. All trees are to be either wire basket or balled and burlapped. Deciduous trees should have a strong, central leader, with a clear trunk and branching height of 1.8 metres minimum. Trees adjacent to roads should have a clear trunk with a height of 2.4 metres to prevent vehicle damage and vandalism.

	i) The Owner/Developer is responsible for obtaining permission for the removal or injury of neighbouring or boundary trees and all provisions as laid out in the Forestry Act, R.S.O 1990, c. F.26 as amended or replaced.
No.	Landscaping, Parks, Trails, Open Space and Fencing
23	THAT prior to construction or registration of the plan, the Owner/Developer shall provide a Landscaping Plan for the entire development, including roads, street trees, parks, open space blocks, trails, and stormwater management facilities, in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering. The Landscaping Plan shall include all restoration, buffer planting and enhancement details recommended in the Environmental Impact Study.
24	THAT the Parks and Open Space Plan shall include a facility fit plan illustrating the layout of typical neighbourhood park amenities, and proposed trails and active transportation connections relative to the proposed park and open space grading, servicing and drainage infrastructure in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
25	THAT prior to construction or registration of the plan, the Owner/Developer shall provide a Fencing Plan for the entire development, including parks, open space blocks, trails, walkway blocks and stormwater management facilities, in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
26	THAT prior to construction or registration of the plan, the Owner/Developer shall provide a Trails & Open Space Plan for the entire development, including roads, parks, open space blocks, trails, walkway blocks and stormwater management facilities, to be coordinated with grading and engineering grading in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
27	THAT Park Block 3 shall be graded in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering. Proposed grading will maintain positive drainage patterns and avoid conditions where surface water remains standing or ponds on site. A minimum 2% slope is generally required and extensive or deep swales with steep side slopes shall be avoided.

28	THAT the proposed storm sewer within the Park (Block 3) be sized to convey the 100 year major storm event to eliminate a major overland flow drainage channel through the Park, to the satisfaction of the Director of Engineering.
29	THAT the subdivision agreement includes the requirement to construct and implement the Landscaping Plan, Fencing Plan and Trails & Open Space Plan, in accordance with City's Engineering Standards and Development Manual and that the subdivision agreement require a letter of credit to secure this work, to the satisfaction of the Director of Engineering.
30	THAT the subdivision agreement requires an appropriate notification clause, indicating that community trails may be located in abutting parks, open space, walkway or stormwater management blocks, be included in all agreements of purchase and sale for all adjacent lots to the satisfaction of the Director of Engineering.
31	THAT prior to the planting of street trees, the Owner/Developer shall prepare and distribute a notice to homeowners detailing street tree maintenance best practices, to the satisfaction of the Director of Engineering.
No.	Engineering Conditions
No.	Stormwater Management
32	THAT prior to any grading or construction on the site and prior to registration of the plan, the Owner/Developer shall submit a detailed final Stormwater Management Report in accordance with the Stormwater Management Planning and Design Manual, MECP, 2003 and in keeping with the Preliminary Stormwater Management Report (prepared by MTE dated December 4, 2023), to the satisfaction of the Director of Engineering.
33	THAT the design of Stormwater Management Facilities on Block 2 be accordance with the City's Engineering Standards and Development Manual, the 3 rd submission berm grading comments dated February 29, 2024, and to the satisfaction of the Director of Engineering.
34	THAT the subdivision agreement includes for the construction of all the proposed Stormwater Management Facilities in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
35	THAT the subdivision agreement requires that the Owner/Developer be responsible for operation and maintenance of all proposed Stormwater Management Facilities within this plan, as detailed in the City's Engineering Standards and Development Manual, until the issuance of the Final

	Acceptance Certificate by the City, and that the subdivision agreement require a letter of credit to secure such work, to the satisfaction of the Director of Engineering.
36	THAT the subdivision agreement requires that the Owner/Developer be responsible for the continued operation and maintenance of Stormwater Management Facility DW255 (107 Ridge Road), including sediment clean-out prior to Final Acceptance, as detailed in the City's Engineering Standards and Development Manual, until such a time that the contributing drainage catchment within this plan is constructed and stabilized to the City's satisfaction, and that the subdivision agreement require a letter of credit to secure such work, to the satisfaction of the Director of Engineering.
37	THAT the subdivision agreement requires a letter of credit to secure final sediment removal from the Stormwater Management Facilities prior to the request for a Final Acceptance Certificate, as detailed in the City's Engineering Standards and Development Manual.
38	THAT an infiltration system on each lot is to be explored and implemented subject to a soil test on each lot by a certified geotechnical engineer and confirming that the soil being suitable for water infiltration to the satisfaction of the Director of Engineering.
No.	Grading and Servicing
39	THAT the Owner/Developer be advised that a recommendation for draft approval in no way permits any site preparation, topsoil removal, tree cutting, re-grading, grading on site prior to issuance of a Site Alteration Permit or execution of a pre-servicing or subdivision agreement with the City.
40	THAT the Owner/Developer be advised that a recommendation for draft approval in no way permits any municipal servicing or road construction on the site prior to execution of a pre-servicing or subdivision agreement with the City.
41	THAT the subdivision agreement includes a clause requiring the Owner/Developer to appropriately grade, topsoil, seed and maintain all lots and blocks within six months of initial site grading, if they remain vacant with no on-going construction, to a condition acceptable to the Director of Engineering, either directly by the Owner or through conditions of purchase and sale, or by other means.
42	THAT prior to site grading or registration of the plan, whichever comes first, the Owner/Developer shall provide a lot grading and drainage plan for the entire development, including park and open space blocks, in accordance

