



City of  
Peterborough

File Number 15T-17502

Deadline for Response:  
June 23, 2025

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## Request for Extension to Draft Plan of Subdivision Approval

**Take Notice** that the Planning, Development and Urban Design Division of the Corporation of the City of Peterborough is proposing a one-year extension to Draft Plan of Subdivision Approval for Draft Plan of Subdivision 15T-17502 located at part of 3700 Nassau Mills Road.

As part of the Conditions of Draft Plan Approval for this plan, Council established a lapsing date whereby, if Final Approval of the plan is not granted within the required timeframe, Draft Plan Approval shall lapse. Draft Plan of Subdivision Approval for this development was originally granted by Council in 2017. The approval was scheduled to lapse in 2020 when a 5-year extension was granted resulting in the current lapsing date of September 6, 2025.

The City has serviced the site however, due to current economic conditions, the site has not proceeded to final approval and registration yet. To allow for the continued development of this plan beyond the September 6, 2025 lapsing date, a one-year extension to Draft Plan Approval is being proposed.

The Planning, Development and Urban Design Division is circulating this "Notice of Application" to all standard commenting agencies. You will find enclosed a copy and description of the approved Draft Plan of Subdivision, the current Conditions of Draft Plan Approval, and a land use map.

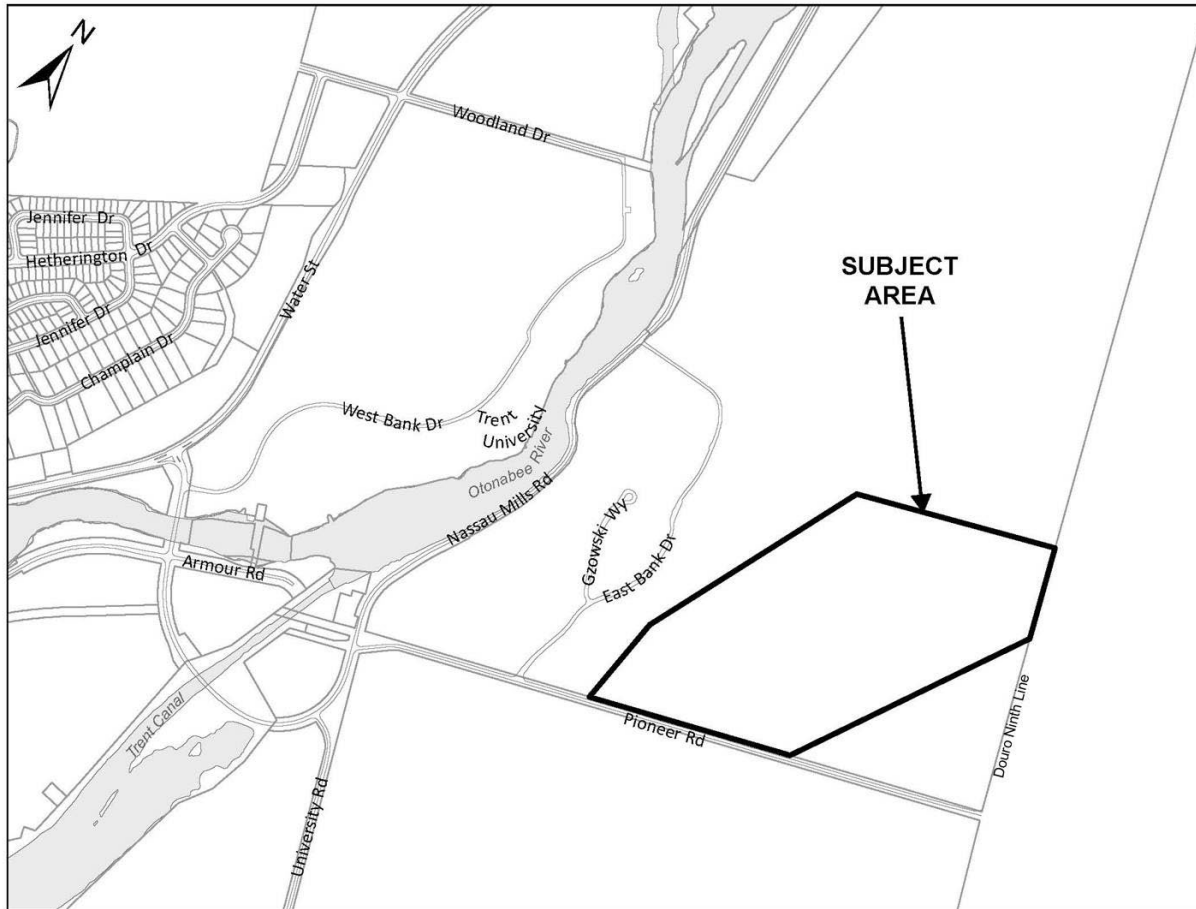
**Be Advised** that this is your formal opportunity to comment on the subject application and it is necessary that we have a response either with or without comments. Your response is required no later than: **June 23, 2025.**

