

## Appendix D - Conditions of Draft Plan Approval

### City of Cambridge Conditions

#### Development Planning

1. THAT this approval applies to Plan of Subdivision 30T-23102 at 240 and 276 Limerick Road for 2582427 Ontario Inc. and Melody International Investments Inc. in the City of Cambridge, on the plan prepared by Arcadis, Project No. 126422, Revision 4, dated October 29, 2024, which consists of the following:

Block 1	- 27 Stacked Townhouse Units
Block 2	- 4 Street Fronting Townhouse Units
Block 3	- 36 Staked Townhouse Units
Block 4	- 38 Cluster Townhouse Units
Block 5	- A 6 m public trail
Block 6	- Road Widening
Block 7	- 0.3 m reserve
Block 8	- Temporary Emergency Access and Future Road Allowance Block
2. THAT prior to registration, the plan of subdivision shall be registered in 1 stage; to the satisfaction of the Chief Planner;
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/Developers enters into a Subdivision agreement with the City of Cambridge to agree to prepare and submit architectural and urban design guidelines as part of the future site plan applications to the satisfaction of the Chief Planner for the following Blocks: 1, 3 and 4;
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 dedicate the following Blocks on the final plan to the City of Cambridge, to the satisfaction of the Chief Planner:

Block 5	- 0.05 ha Trail
Block 6	- 0.04 ha Road Widening
Block 7	- 0.003 ha 0.3m Reserve
Block 8	- 0.17 ha Temporary Emergency Access and Road Allowance Block/Street A

7. THAT prior to registration, 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:
  - 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.
  
8. 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:
  - a) Cash-in-lieu of Parkland Dedication is required
  - b) An appraisal shall be submitted by the Owner/Developer to the satisfaction of Chief Planner 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.

9. 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.

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 Chief Planner.

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.

The procedure for preparation and erection of such signs shall be as follows:

- 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.

## **Environmental Planning**

10. THAT prior to final approval, the Owner/Developer shall enter into a Subdivision Agreement with the City of Cambridge to ensure no clearing of vegetation or structures on the site occur during the bird breeding season and Bat Active Season (April 1 – September 30) in compliance with the Migratory Birds Convention Act and Endangered Species Act, unless it can be demonstrated by a qualified biologist, to the satisfaction of the City, that removal of vegetation or structures will not contravene the Migratory Birds Convention Act and/or Endangered Species Act.

## Forestry

11. THAT prior to registration of the plan, the Owner/Developer shall submit an updated Arborist report, prepared and submitted to the satisfaction of the City of Cambridge Forestry Department.
12. THAT prior to registration of the plan, a current Tree Management Plan (TMP) must be submitted to the satisfaction of the Forestry Department. The Tree Management Plan must include a Tree Preservation Plan and an Arborist report that details an inventory of all trees, 10cm DBH or greater, and trees of all sizes on City property within 6m of the limit of disturbance. The Tree Preservation Plan and a Landscape Plan must be prepared in accordance with the City of Cambridge Engineering Standards and Development Manual (2023).

If there are no trees 10cm DBH or greater on the subject property or neighbouring properties within 6m of the limit of disturbance and no City trees of any size within 6m of the limit of disturbance, a TMP may not be required.

13. THAT prior to registration of the plan, the Owner/Developer shall submit a Landscape Details Plan that is prepared in accordance with Tree Protection Barrier Detail TP-1 and Tree Protection Barrier Detail TP-2 Tree Protection, to the satisfaction of the Forestry Department.
14. THAT prior to registration of the plan, the Owner/Developer shall submit Plans or an Arborist Report with a table that identifies:
  - a) The compensation requirements for qualifying private tree removals (compensation trees)
  - b) The compensation requirements for any City Tree removals (appraised value)
  - c) The Cash-in-Lieu values or proposed plantings to be considered for compensation and any deficiencies to be paid as cash-in-lieu
  - d) The total length of City ROW property line, cash-in-lieu values or right-of-way tree plantings proposed and any deficits to be paid as cash-in-lieu

All to the satisfaction of the City of Cambridge Forestry Department.

15. THAT prior to registration of the plan, street trees, stormwater management trees, and buffers or plantings identified through an Environmental Impact Study do not qualify as compensation replacement trees.
16. THAT prior to registration of the plan, securities may 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.
17. 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 (e.g., road lengths (total of both sides) divided by 12).
  - 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 concurrently 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.

Following registration and completion of the Composite Utility Plan, trees are to be planted by the Owner/Developer and Maintained for two years prior to City Assumption.

