

## **APPENDIX A - PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL**

**SDG File No.** 01-SS-S-2023

**Owner:** TMP Holdings Inc. / Avenue 31 Capital Inc.

**Location:** Lots 1, 2, 3, Registered Plan 276 and part of lots 31, 32, 34, 36, 37, and 38, Concession 5, Geographic Township of Cornwall, Township of South Stormont, County of Stormont.

1. That the owner enters into a Subdivision Agreement with the Township of South Stormont and the United Counties of Stormont, Dundas & Glengarry ("SDG Counties")
2. That the Subdivision Agreement between the Owner, the Township of South Stormont and the SDG Counties, be registered against the land to which it applies once the plan of subdivision has been registered;
3. That the owner agrees, by entering into a Subdivision Agreement, to satisfy all terms, conditions and obligations, financial and otherwise, of the Township of South Stormont and the SDG Counties. In addition, the aforementioned shall be in accordance with the Township of South Stormont or SDG Counties specifications and guidelines (where applicable) and be at the sole expense of the owner, including, but not limited to; the design and the construction of the road, services, utilities, and lot grading and drainage;
4. That the Subdivision Agreement between the Owner, the Township of South Stormont and the SDG Counties indicate that such easements and blocks, as may be required for utility, open space and/or drainage purposes, be granted to the appropriate authority;
5. That prior to the registration of the plan of subdivision, the Township of South Stormont shall be satisfied that the proposed plan of subdivision conforms with the current Zoning By-law approved under the requirements of the Planning Act, with all possibilities of appeal to the Ontario Land Tribunal (OLT) exhausted;
6. That the owner conveys a minimum of 2% of the land included in the draft plan of subdivision (i.e., industrial rate) to the Township of South Stormont for parkland purposes. Alternatively, the Township may require cash-in-lieu for all, or a portion of the conveyance;
7. That the road/road allowance shown on the final draft plan, be dedicated to the United Counties of Stormont, Dundas & Glengarry as a public highway, at no cost to the County;

8. That the public highway(s) be named to the satisfaction of the Township of South Stormont;
9. That the owner agrees in writing, to reimburse the Township of South Stormont for all legal, engineering, planning and other expenses incurred by the Township in relation to the subdivision;
10. That prior to the subdivision being finalized, the owner shall submit a revised plan, if required, to reflect any significant alterations to the Draft Plan of Subdivision;
11. That the Subdivision Agreement between the owner and the Township of South Stormont contain provisions, including but not limited to, the dedication of blocks and/or easements, and carrying out any works deemed necessary by the Township, in its sole discretion, to provide access to parkland at the owner's sole expense;
12. That a comprehensive stormwater management report shall be submitted for review and approval. The report shall be submitted to the Township of South Stormont, County Transportation Department and the Raisin Region Conservation Authority, and shall contain:
  - a. A table summarizing pre and post uncontrolled and controlled flows, and a discussion of alternatives for on-site control (e.g., lot grading) and stormwater quality measures (i.e., options for increased infiltration);
  - b. Confirmation that the stormwater quantity is controlled to pre-development conditions for the 1:5-year and 1:100-year storm events;
  - c. Detailed sediment and erosion control measures to be implemented;
  - d. SWM recommendations shall ensure compliance with the current Ministry of the Environment, Conservation and Parks (MOECP) Stormwater Management Planning and Design Manual and the current Ministry of Natural Resources and Forestry (MNR) guidelines;
  - e. Detailed recommendations, maintenance procedures, and schedules for the proposed SWM solution. This shall include not only Phase 1, but the ultimate buildout, including but not limited to Phase 2;
  - f. Location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to the *Conservation Authorities Act*;
13. That the final approved lot grading and drainage plan be prepared and submitted to the Township of South Stormont and County Transportation Department for review and approval;

14. That the Subdivision Agreement between the owner and the Township of South Stormont ensure that the final approved stormwater management plan, and the final approved lot grading and drainage plan be implemented;
15. That a copy of the final servicing reports and detailed design drawings including the servicing, lot grading, storm water management, and sediment and erosion control plans must be submitted and approved by the County Transportation Department prior to any construction taking place.
16. That an addendum be provided for the Geotechnical Report and an update to the report previously prepared by Patterson to confirm the proposed pavement design of Street A and other impacts to County Roads to the Satisfaction of the County Transportation Department and the Township of South Stormont;
17. That a comprehensive septic design proposal shall be provided to the Township of South Stormont for review and approval, including a discussion on groundwater characteristics, design considerations, communal servicing options, and phasing, etc;
18. That the owner is to commit to an interim servicing agreement for the development, the Township of South Stormont is supportive of private wastewater infrastructure in the interim, the end goal is to connect each lot to municipal services when available;
19. That the owner is to secure water capacity for the development in conjunction with the Township of South Stormont's allocation capacity by-law;
20. That the owner provides a streetlighting cross-section, and electrical servicing plan to the Township of South Stormont design standards for review and approval both by the Township of South Stormont and SDG Counties;
21. That the owner provides a designed plan illustrating a separated multi-modal path located either north or south of the future County Road for

review and approval both by the Township of South Stormont and SDG Counties.