Once the agency response deadline has expired, the Planning, Development and Urban Design Division will establish a meeting date, if a meeting is deemed necessary, pertaining to the subject application in accordance with Section 51 of the Planning Act.

**Additional Information** relating to this application can be obtained at the Planning, Development and Urban Design Division, City Hall, (8:30am to 4:30pm), or by contacting Ian Walker, Land Use Planner, Planning, Development and Urban Design Division at [iwalker@peterborough.ca](mailto:iwalker@peterborough.ca) or by Phone 705-742-7777 Extension 1734.

Dated at the City of Peterborough this 26th day of May, 2025.

## Key Map



**Brad Appleby, Director**  
Planning, Development and Urban Design  
500 George Street North  
Peterborough, ON K9H 3R9

[bappleby@peterborough.ca](mailto:bappleby@peterborough.ca)

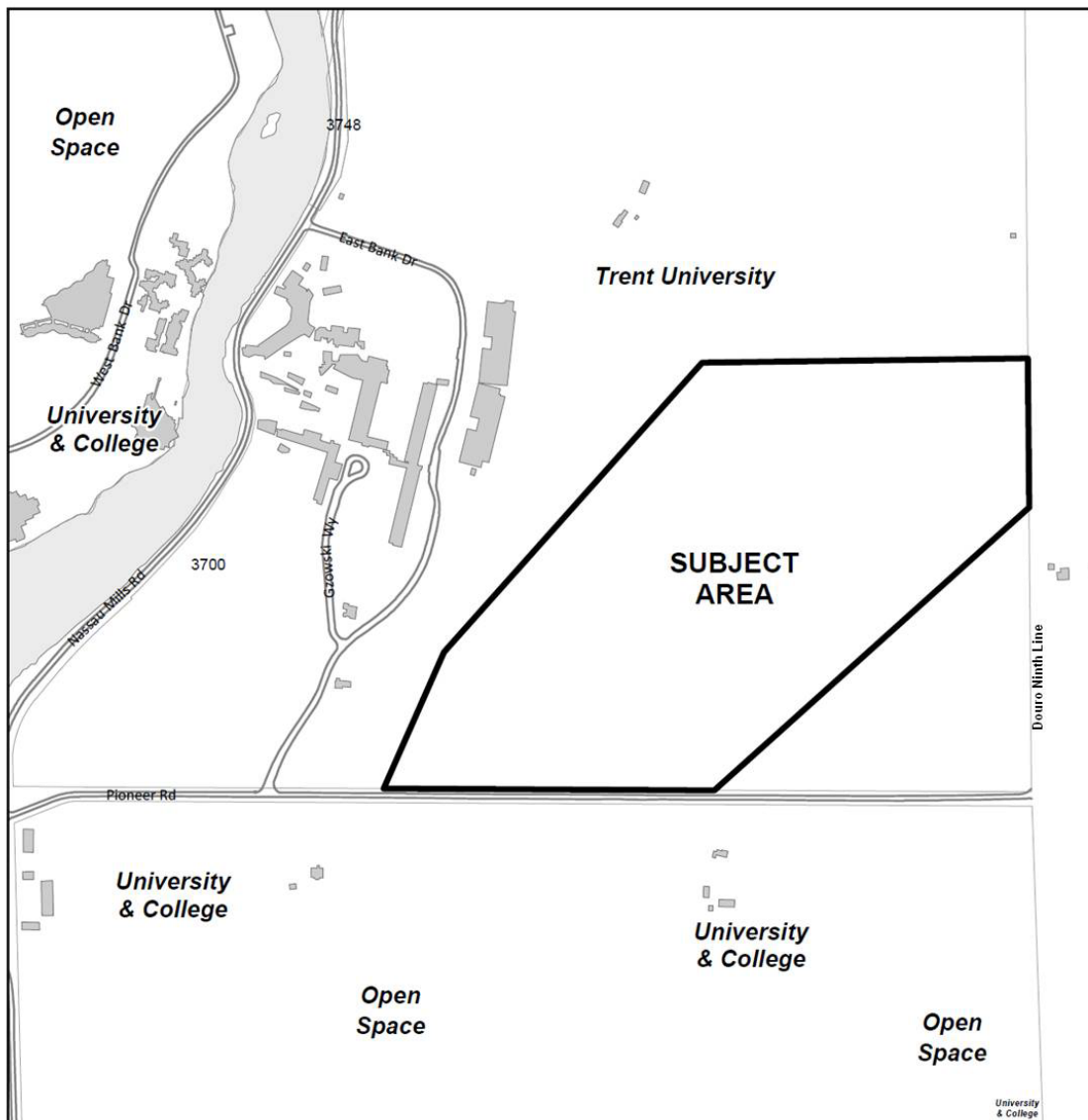
## Land Use Map

# Land Use Map

File: 15T-17502

Property Location: Part of 3700 Nassau Mills Road

EXHIBIT  