18. 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 shall submit a Tree Management Plan (TMP), associated Landscape Plans and/or Tree Compensation fees as outlined in Section 7.14 of the City of Cambridge Engineering Standards and Development Manual (2023). Approval of the TMP is required prior to any tree removals.

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:

<20 cm DBH- no cost  
20 cm- 30 cm : 1 replacement tree  
31 cm – 40 cm : 2 replacement trees  
41 cm – 70 cm : 3 replacement trees  
>71 cm - : 4 replacement trees  
Dead Tree > 20 cm DBH : ½ replacement tree

c) Compensation for City owned trees proposed for removal is valued as per By-law 71-06, based on the 10 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 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.

### **Landscaping, Parks, Trails, Open Space and Fencing**

- 19. THAT prior to construction or registration of the plan, whichever comes first, the Owner/Developer shall provide a Landscaping and Trails Plan for the entire development, including roads (street trees) and trails, in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering. The plan shall illustrate active transportation infrastructure and connections.
- 20. THAT the Landscaping and Trails Plan include a trail connection from Trail Block 5 through John Erb Park to Preston Parkway to provide pedestrian connectivity within the neighbourhood and access to public transit. The Owner/Developer will be responsible for the construction and all costs associated with the trail connection as per the Local Service Policy.
- 21. THAT prior to construction or registration of the plan, whichever comes first, the Owner/Developer shall provide a Fencing Plan for the development, including lands adjacent to parks and open space, trails, walkway blocks and other blocks to be conveyed to the City in accordance with the City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
- 22. THAT the Fencing Plan include a standards black vinyl chain link fence along the perimeter of Block 4 adjacent to John Erb Park, within the park boundary as specified in the City's Engineering Standards and Development Manual.
- 23. THAT the subdivision agreement includes the requirement to construct and implement the Landscaping/Trails Plan and Fencing Plan, in accordance with City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.

24. THAT the subdivision agreement requires an appropriate notification clause, indicating that community trails may be located in abutting parks, open space, or walkway blocks, be included in all agreements of purchase and sale for all adjacent lots to the satisfaction of the Director of Engineering.
25. 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.

## **Engineering**

### **Stormwater Management**

26. 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 Functional Servicing Report (Arcadis IBI Group, February 24, 2023), to the satisfaction of the Director of Engineering.

### **Grading and Servicing**

27. THAT the Owner/Developer be advised that a recommendation for draft plan 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.
28. 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.
29. 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/Developer or through conditions of purchase and sale, or by other means.



30. THAT prior to side grading or registration of the plan, whichever comes first, the Owner/Developer shall provide a lot grading and drainage plan for the entire development in accordance with the City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
31. 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 the City's Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
32. THAT the Owner/Developer will be responsible for the full cost of installing municipal services and upgrading of existing municipal services that are required to support the subdivision, in accordance with the City's Local Servicing Policy, to the satisfaction of the Director of Engineering.
33. THAT prior to execution of the subdivision agreement, a phasing plan(s) is to be provided for all proposed municipal servicing to the satisfaction of the Director of Engineering.
34. 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.
35. 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 construction 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.

### **Sediment and Erosion Control**

36. 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.

## **General - Engineering**

37. THAT prior to registration of any Stage of the plan, the Owner/Developer provide all necessary easements/right-of-ways to the City of Cambridge.
38. THAT all roads, road widenings and daylighting triangles, as shown on the plan, shall be dedicated as public streets to the appropriate road authority.
39. THAT all dead end and open side road allowances shall be terminated in a 0.3m reserve and conveyed to the appropriate authority.

## **Transportation**

40. THAT the Owner/Developer is to submit a plan of construction routes and construction parking to the satisfaction of the Director of Engineering and receive approval prior to site grading or registration of the plan, whichever comes first.
41. THAT prior to registration of any Stage of the plan, the Owner/Developer must submit a Composite Utility Plan, Traffic Control Plan, traffic Calming Plan and Parking Plan in accordance with the City's Engineering Standards and Development Manual, to the satisfaction of the Director of Engineering.
42. THAT prior to the issuance of building permits within each stage of the plan, all signage, including traffic control, parking and street names, be installed in accordance with the approved Traffic Control Plan.
43. THAT the Owner/Developer, in coordination with the development of the adjacent Limerick Subdivision (Brookpoint Estates), be responsible for the removal of the existing cul-de-sac at Duckworth Road and its reconstruction as a local road as per City Standard CS-014B to the satisfaction of the Director of Engineering.
44. THAT Street 'A' be constructed as a local road with a 20.0m right-of-way as per City Standard CS-014B to the satisfaction of the Director of Engineering.
45. THAT the south terminus of Street 'A' a cul-de-sac be constructed in accordance with City Standard CS-018 and to the satisfaction of the Director of Engineering.
46. THAT securities be provided for the removal of the cul-de-sac at the south terminus of Street 'A' and its reconstruction as a local road as per City Standard CS-014B, to be held until such time that Street 'A' connects to River Forks Lane, to the satisfaction of the Director of Engineering.

