

Attachment B – Draft Conditions

General

1. That this approval applies to the draft plan of subdivision prepared by McIntosh Perry Surveying Inc. dated November 30, 2021, showing:
 - a. Fifteen (15) lots for single detached dwellings (Lots 1-15);
 - b. Five (5) blocks intended for future lot additions to existing properties along Mitcheson Street (Blocks 1-5).
2. The Owner shall enter into a subdivision agreement, to satisfy all requirements, financial and otherwise, of the Municipality of Mississippi Mills, including but not limited to, the provision of roads, installation of services and utilities and drainage both on and off-site.
3. That the Owner shall be responsible for any municipal costs associated with establishing any of the required easements.
4. The Owner shall have a full-time construction inspector in attendance during the construction of site services, with qualifications satisfactory to the Municipality of Mississippi Mills.
5. The Owner shall submit a reference plan illustrating all easements to the satisfaction of the Municipality of Mississippi Mills.
6. That such easements and right-of-ways as may be required for the extension of Mitcheson Street, servicing, landscaping, utilities or otherwise deemed required by the Municipality of Mississippi Mills, shall be granted to the appropriate authority.
7. The Owner shall provide the final plan intended for registration in a digital form that is compatible with the Municipality of Mississippi Mills computerized system.
8. Upon registration of the plan of subdivision, the Owner shall submit to the Municipality of Mississippi Mills a chronoflex reduction of said plan.
9. At any time prior to final approval of this plan for registration, the Municipality of Mississippi Mills may, in accordance with the Planning Act, R.S.O. 1990, amend, delete or add to the conditions including the need for amended or new studies.
10. Prior to registration of the plan of subdivision, the Municipality shall be satisfied that the processing fee and security requirements have been paid in full.
11. That if final approval is not given to this Plan within three (3) years of the draft approval date, and no extensions have been granted, the draft approval shall lapse.

Zoning

12. That prior to final approval by the County of Lanark, the County shall be advised by the Municipality of Mississippi Mills that this proposed subdivision conforms to

the zoning by-law in effect, with all possibility of appeal to the Ontario Land Tribunals (OLT) exhausted.

Tree Conservation Plan

13. The Owner shall submit a Tree Conservation Plan prepared by a qualified Biologist, licensed in the Province of Ontario, to address the impacts of development on existing trees and identify any trees to be preserved. The Owner shall implement all recommendations of the study to the satisfaction of the Municipality of Mississippi Mills.

Roads

14. That road allowances be shown and dedicated as public highways on the final plan.
15. That all required daylighting triangles be shown on the Final Plan at all intersections and dedicated as public highways.
16. That the Owner agrees to construct the extension of Mitcheson Street to the satisfaction of the Municipality of Mississippi Mills.

Sidewalks, Walkways, Streetlighting and Fencing

17. The Owner agrees in writing to satisfy the Municipality of Mississippi Mills' requirements, financial and otherwise, concerning the provision of roads, sidewalks, installation of services and drainage on the site.
18. The Owner shall develop and construct a 1.5-metre-wide sidewalk along Mitcheson Street which includes required street lighting illumination to the satisfaction of the Municipality of Mississippi Mills.
19. The Owner shall obtain approval from Lanark County for any construction activity on Martin Street.
20. The Owner shall obtain approval from Lanark County for any entrances from Martin Street.
21. The Owner shall obtain approval from Lanark County for any arrangement of frontage drainage to Martin Street ditch and Martin Street culvert.
22. The Owner shall satisfy the need of Lanark County regarding traffic signage on Martin Street.
23. The Owner shall submit an illumination plan for streetlighting incorporating full cut-off LED luminaires with lighting levels for Mitcheson Street, in accordance with the Mississippi Mills Illumination By-law 03-62, to the satisfaction of the Municipality of Mississippi Mills.

Parkland

The Owner shall provide cash-in-lieu of parkland dedication in accordance with Mississippi Mills Parkland By-law 15-78.

Street Trees and Landscaping

24. The Owner shall prepare a Landscape Plan indicating any trees to be removed and preserved and all proposed street trees. Upon approval of the Landscape Plan, the Owner shall implement the Landscape Plan, to the satisfaction of the Municipality of Mississippi Mills.

Utilities

25. The Owner shall be required to coordinate the preparation of an overall composite utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below-grade or above-grade), including on-site drainage facilities and streetscaping). Such location plan shall be prepared to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable. The composite utility plan shall be prepared and approved prior to the installation of any of the service lateral connections for any of the affected utilities.
26. The Owner shall submit a Reference Plan illustrating all easements to the satisfaction of the Municipality of Mississippi Mills.
27. The Owner shall be responsible for any municipal costs associated with administering the required easements.

Servicing

28. That the subdivision agreement between the Owner and the Municipality of Mississippi Mills contain arrangements and allocation of sanitary sewer and water services to the satisfaction of the municipality.
29. That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Mississippi Mills, the County of Lanark, Conservation Authority, various Provincial Ministries or any other external agencies concerning the construction, ownership and maintenance of the final sanitary sewer, water and stormwater management designs.
30. Upon completion of the installation of works, the Owner shall provide the Municipality of Mississippi Mills with "as-built" plans in hard copy and a digital form, as well as shapefile, that is compatible with the Municipality of Mississippi Mills computerized system.