 SHEET OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: May 3, 2017

Map by: JEllis

The approved development details are as follows (refer to current draft approved plan of subdivision for lot/block numbering):

<b>Approximate Area Table</b>		
<b>Land Use</b>	<b>Number of Blocks</b>	<b>Area (ha)</b>
University and College Employment	4	23.38
Roads		5.65
Easements C and E for Stormwater Management		2.46
Easements B and D for Sanitary and Water Servicing		0.61
<b>TOTAL</b>	<b>4</b>	<b>32.1</b>

The proposed M-Plan development details are as follows (based on as-constructed Cleantech Common Way and Atik Miikan Court):

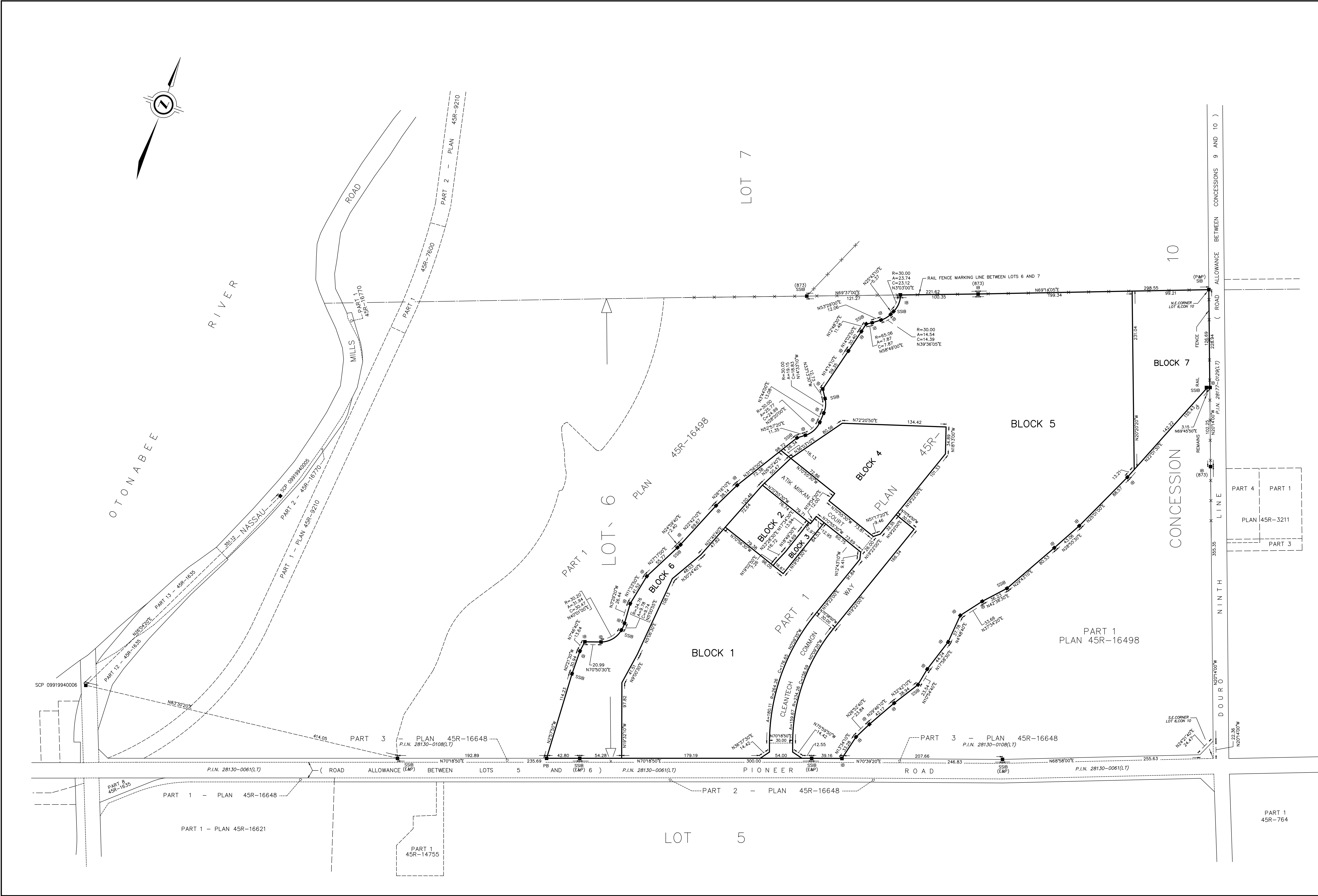
<b>Approximate Area Table</b>		
<b>Land Use</b>	<b>Number of Blocks</b>	<b>Area (ha)</b>
University and College Employment	3 (Blk #1, 2 and 4)	7.81
Phase 1 Shared Access	1 (Blk #3)	0.13
Phase 1 Roads		1.58
Phase 1 Stormwater Management and Servicing	1 (Blk #6)	2.45
Phase 2 (including Stormwater Management and Roads)	1 (Blk #5)	17.21
Phase 2 MTO Protected Area	1 (Blk #7)	0.53
<b>TOTAL</b>	<b>7</b>	<b>29.71</b>