47. THAT Block 8 be constructed as a temporary emergency access, including pedestrian connections, as per City Standard CSD-L-11-B with an access barrier per City Standard CSD-ST-30 at either end of the block, to the satisfaction of the Director of Engineering.

### **Street Lighting**

48. THAT prior to registration of any Stage 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 Director of Engineer.
49. THAT the subdivision/servicing agreement require the Owner/Developer to 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 stage of the plan.
50. 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 Director of Engineering. All street lighting must be Leotek Green Cobra LED J-series Street Light (3000K colour temperature). Contact Transportation Engineering for a list of approved fixtures.
51. THAT the subdivision/servicing agreement include a letter of credit for 100% of the costs of the street light installation with 20% holdback for a warranty period starting from the date the lights are energized for each Stage until assumption, to the satisfaction of the Director of Engineering.
52. THAT the subdivision/servicing agreement require the Owner/Developer be responsible for all maintenance of the street lights under each Stage until assumption.
53. 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 Stage until assumption based on an average cost per light.

## **Cambridge Fire**

- 54. 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.
- 55. THAT prior to final registration, the name for the street and future addressing shall be to the satisfaction of Cambridge Fire.
- 56. THAT prior to registration, the Owner/Developer will ensure that roadways comply with 3.2.5.6 of the Ontario Building Code.
- 57. THAT prior to registration, the Developer will ensure fire hydrants are present and operational and installed in accordance with the Ontario Building Code.

## **Agency Conditions**

### **Region of Waterloo**

- 58. THAT prior to final approval, if the Owner/Developer is proposing to register the subdivision in multiple stages, the Owner/Developer shall submit a staging plan to the satisfaction of the Chief Planner of the City of Cambridge and the Regional Municipality of Waterloo.
- 59. THAT prior to final approval, the streets be named to the satisfaction of the Chief Planner of the City of Cambridge and the Regional Municipality of Waterloo.
- 60. THAT prior to final approval, the subdivision agreement be registered by the Chief Planner of the City of Cambridge against the land to which it applies and a copy of the registered agreement be forwarded to the Regional Municipality of Waterloo prior to final approval of the subdivision plan.
- 61. THAT prior to final approval, the Owner/Developer enter into a registered Subdivision Agreement with the City of Cambridge or Regional Municipality of Waterloo requiring that the Owner/Developer complete, prior to Site Plan Approval, a Salt Management Plan for Blocks 1, 3 and 4, to the satisfaction of the Regional Municipality of Waterloo.
- 62. a. THAT prior to final approval, the Owner/Developer enter into an Agreement for Servicing with the Regional Municipality of Waterloo to preserve access to

municipal water supply and municipal wastewater treatment services prior to final approval or any agreement for the installation of underground services, whichever occurs first. Where the Owner/Developer has already entered into an agreement for the installation of underground servicing with the area municipality, such agreement shall be amended to provide for a Regional Agreement for Servicing prior to registration of any part of the plan. The Regional Commissioner of Engineering and Environmental Services shall advise prior to an Agreement for Servicing that sufficient water supplies and wastewater treatment capacity is available for this plan, or the portion of the plan to be registered.

b. THAT the Owner/Developer include the following statement in all agreements of lease or purchase and sale that may be entered into, pursuant to Section 52 of the Planning Act, prior to the Registration of this plan:

“The block or blocks which are the subject of this agreement of lease or purchase and sale are not yet registered as a plan of subdivision. The fulfillment of all conditions of draft plan approval, including the commitment of water supply and sewage treatment services thereto by the Region and other authorities, has not yet been completed to permit registration of the plan. Accordingly, the purchaser should be aware that the vendor is making no representation or warranty that the block or blocks which are the subject of this agreement of lease or purchase and sale will have all conditions of draft plan approval satisfied, including the availability of servicing, until the plan is registered.”

### **Telecommunications Provider**

63. THAT prior to final approval, the Owner/Developer agrees to make satisfactory arrangements with a telecommunications provider for the provision of permanent or temporary wire-line communications/telecommunication services to this plan.

### **Enbridge Gas Inc.**

64. THAT prior to final approval, the Owner/Developer agrees to make satisfactory arrangements with Enbridge Gas Inc. for the provision of necessary easements and/or agreements for the provision of gas services to this plan, in a form satisfactory to Enbridge Gas Inc.