Stormwater Management

31. That prior to final approval, the Owner shall prepare a stormwater management plan to the satisfaction of the Mississippi Valley Conservation Authority (MVCA) and the Municipality of Mississippi Mills. The stormwater management plan shall include design specifications, according to applicable design guidelines and standards, to demonstrate how stormwater drainage from the subdivision shall be accommodated, and shall address both water quantity and quality, legal and adequate outlets (watercourse, river, etc.), future maintenance requirements, and

erosion and sedimentation control both during and after construction. The stormwater management plan shall also include detail lot grading and drainage plans for the individual lots. No site preparation or road construction shall take place until such time as the stormwater management plan has been approved.

Grading and Drainage

32. The Owner shall submit detailed grading and drainage plans for the subdivision, prepared by a Civil Engineer licensed in the Province of Ontario, to the satisfaction of the Municipality of Mississippi Mills.
33. The Owner shall submit a detailed sediment and erosion control plan, prepared by a civil engineer, licensed in the Province of Ontario, to the satisfaction of the Municipality of Mississippi Mills.
34. The Owner shall have topographical surveys completed beyond the boundaries of the subdivision lands to determine existing ground contours or elevations adjacent to the development for the purpose of drainage water control. Where adjacent lands are currently under development, the approved proposed grades shall be identified and used in determining the treatment at the common boundary. Where adjacent lands are either developed or not currently under development, the existing grades shall be maintained at the property line and the Owner shall ensure that the existing drainage courses of these adjacent lands are not negatively affected. The Owner shall obtain all necessary access permission to carry out this work at their cost.
35. The Owner shall retain the services of a Civil Engineer or Ontario Land Surveyor to confirm the final lot grading conforms with the approved grades on the grading and drainage plans.
36. The Owner shall submit an as-built grading plan showing actual ground elevations to geodetic datum at front, rear and side of houses, driveway at curb and at garage, all lot corners, finished floor elevation, swale inverts and top and bottom of retaining walls, if required. The grades must be taken under the supervision of a Civil Engineer or Ontario Land Surveyor.

Maintenance During Construction

37. The Owner shall ensure that all necessary fire access routes have been constructed to the satisfaction of the Director of Emergency and Fire Services.
38. If the Owner constructs a model home prior to the day on which watermains and fire hydrants are fully serviced and operational, the construction and use of the model home is entirely at the risk of the Owner.
39. The Owner shall store all combustible waste in accordance with the Ontario Fire Code.
40. The Owner shall not permit any open air burning on the lands.
41. In order to reduce the potential of large loss fires, no more than, (a) six buildings, where each building contains one dwelling unit; (b) three buildings, where each

building contains more than one, but not more than four dwelling units; or (c) one building, where each building contains more than four dwelling units, shall be constructed adjacent to each other, at the same time, without providing for a firebreak Lot or Block.

- a. For purposes of this section, the construction of an accessory dwelling unit or structure such as a detached garage or garden suite shall be considered part of the main building or dwelling unit.
 - b. Construction shall be permitted on a firebreak Lot or Block up to and including the ground floor subfloor level at the same time as construction proceeds on adjacent Lots or Blocks.
 - c. No combustible framing above the ground subfloor level shall proceed on the designated firebreak until the exterior finish cladding or interior gypsum wall finishing and the final installation of roofing, fascia-boards, soffits, doors and windows of the immediately adjoining buildings have been completed.
 - d. Temporary installation of plywood in door and window openings is not acceptable as a means of complying with the firebreak noted above.
 - e. Minimum firebreak size between buildings (on all sides) shall be 8 metres.
 - f. When variations of building types are adjacent to each other, the most restrictive firebreak requirement shall apply.
42. The Owner shall maintain all roads within and adjoining the Subdivision in a condition of cleanliness (i.e.: free of dust, mud and other construction debris), and shall provide road maintenance within the subdivision in a manner that is acceptable to the Municipality of Mississippi Mills, and which allows access for all residents as well as for municipal services (i.e.: garbage collection and firefighting). Should the Owner in any manner, in the opinion of the Municipality be in default, the Owner shall be notified orally (written confirmation to follow), of such default, failure, delay or neglect, and if action to correct the failure, delay or neglect has not been taken within twenty-four (24) hours after such notice, the Municipality shall have full authority and power to carry out the necessary Works at the cost and expense of the Owner. The cost and expense of such Works shall be calculated in accordance with "MM reference" and shall include the Management Fee.

Building Permits

43. The Owner shall not request that the Municipality issue, nor shall anyone claiming title from the Owner or under its authority, request that the Municipality issue, one or more building permits to construct any building or other structure on any lot or block in the Subdivision until access for firefighting equipment has been provided to each building by means of a street or private roadway, which street or private roadway shall be designated and posted to the satisfaction of Municipality of Mississippi Mills;

Offers of Purchase and Sale Agreements

44. That the subdivision agreement between the Owner and the Municipality of Mississippi Mills and the Offers of Purchase and Sale Agreements and Deeds contain as a minimum, the following provisions, with wording acceptable to the Municipality, wherein the Owner agrees:
 - a. To pay a capital development charge at the time of the construction of residential dwellings at the applicable Almonte Ward rate.
45. That the subdivision agreement between the Owner and the Municipality of Mississippi Mills be registered against the lands to which it applies once the plan of subdivision has been signed.