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## 2024 Air Photo







PLAN 45M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PETERBOROUGH (No. 45) AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 28130-XXXX AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. \_\_\_\_\_

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN IS COMPRISED OF ALL OF PIN 28130-XXXX

PLAN OF SUBDIVISION OF  
**PART OF LOT 6  
CONCESSION 10**  
GEOGRAPHIC TOWNSHIP OF DOURO  
NOW IN THE  
**CITY OF PETERBOROUGH**  
COUNTY OF PETERBOROUGH

J.D. BARNES LIMITED

SCALE 1:2000

50 0 50 100 150 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. BLOCKS 1 TO 7 BOTH INCLUSIVE AND THE STREETS NAMELY: CLEANTECH COMMON WAY AND ATK MIKAN COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREETS AND STREET WIDENINGS ARE HEREBY DEDICATED TO THE CITY OF PETERBOROUGH AS PUBLIC HIGHWAY,  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DPH DEVELOPMENTS INC.

AUTHORIZED SIGNING OFFICER  
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 09919940005 AND 09919940006, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000144

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL).  
COORDINATES TO A URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 09919940005	716 024.12	4 914 974.69
SCP 09919940006	715 869.80	4 914 659.29

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

IB	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
M	DENOTES MEASURED
P&P	DENOTES PIERCE & PIERCE, INC.
873	DENOTES BEJINGER SURVEYING LTD.
E&P	DENOTES ELLIOTT & PARR LTD.
JDB	DENOTES J.D. BARNES LIMITED
P1	DENOTES PLAN 45R-16499
P2	DENOTES PLAN 45R-16648

ALL FOUND BARS ARE JOB UNLESS OTHERWISE NOTED  
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

MICHAEL PAPADACOS  
INTERIM COMMISSIONER  
INFRASTRUCTURE AND PLANNING SERVICES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2024.

DATE SHAWN M. O'CONNOR  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

**Elliott and Parr**  
(PETERBOROUGH)  
A Division of  
J. D. Barnes Limited  
211 SHERBROOKE ST PETERBOROUGH ON K9J 2N2  
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: AR  
CHECKED BY: SMO  
REFERENCE NO.: 24-19-001-00  
FILE: E&P D0'S 10-6  
DATED: 27/11/2024  
PLOTTED: 2024-11-27



**Schedule 1**  
**Draft Plan of Subdivision Application 15T-17502**  
**City of Peterborough**  
**Part of 3900 Nassau Mills Road**  
**File Number 15T-17502**

**Conditions of Draft Plan of Subdivision Approval**

The City of Peterborough Conditions and Amendments to Final Plan Approval for registration of this Subdivision File No. 15T-17502 are as follows:

**Identification**

1. That this approval applies to the Draft Plan of Subdivision 15T-17502, Project No. 16-069, Sheet No. SP-1 dated April 20, 2017 and revised April 24, 2017 by Brook McIlroy Inc., which shows the following:

<b>Lot/Block No.</b>	<b>Land Use</b>
Blocks 1 to 4	Research and Technology Park Employment
Easements C and E	Stormwater Management
Easements B and D	Servicing Corridor
Streets A, B, C and D	

2. 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, draft approval shall lapse.
3. That prior to Final approval, the City Engineer will confirm the servicing allocation for this Plan as services are allocated on a “first-come, first-served” basis.