## **Grandbridge Energy**

65. THAT prior to final approval, the Owner/Developer agrees to make satisfactory arrangements with Grandbridge Energy for the provision of permanent or temporary electrical services to this plan.

## **Canada Post**

66. THAT prior to final approval, the Owner/Developer agrees to make satisfactory arrangements with Canada Post for the provision of mail delivery services to this plan to the satisfaction of Canada Post and the City of Cambridge.

## **School Boards**

### **Waterloo Catholic District School Board**

67. THAT the Owner/Developer, City and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area. A sign specifications document can be found at the bottom of the board's planning department web page (<https://www.wcdsb.ca/about-us/cs/planning/>).

- a. That the developer shall include the following wording in the subdivision agreement and site plan agreement to advise all purchasers of residential units and/or renters of same:

*"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."*

### **Waterloo Region District School Board**

68. a. That the Owner/Developer include the following warning clauses that advise all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease to the satisfaction of the Waterloo Region District School Board:

"Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."

"For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email [planning@wrdsb.ca](mailto:planning@wrdsb.ca). Information provided by any other source cannot be guaranteed to reflect current school assignment information."

"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."

b. That the Owner/Developer supply, erect and maintain a sign (at the Owner/Developer's expense and according to the WRDSB's specifications), near or affixed to the development sign, advising prospective residents about schools in the area and that prior to final approval, the Owner/Developer shall submit a photo of the sign for review and approval of the WRDSB.

## **Agreements**

69. THAT prior to final approval, the Owner/Developer enters into a Subdivision Agreement with the City of Cambridge to implement the above conditions and to satisfy any other City requirements and financial obligations for servicing, easements, roads, facilities and drainage to the satisfaction of Chief Planner.

## **Timing**

70. THAT the plan of subdivision shall be registered within three (3) years of the date of Draft Plan Approval.

## **CLEARANCES**

1. THAT prior to the signing of the plan by the Chief Planner of the City of Cambridge, the Owner/Developer obtain a clearance letter from the following agencies:
  - a. The Regional Municipality of Waterloo: Conditions 58-62

- b. Telecommunications Provider: Condition 63
- c. Enbridge Gas Inc.: Condition 64
- d. Grandbridge Energy: Condition 65
- e. Canada Post: Condition 66
- f. Waterloo Catholic District School Board: Conditions 67
- g. Waterloo Region District School Board: Conditions 68

The Clearance letter from each agency shall include a brief but complete statement detailing how each condition has been satisfied.

## NOTES

1. The Owner/Developer is advised that the provisions of the Development Charge By-laws of the City of Cambridge and the Regional Municipality of Waterloo adopted in accordance with the Development Charges Act, 1997, S. O. 1997, Chapter 27 apply to this development.
2. The Subdivision Plan for Registration must be in conformity with Ontario Regulation 43/96 as amended, under The Registry Act.
3. It is the responsibility of the Owner/Developer of this plan to advise the City of Cambridge Planning Department of any changes in ownership, agent, address, phone and email address.
4. The Owner/Developer is advised that the City of Cambridge has adopted a fee By-law, pursuant to Section 69 of the Planning Act, R.S.O. 1990 c.P. 13, as amended, to prescribe a tariff of fees for the application, draft approval, modification to draft approval and registration release of plans of subdivision.
5. To ensure final approval prior to year end, it is the responsibility of the Owner/Developer to ensure that all conditions have been satisfied and the required clearance letters, agreements, mylars, fees and any other required information or approvals have been deposited with the City Planner responsible for the file, no later than December 18, 2025. City staff cannot assure that a plan will be given final approval prior to year-end where the Owner/Developer has failed to submit the appropriate documentation by this date.
6. Prior to final approval, it is the responsibility of the Owner/Developer to submit a clearance package briefly describing how each condition has been satisfied, including copies of the relevant agency and City clearance letters. The summary



package should be submitted with the required mylars and plans as outlined in Note 7 below. The Owner/Developer is also required to submit the City of Cambridge's release fee in accordance with the City's Fee By-law.

7. When the survey has been completed and the final plan prepared to satisfy the requirements of the Registry Act, it should be forwarded to the City Planner responsible for the file. If the plans comply with the terms of approval, the Chief Planner signature or their designate will be endorsed on the plan and the plan can be forwarded to the Registry Office for registration by the surveyor or Owner/Developer.

The following is required for registration under the Registry Act and for our use:

One (1)	Originally Signed Mylar
One (1)	Copy of the signed Mylar
Two (2)	White Paper Prints
One (1)	Digital Copy