	with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
43	THAT prior to any municipal servicing or road construction on the site and prior to registration of the plan, the Owner/Developer shall provide a detailed servicing plan in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
44	THAT the subdivision/servicing agreement require a letter of credit to secure any proposed alterations or upsizing of the existing sanitary and storm sewers located within the existing subdivision, to the satisfaction of the Director of Engineering.
45	THAT prior to registration of any phase, a capacity analysis of the sanitary pumping station shall be provided to the satisfaction of the Director of Engineering.
46	THAT should the registration of any phase of the development trigger the need for upgrades to the existing Speedsville Sanitary Pumping Station, including the forcemain, detailed design and construction for the upgrades is to be coordinated with the City, to the satisfaction of the Director of Engineering.
47	THAT the funding of municipal infrastructure, including but not limited to upgrades to the Speedsville Sanitary Pumping Station and forcemain, is subject to the City's Development Charges By-laws 24-040 to 24-047 and the City's Local Service Policy.
48	THAT any municipal infrastructure that includes Development Charge funding will be subject to a Cost Sharing or Credit for Service Agreement, as per the City's Credit for Service Agreement policy, and to the satisfaction of the Director of Engineering and Chief Financial Officer.
49	THAT prior to execution of the subdivision agreement, a phasing plan(s) is to be provided for all proposed municipal servicing and municipal road construction to the satisfaction of the Director of Engineering.
50	THAT prior to the registration of the Subdivision, a final Water Distribution Analysis shall be provided to confirm that water supply pressure and volumes are adequate under the final arrangements/configuration to meet the requirements of the subdivision as a whole.
51	THAT, upon occupancy, the Owner/Developer shall prepare and distribute a notice/letter to homeowners providing information on lot grading certification, driveway surfacing information and boulevard requirements, including but not

	limited to, refraining from constructing fences, decks, pools, landscaping until final grading is complete and accepted, maintenance of the sod within boulevards and not widening driveway aprons/ramps until Final Acceptance of the subdivision, to the satisfaction of the Director of Engineering.
No.	Sediment and Erosion Control
52	THAT prior to any grading or construction on the site, the Owner/Developer shall submit an Erosion and Sediment Control Plan in accordance with the City's Engineering Standards and Development Manual, to the satisfaction of the Director of Engineering.
No.	Transportation Conditions
53	THAT Street A shall be constructed, where feasible, as a minor collector road with Multi-use trail and sidewalk and a minimum right-of-way width of 23.0 m as per the City of Cambridge Engineering Standards and Development Manual, Figure CS-013.
54	THAT Street B be constructed as minor collector road with multi-use trail and/or sidewalk and a modified minimum right-of-way width of 20.0 m to the satisfaction of the Director of Engineering.
55	THAT Street C and D be constructed as local roads with sidewalk on both sides and a minimum right-of-way width of 18.5 m as per the City of Cambridge Engineering Standards and Development Manual, Figure CS-014.
56	THAT traffic calming measures for Street A and B be included in the final design in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
57	THAT where all trails cross the road network, bump outs and/or pedestrian crossovers be included in the final design in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
58	THAT an additional crossing or trail connection near the school to help facilitate crossings coming from the west be included in the final design to the satisfaction of the Director of Engineering.
59	THAT a scoped update to the Transportation Impact Study be completed to the satisfaction of the Director of Engineering.
60	THAT all road and traffic control improvements, if any, as required and outlined in the applicant's Transportation Impact Study, Intersection Control Study and/or Functional Servicing Report be designed and implemented, including all associated costs, in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.

61	THAT prior to registration of any Phase of the plan, the Owner/Developer must submit a Traffic Control and Parking Plans in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the City Engineer. The Owner/Developer is responsible for ensuring that, prior to the start of the maintenance period; all signs must be installed including parking restriction signs.
62	THAT the Owner/developer shall be responsible for the installation and maintenance of all traffic control devices including signs, pavement markings and street light until assumption, to the satisfaction of the City Engineer.
No.	Street Lighting
63	THAT prior to registration of any Phase of the plan, the Owner/Developer must submit a street light design plan in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the City Engineer.
64	THAT the subdivision/servicing agreement require the Owner/Developer post a letter of credit for 100% of the cost of a third party review of the street light design by a consultant selected by the City for each Phase of the plan.
65	THAT the Owner/Developer shall install and be responsible for 100% of the costs associated with the street lighting internal to the plan of subdivision, to the satisfaction of the City Engineer.
66	THAT the subdivision/servicing agreement include a letter of credit for 100% of the costs of the street light installation with a 20% holdback for a warranty period starting from the date the lights are energized for each Phase until assumption, to the satisfaction of the City Engineer.
67	THAT the subdivision/servicing agreement require the Owner/Developer be responsible for all maintenance of the street lights under each Phase until assumption.
68	THAT the subdivision/servicing agreement require the Owner/Developer be responsible for and post a letter of credit for all energy costs for the street lights from the date the street lights are energized under each Phase until assumption based on an average cost per light.
No.	Transportation General Conditions
69	THAT all roads, road widenings and daylighting triangles, as shown on the plan, shall be dedicated as public streets to the appropriate road authority.
70	THAT all dead end and open side road allowances shall be terminated in 0.3m reserves and conveyed to the appropriate authority.
No.	Cambridge Fire Conditions

71	THAT prior to final registration, parking shall not be permitted on any roadway with a width of 9m or less and no parking signs shall be posted on at least one side of the street.
72	THAT prior to registration, the name for the street and future addressing shall be to the satisfaction of Cambridge Fire.
73	THAT prior to registration, the Owner/Developer will ensure that roadways comply with 3.2.5.6 of the Ontario Building Code.
74	THAT prior to registration, the Developer will ensure fire hydrants are present and operational and installed in accordance with the Ontario Building Code.