**Public Roads and Walkways**

4. That the road allowances included in this Draft Plan shall be shown on the Final Plan and dedicated as public highways.
5. That the streets be named in accordance with the City’s naming policy to the satisfaction of the City of Peterborough.
6. That any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
7. That temporary turning circles be established at the termination of road allowances as directed by the City of Peterborough.
8. That if deemed necessary by the City Engineer due to project phasing, the Owner shall establish and maintain a secondary emergency vehicular access to the

satisfaction of the City Engineer until such time as a second permanent vehicular access is available.

9. That prior to Final Approval, the Owner shall agree in the Subdivision Agreement to construct sidewalks and/or a combination of sidewalks and multi-use trails along both sides of all streets in accordance with the City's Sidewalk Policy.
10. That a 5.18 metre road allowance widening be conveyed to the City of Peterborough along the entire Pioneer Road frontage at no cost to the City.
11. That a 12.0m by 8.0m daylighting triangle be provided at both sides of the intersection of Pioneer Road and Street 'A' and that a 8.0m by 8.0m daylighting triangle shall be provided on both sides of the intersection of Street 'A' and Douro 9th Line.

#### **Other Municipal Conditions**

12. That the Plan shall be phased to the satisfaction of the City of Peterborough.
13. That Easements C and E be sized to the satisfaction of the City Engineer and granted in favour of the City of Peterborough for stormwater management purposes.
14. That Easements B and D be sized to the satisfaction of the City Engineer and granted in favour of the City of Peterborough for servicing purposes.
15. That parkland, or cash-in-lieu of parkland, be conveyed to the City in accordance with the Planning Act and Official Plan policy.
16. That a trail system be constructed through the site and to adjacent lands in accordance with the Trent Research and Innovation Park Master Plan and the delineation, impact assessment and evaluation (as per the Ontario Wetland Evaluation System) of the wetland features present on the site. All trails shall be constructed to the satisfaction of the City Engineer and shall conform with the standards of Ontario Regulation 191/11 – Integrated Accessibility Standards.
17. That all the requirements, financial and otherwise, of the City of Peterborough concerning the provision of roads, installation of services and drainage be satisfied.
18. That such easements or lands as may be required for temporary access, utility, or drainage purposes, including snow storage at the end of all "stub" streets and easements to facilitate servicing of adjacent lands, shall be granted to the appropriate authority, prior to the registration of the Subdivision Agreement and Final Plan of Subdivision.
19. That topsoil be placed throughout the site that meets the City's Engineering Design Standards (March 2016, as amended) to the satisfaction of the City Engineer.



20. Prior to Final Approval, the an overall Composite Utility Distribution Plan that allows for the safe installation of all utilities, including required separation between utilities, driveways, Low Impact Development (LID) features, and street trees shall be prepared to the satisfaction of the City Engineer and all affected utility authorities. Street lighting photometric designs as per TAC or equivalent standards using LED lighting consistent with locations outlined on the Composite Utility Distribution Plan shall also be prepared. All streets and services shall be constructed in accordance with the approved composite utility plan and all builders/tenants shall be advised of the approved composite utility plan requirements and standards in writing.
21. That a Capital Asset Table be prepared for the infrastructure installed and/or removed and/or impacted in a format approved by the City Engineer at the time of Interim Acceptance. The information on infrastructure shall be separated into its various components and assigned construction costs for individual items.
22. That prior to Final Approval, the City Engineer must have reviewed and approved geotechnical and hydrogeological reports that assess soil types, utility and road construction, seasonally high ground water levels, in-situ field testing of soil infiltration rates, and impacts to adjoining wells. Additionally, the reports shall include a pre- to post-development site water balance.
23. That the a sign be erected to the satisfaction of the City depicting the approved plan of Subdivision and zoning within 90 days of the date of Draft Plan Approval.
24. That all Agreements of Purchase and Sale or Lease include a clause to advise purchasers/lessees that they will be responsible for the design and construction of private on-site Low Impact Development Features that will be designed for the infiltration of a minimum of 30mm of rainfall as part of the Site Plan Approval process. The Site Plan Agreements for the individual parcels within the development shall contain wording that the owners/lessees are responsible for monitoring and maintaining the LID features and shall forward reports in this regard to the City Engineer on an annual basis.
25. That a restrictive covenant be registered on title to advise prospective tenants of the location and function of any Low Impact Development stormwater management features that are established on sub-leased property and to advise of any tenant obligations for maintaining the features.
26. That the City shall enter into an agreement with the Peterborough Utilities Commission for the provision of water service.
27. That the City shall make satisfactory arrangements, including the execution of an agreement where necessary, with Peterborough Distribution Inc. or Hydro One Networks Inc., as applicable, for the provision of electrical service.
28. That prior to Final Approval, an Archaeological Assessment of the TRIP site shall be completed to the satisfaction of the City and the Ministry of Culture, Tourism

