

ATTACHMENT B – CONDITIONS OF DRAFT APPROVAL

MILL VALLEY RETIREMENT LIVING – CLEARANCE OF CONDITIONS		
No	Condition	Cleared
1	That this approval applies to the Draft Plan, prepared by Annis, O’Sullivan, Vollebekk Ltd., dated December 23, 2021 and certified by T. Hartwick, Ontario Land Surveyor, detailing: <ul style="list-style-type: none"> • Block 1 – Residential Block, 24867 m² • Block 2 – Residential Block, 1534 m² • Block 3 – Residential Block, 1190 m² • Block 4 – Residential Block, 1171 m² • Block 5 – Residential Block, 1152 m² • Block 6 – Residential Block, 819 m² • Block 7 – Stormwater Management Block, 2670 m² • Street – Gerry Emon Road, 3740 m² 	Schedule A of Agreement
2	That if final approvals are 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.	Lapsing date has been met
3	The Owner, shall provide the County of Lanark with a final plan intended for registration in pdf format.	Cleared upon execution of Agreement.
4	That proposed roads be named to the satisfaction of the Municipality.	Standard condition included in the agreement.
5	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, pathways, installation of services and utilities and drainage and other relevant features.	Cleared upon execution of Agreement.
6	That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.	Standard condition included in the agreement.
7	That the Owner shall be responsible for any municipal costs associated with establishing any of the required easements to service the proposed development.	Standard condition included in the agreement.
8	That prior to registration the Municipality is provided with draft easements as may be required for drainage purposes together with an undertaking from the applicant’s lawyer agreeing to register the easement immediately following registration of the plan of subdivision.	Standard condition included in the agreement.

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9	That the subdivision agreement contains a detailed schedule of works to be completed by the developer, complete with the estimated cost of the work and a tentative construction schedule	Standard condition included in the agreement.
10	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.	Standard condition included in the agreement.
11	The Owner shall submit a Reference Plan illustrating all easements to the satisfaction of the Municipality of Mississippi Mills.	Standard condition included in the agreement.
12	The Owner shall provide the Final Plan intended for registration in a digital form (AutoCAD and PDF) that is compatible with the Municipality of Mississippi Mills computerized system.	Standard condition included in the agreement.
13	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, request that Lanark County amend, delete or add to the conditions including the need for amended or new studies.	Standard condition.
14	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.	Standard condition included in the agreement.
15	In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	Standard condition included in the agreement.
16	That the subdivision agreement between the Owner and the Municipality be registered against the lands to which it applies once the plan of subdivision has been registered and shall be binding upon all heirs, assigns and successors.	Cleared upon execution and registration of Agreement.
17	The Owner shall submit detailed design road plans, prepared by a Civil Engineer licensed in the Province of Ontario, to the Director of Public Works for approval. The Owner shall provide a 20-metre right-of-way for Gerry Emon Road, unless justification is provided to the satisfaction of the Municipality of Mississippi Mills. All public and private roads shall be constructed to the satisfaction of the Director of Public Works, Municipality of Mississippi Mills.	Included in the agreement.
18	The Owner agrees to design and construct, at their own cost, the extension of the unopened road	Included in the agreement.

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	allowance to be known as Gerry Emon connecting from Industrial Drive to and forming part of the proposed development. The Owner further agrees construct a cul-de-sac at the termination of the roadway to the satisfaction of the Director of Public Works, Municipality of Mississippi Mills.	
19	The Owner shall provide for the installation of sidewalks 1.5 metres in width on one side of Gerry Emon Road within the subdivision and on the extension of the road in the unopened road allowance between Industrial Drive and the proposed development. The design and scheduling of the sidewalk construction shall be to the satisfaction of the Director of Public Works, Municipality of Mississippi Mills.	Included in agreement.
20	That all public road allowances be shown and dedicated as public highways on the final plan.	Standard condition included in the agreement.
21	That day lighting triangles be shown on the Final Plan at all intersections with other public highways and dedicated as public highways, as appropriate.	Standard condition included in the agreement.
22	That such easements and rights-of-ways as may be required for the extension of Gerry Emon Road, servicing, landscaping, utilities or otherwise deemed required by the Municipality of Mississippi Mills, shall be granted to the appropriate authority/body.	Included in agreement
23	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.	Standard condition included in the agreement.
24	The Owner shall develop and construct a sidewalk along Gerry Emon Road which includes illumination to the satisfaction of the Director of Public Works, Municipality of Mississippi Mills.	Included in agreement.
25	The Owner shall submit an illumination plan for streetlighting incorporating full cut-off LED luminaires with lighting levels, to the satisfaction of the Director of Public Works, Municipality of Mississippi Mills. Further, that the Owner shall be responsible for any and all fees required to provide the Municipality with a fully functional network of street lights, including Electronic Layout activation and Electrical Safety Authority (ESA) fees.	Standard condition included in the agreement.

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26	That the Owner agrees to pay cash in lieu of parkland as a condition of Site Plan approval, in accordance with Mississippi Mills By-law 15-78, prior to the issuance of any building permits.	Included in agreement.
27	All necessary fire access routes have been constructed to the satisfaction of the Director of Emergency and Fire Services.	Standard condition included in the agreement.
28	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.	Standard condition included in the agreement.
29	The Owner shall not permit any open air burning on the lands.	Standard condition included in the agreement.
30	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 a Road Maintenance Plan for the subdivision in a manner that is acceptable to the Director of Public Works, Municipality of Mississippi Mills, and which allows access for residents as well as for municipal services (i.e.: garbage collection and firefighting) at such time of preliminary acceptance. 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.	Standard condition included in the agreement.
31	Road Maintenance Plan for the subdivision in a manner that is acceptable to the Director of Public Works, Municipality of Mississippi Mills, and which allows access for residents as well as for municipal services (i.e.: garbage collection and firefighting) at such time of preliminary acceptance. 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	Standard condition included in the agreement.

