

Appendix D
File 30T-21102
River Mill Phase 5
City of Cambridge Draft Plan Conditions

Planning Conditions	
1.	THAT this approval applies to the proposed draft plan of subdivision 30T-21102, prepared by T. Johns Consulting Group dated April 27, 2023.
2.	THAT prior to registration, Official Plan Amendment No.63 be approved.
3.	THAT prior to registration, the City of Cambridge Zoning By-law be amended to change the zoning classification on the site from A1 Agricultural and RR1 Rural Residential to RM3 s.4.1.458. Prior to registration of the plan, the Owner/Developer's surveyor confirm that all lots and blocks conform to the City of Cambridge Zoning By-law.
4.	THAT prior to registration, and before the City's issuance of a Letter of Release, the Owner/Developer submit the final plan to the Chief Planner (Director of Planning or designate) for examination before the plan is presented to the Regional Municipality of Waterloo for approval, and again, if any change is made thereafter.
5.	THAT the Owner/Developer agree that prior to issuance of Site Plan Approval(s), certification of compliance with the Urban Design Guidelines be provided by a Qualified Professional to the satisfaction of the City of Cambridge.
6.	THAT such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7.	THAT prior to registration, the Owner/Developer submit draft transfers for all necessary blocks and easements/right of ways to be conveyed to the City of Cambridge to the satisfaction of Cambridge Legal Services. The Owner/Developer agrees to convey all required blocks and easements/right of ways to the City immediately following registration.
8.	THAT prior to registration, a Phase 1 ESA and, if determined necessary by the Phase 1 ESA, a Phase 2 ESA be provided for any lands to be conveyed to the City including the Briardean Road right-of-way.
9.	THAT prior to the registration of the Plan of Subdivision, the Owner/Developer agrees to make a contribution to the Affordable Housing Contribution to the City of Cambridge for each residential unit developed within the plan. The contribution will

	<p>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, upon a building permit being issued for a unit. 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.
10.	<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> <p>The Owner/Developer is required to provide an appraisal of the subject lands/subdivision 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 is required prior to registration. Consideration of parkland dedication or cash-in-lieu payments made in earlier phases for lands through applications 30T-12103 and 30T-12104, may be considered to offset similar payments for the current or subsequent phases, in the City's sole discretion, and only if agreed to by the City in writing prior to registration.</p>
11.	<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 a 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 Conditions	
12.	<p>THAT prior to registration:</p> <ol style="list-style-type: none"> a) The Owner/Developer submit a Landscape Plan for the Restoration and Enhancement Areas for Stormwater Management Facility #2 Berm Area and the 30m Created Wetland Buffer, including appropriate signage, 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)”, “Environmental Impact Study Addendum, River Mill – Phases 5, Cambridge (prepared by NRSI and dated April 2022)” and “Environmental Impact Study Addendum #2 (prepared by NRSI and dated February 22, 2023)”, to the satisfaction of the City of Cambridge. 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 Landscape Plan. 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, securities will be released.
13.	<p>THAT prior to registration:</p> <ol style="list-style-type: none"> a) The Owner/Developer 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)”, “Environmental Impact Study

	<p>Addendum, River Mill – Phases 5, Cambridge (prepared by NRSI and dated April 2022)” and “Environmental Impact Study Addendum #2 (prepared by NRSI and dated February 22, 2023)”.</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 Landscape Plan. 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, securities will be released.
14.	<p>THAT 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)”, “Environmental Impact Study Addendum, River Mill – Phases 5, Cambridge (prepared by NRSI and dated April 2022)” and “Environmental Impact Study Addendum #2 (prepared by NRSI and dated February 22, 2023)”, the Owner/Developer submits prior to registration:</p> <ul style="list-style-type: none"> 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. 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. c) A cost estimate 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.
15.	<p>THAT prior to final approval and any land clearing, grading, or the installation of services, the Owner/Developer enters into a development agreement with 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>

16.	<p>THAT the Owner/Developer enters into a development 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 are 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.</p>
17.	<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>
<p>Forestry Conditions</p>	
18.	<p>THAT 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 for any tree injury or removal not approved by Forestry as part of the grading permit submissions.</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: <ul style="list-style-type: none"> <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.