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	Municipality shall have full authority and power to carry out the necessary Works at the cost and expense of the Owner.	
32	That prior to final approval, the owner shall prepare a detailed stormwater design/site grading/drainage plan to the satisfaction of the Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills. The stormwater design plan shall: demonstrate how stormwater drainage from the subdivision will be accommodated; address both water quantity and quality; and address erosion and sedimentation as described in the Servicing and Stormwater Management Report prepared by McIntosh Perry Consulting Engineers Ltd. and revised March 7, 2022, and any addendums.	Satisfied. MVCA to provide confirmation of satisfaction directly to the County.
33	That the Owner design and construct at its own cost a stormwater system in accordance with the approved plans and studies (Servicing and Stormwater Management Report, Lot Grading, Drainage, Sediment and Erosion Control Plan, General Plan of Services and Lot Grading and Drainage Plan) which includes, but not limited to the following: a. A pipe network that will collect storm flows and direct it to a temporary storage area that will collect storm flows and direct runoff to a private temporary storage area which will be constructed off-site. b. The collection system shall include a new pipe network under the extension of Gerry Emon to be conveyed to the Municipality and a private pipe network to service the remainder of the site to be owned and maintained by the developer. c. That the Owner also design and construct as part of the system an oil/grit separator. The Owner also agrees to provide specifications of the manhole-type stormwater quality treatment units, including the expected performance and maintenance requirements during construction and operation. The OGS shall outlet to the temporary storage area until a permanent outlet is constructed. The maintenance and operation of the OGS shall be the responsibility of the Owner until such time as a permanent outlet acceptable to the Municipality is approved and in place.	Included in agreement.

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34	The Owner acknowledges and agrees that stormwater management facility is private and that the operation and maintenance of the facility is at the sole cost of the Owner.	Standard condition included in the agreement.
35	That the subdivision agreement contain a clause with wording to the satisfaction of the Mississippi Valley Conservation Authority and the Municipality of Mississippi Mills whereby the Owner acknowledges and agrees to implement all of the recommendations in the approved final detailed stormwater management plan.	Included in agreement.
36	The Owner shall provide acknowledgment in writing that the adjacent property, also owned by the Owner legally described as Ramsay Concession 10, Part of Lot 14 and RP 27R-10427 Parts 2 and 3, that necessary stormwater management facilities and connections as well as site alteration and grading is proposed as part of the overall development and that the Owner agrees in writing to advise the Municipality, prior the conveyance of any such adjacent lands and agrees to amend this agreement and subsequent plans and studies to reflect the change in ownership of adjacent lands.	Satisfied.
37	A geotechnical study shall be completed by a qualified Engineer licensed to practice in the Province of Ontario. The recommendations of the geotechnical study shall be incorporated in all related design including but not limited to the design of the roadway, all trenching, backfilling and areas where placement of fill is required to achieve final grading.	Standard condition included in the agreement.
38	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.	Standard condition included in the agreement.
39	The Owner shall design and construct all necessary watermains, sanitary, storm sewers and access within the subject lands for Gerry Emon Road to the satisfaction of the Municipality of Mississippi Mills. The services will be designed to allow for a future connection by nearby unserved properties, specifically including the lands to the South.	Included in agreement.
40	That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Mississippi Mills, the County of Lanark,	Standard condition included in the agreement.

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	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.	
41	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 that is compatible with the Municipality of Mississippi Mills computerized system (including AutoCAD and PDF), certified under seal by a Professional Engineer.	Standard condition included in the agreement.
42	The Owner shall prepare, at their sole cost, a hydraulic network analysis for the proposed water plant as part of each phase of development within the Plan of Subdivision. This report shall address domestic flows, fire flow demands, as well as looping requirements to the satisfaction of the Director of Public Works Municipality of Mississippi Mills.	Standard condition included in the agreement.
43	The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.	Bell Canada to confirm directly with the County that condition is satisfied.
44	The Owner agrees that it is the Owner’s responsibility to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	Bell Canada to confirm directly with the County that condition is satisfied.
45	The Owner shall provide certification by a qualified Professional Engineer of final grading for the overall subdivision for conformance with the approved grading and drainage plans and including to minimize grade differentials between development parcels, shall be submitted with supporting documentation to the satisfaction of the Director of Public Works, Municipality of Mississippi Mills.	Standard condition included in the agreement.

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46	The developer shall comply with all requirements for developing within a wellhead protection area, in consultation and to the satisfaction with the Director of Public Works.	Standard condition included in the agreement.
47	That prior to registration of the final plan, the County of Lanark is to be advised by the Municipality of Mississippi Mills that Conditions 1 to 39, inclusive, have been satisfied.	Standard condition included in the agreement.
48	That prior to registration of the final plan, the County of Lanark is to be advised by the Mississippi Valley Conservation Authority that Conditions 32 to 36, inclusive, have been satisfied.	MVCA to confirm directly to the County.
49	That prior to registration of the final plan, the County of Lanark is to be advised by Bell Canada that Conditions 43 and 44 have been satisfied.	Bell Canada to confirm directly to the County.