	<ul style="list-style-type: none"> d) Street trees, stormwater management trees, and buffers or plantings identified through an Environmental Impact Study do not qualify as compensation replacement trees. e) 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. f) 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. g) Trees planted within the development must be a minimum of 50mm caliper for deciduous trees and 1.75m in height for coniferous trees and shall be done in accordance with the approved Landscape Plan. h) The applicant 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.
19.	<p>THAT prior to registration of the plan, a street tree obligation is required according to current minimum planting standards outlined by <i>City of Cambridge Engineering Standards and Development Manual (2013)</i> Section 2.1.14 – 1 tree per 12 metres of 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 the 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) Following registration and completion of Composite Utility Plan, trees are to be planted by developer and maintained for two years prior to City Assumption. e) Cash-in-lieu of trees at a value of \$750 per tree will be required for any remaining deficit will be required prior to release of securities.
Landscape Conditions	
20.	<p>THAT a fence plan will be submitted prior to registration. A 1.5m high black vinyl chain link fence to the City Standard be provided on Open Space, Park, Walkway, and SWM Blocks for new residential boundaries to these blocks. Existing residential and other types of lands abutting City lands will also be fenced and these situations will be resolved through a fence plan. A letter of credit will be</p>

	provided within the Subdivision Agreement for fence installation. Fences will be installed 6" (0.15m) on lands to be conveyed to the City.
21.	THAT as part of Site Plan Approval, the Owner/Developer submit a Landscape Plan for the Stormwater Management Pond in Block 1. The Landscape Plan shall meet or exceed the minimum landscape requirements as outlined in City of Cambridge Stormwater Management Policies and Guidelines and shall be aligned and coordinated with the Landscape Plan for the Restoration and Enhancement Areas for Stormwater Management Facility #2 Berm Area and the 30m Created Wetland Buffer to the satisfaction of the City of Cambridge. The plan shall include control strategies for addressing aggressive vegetation.
Engineering Conditions	
<i>Stormwater Management</i>	
22.	<p>THAT prior to any grading or construction on the site and prior to registration of the plan, the Owner/Developer or their agents submit the following plans and reports to the satisfaction of the City of Cambridge:</p> <ul style="list-style-type: none"> a) A detailed final Stormwater Management Report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual" and in keeping with the Functional Servicing Report (MTE Functional Servicing Report, April 25, 2022). b) A detailed lot grading, servicing and storm drainage plan c) An Erosion and Sediment Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
23.	THAT the design of private Stormwater Management Facility on Block 1 be in accordance with the City's Design Guidelines for Stormwater Management and to the satisfaction of the Director of Engineering.
24.	THAT the Owner/Developer agrees to provide details for outlet for the private Stormwater Management Facility on Block 1 at the Site Plan Agreement stage of the Block 1 to the satisfaction of the Director of Engineering.
25.	THAT the Owner/Developer agrees to provide details for the proposed alterations to outlet of the existing Stormwater Management Facility located at 539 Equestrian Way at the design and development stage of the subdivision agreement to the satisfaction of the Director of Engineering.
26.	THAT the subdivision/servicing agreement require that the Owner/Developer be responsible for maintenance of any proposed alterations of the existing

	Stormwater Management Facility located at 539 Equestrian Way until assumption of maintenance by the City.
27.	THAT the subdivision/servicing agreement require a letter of credit to secure any proposed alterations of the existing Stormwater Management Facility located at 539 Equestrian Way, to the satisfaction of the Director of Engineering.
28.	THAT the subdivision/servicing agreement require that immediately prior to the assumption of any proposed alterations of the existing Stormwater Management Facility located at 539 Equestrian Way by the City, the owner/developer confirm the stormwater management facility is operating as designed with the required storage volumes available, and that the subdivision/servicing agreement require a letter of credit to secure such work, to the satisfaction of the Director of Engineering.
<i>Grading and Servicing</i>	
29.	THAT the Owner/Developer submit a plan of construction routes to the satisfaction of the Director of Engineering and receive approval prior to site grading or registration of the plan, whichever comes first.
30.	THAT the Owner/Developer be advised that a recommendation for draft approval in no way permits any site preparation, top soil removal, tree cutting, re-grading, grading or construction on site prior to issuance of a Grading Permit or entering into a subdivision/servicing agreement with the City, to the satisfaction of the Director of Engineering and that construction shall not commence without the express written permission of the Director of Engineering.
31.	THAT the subdivision/servicing agreement include a clause requiring the Owner/Developer to appropriately grade, top-soil, 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.
32.	THAT prior to site grading or registration of the plan, whichever comes first, a lot grading and drainage plan be submitted, to the satisfaction of the City of Cambridge.
33.	THAT prior to any municipal servicing construction on the site and prior to registration of the plan, the Owner/Developer or their Agents shall provide a detailed servicing plan for all proposed municipal servicing to the satisfaction of the Director of Engineering.
<i>Sediment and Erosion Control</i>	

34.	THAT prior to any grading or construction on the site, the Owner/Developer submit methods of drainage and sediment and erosion controls methods, to be employed both during and after construction, including inspection and maintenance requirements, to the satisfaction of the City of Cambridge.
35.	THAT the Owner/Developer agrees to maintain the site in a safe and satisfactory condition free of debris, weeds and other such materials until the plan is registered and developed, to the satisfaction of the Director of Engineering.
36.	THAT the subdivision/servicing agreement include the requirement that satisfactory dust preventative measures be applied during all grading work, in such a manner as to prevent dust and haulage being a concern to neighbouring properties and road users. The City may, at its sole discretion, stop the work and rectify any damage caused as aforementioned, and abate any nuisance created by the owner. The cost of any such work performed by, or at the instructions of, the City shall be paid by the owner/developer.
Transportation Conditions	
37.	THAT provision be made in the subdivision/servicing agreement requiring all trucks and heavy equipment to comply with all regulations of the Highway Traffic Act in respect of the covering and securing of loads, and requiring the Owner/Developer to advise all contractors, sub-contractors and builders of this condition of approval.
38.	THAT the Owner/Developer 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.
39.	THAT the Owner/Developer agrees to submit a plan which details how access to Briardean Road will be maintained before proceeding with any construction Briardean Road or Pointer Street which impacts access to the existing properties on Briardean Road.
40.	THAT prior to registration of the plan, the Owner/Developer submit a Composite Utility Plan and Traffic Control Plan in accordance with the City of Cambridge Engineering Standards and Development Manual and to the satisfaction of the Director of Engineering.
41.	THAT the Owner/Developer install temporary stop signs and street name signs in accordance with the approved Traffic Control Plan prior to the issuance of building permits within each stage of the plan.
42.	THAT the Owner/Developer install all traffic signs, including parking restriction signs in accordance with the approved Traffic Control Plan prior to the start of the maintenance period.

43.	THAT the Owner/Developer shall be responsible for the installation and maintenance of all traffic control devices including signs, pavement markings and street lights until assumption, to the satisfaction of the Director of Engineering.
44.	THAT Briardean Road north of pointer Street be constructed as minor local road with sidewalk on one side of the road and a right-of-way width of 18.5m as per the City's Engineering Standards and Development Manual, Figure C107.
45.	THAT the cul-de-sac at the north end of Briardean Road be constructed as a minor local cul-de-sac Type 'O' as per the City's Engineering Standards and Development Manual, Figure C113.
<i>Street Lighting</i>	
46.	THAT prior to registration 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 Engineering.
47.	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.
48.	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).
49.	THAT the option of using decorative LED street lights is available upon approval of the make and model by Transportation Engineering. Where decorative street lights are used, the Owner/Developer shall supply the City with one replacement fixture, arm and pole for every 20 street lights or portion thereof.
50.	THAT the subdivision/servicing agreement include a letter of credit for 100% of the cost of the street light installation with a 20% holdback for a warranty period starting from the date the lights are energized until assumption, to the satisfaction of the Director of Engineering.
51.	THAT the subdivision/servicing agreement require the Owner/Developer be responsible for all maintenance of the street lights until assumption.
52.	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 until assumption based on an average cost per light.
53.	THAT the Owner/Developer agrees to construct and energize the street lighting system for each phase of the subdivision prior to submitting a building permit

	application for any lot or block within the subdivision, to the satisfaction of the Director of Engineering.
<i>Transportation General Conditions</i>	
54.	THAT the design and construction of all streets and all infrastructure be in accordance with the City of Cambridge Engineering Standards and Development Manual or as approved by the Director of Engineering.
55.	THAT prior to the execution of the agreement, a phasing plan for all municipal servicing and roads is to be provided, to the satisfaction of the Director of Engineering.
56.	THAT prior to registration of the plan, the Owner/Developer provide all necessary easements/right-of-ways to the City of Cambridge.
57.	THAT all roads, road widenings and daylighting triangles, as shown on the plan, shall be dedicated as public streets to the appropriate road authority.
58.	THAT all dead end and open side road allowances shall be terminated in 0.3m reserves and conveyed to the appropriate authority.
Cambridge Fire Conditions	
59.	THAT 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.
60.	THAT the name for the street and future addressing shall be to the satisfaction of Cambridge Fire.
61.	THAT the Owner/Developer will ensure that roadways comply with 3.2.5.6 of the Ontario Building Code.
62.	THAT the Owner/Developer will ensure fire hydrants are present and operational.
63.	THAT the Owner/Developer will ensure two connections to public thoroughfares if road/cul-de-sac over 100m in length.