and Sport. Furthermore, any recommendations arising from the approved report shall be implemented to the City's satisfaction.

29. That prior to final approval, the existing tree and canopy edges described in the Tree Inventory, Preservation and Planning Report prepared by Treescape dated April 2017 be located by field survey to sub-metre accuracy and that the tree protection measures noted in the report be implemented to the satisfaction of the City. Additionally, a Butternut Assessment shall be undertaken with the trees in full leaf to confirm whether Butternut trees are present on site.

### **Other Agency Conditions**

30. That the City agree to not undertake any clearing, grading and grubbing of the site during the main bird breeding season of May 1<sup>st</sup> to July 31<sup>st</sup> to the satisfaction of the Otonabee Region Conservation Authority and the City.
31. That the boundary of the development envelope be clearly delineated prior to any site preparation or construction activities to the satisfaction of the Otonabee Region Conservation Authority and the City. Snow and silt fencing shall be installed and maintained along the development envelopes. All sediment and erosion control measures, in addition to tree protection fencing, shall be in place prior to site preparation. All disturbed areas of the site are to be stabilized and revegetated immediately.
32. That prior to Final Approval, a landscaping and vegetation planting plan shall be prepared to the satisfaction of the Otonabee Region Conservation Authority and the City that includes:
  - i) Details for planting street trees in accordance with City's Urban Forest Strategic Plan including proposed street tree planting locations, species, and street cross sections containing boulevard width, utility locations and depth of topsoil;
  - ii) Details for plantings to compensate for trees to be removed from the site as discussed in the Tree Inventory, Preservation and Planning Report prepared by Treescape once approved. Compensation shall be provided at a ratio of 3 new trees for every tree removed as described in the Trent Research and Innovation Park Master Plan, 2017;
  - iii) Details for enhancing open space areas and communal amenity areas within the Trent Research and Innovation Park;
  - iv) Details for landscaping associated with stormwater management and low impact development facilities;
  - v) Details for the timing of all plantings; and,
  - vi) Details for monitoring the survival of all plantings.

All recommended plantings shall consist of native plants and trees.

33. That prior to Final Approval, the City shall submit a delineation, impact assessment and evaluation (As per the Ontario Wetland Evaluation System) of adjacent wetland areas and a Species at Risk Survey to the satisfaction of the City, Otonabee Region Conservation Authority, and the Ministry of Natural Resources and Forestry. Any recommended buffers and mitigation measures shall be implemented to the satisfaction of the City, Otonabee Region Conservation Authority, and the Ministry of Natural Resources and Forestry.
34. That the mitigation measures recommended in the Trent Research and Innovation Park Natural Heritage Evaluation prepared by D.M. Wills dated April 2017 and the required wetland delineation, impact assessment and evaluation be implemented to the satisfaction of the Otonabee Region Conservation Authority and the City.
35. That the outfall for all stormwater management facilities be designed in consultation with a qualified biologist, the Otonabee Region Conservation Authority and the City.
36. That prior to final registration of the Plan of Subdivision and any on-site grading or construction, Otonabee Region Conservation Authority and the City must have reviewed and approved reports describing/containing:
  - a) the intended means of controlling stormwater runoff in terms of quantity, frequency and duration for all events up to and including the 1:100 year storm;
  - b) the intended means of conveying storm water flow through and from the site, including use of storm water management water quality measures, both temporary and permanent, which are appropriate and in accordance with the Ministry of the Environment (MOE) "Stormwater Management Planning and Design Manual", March 2003 and the Credit Valley Conservation and Toronto and Region Conservation Authority "Low Impact Development Stormwater Management Planning and Design Guide", 2010;
  - c) the means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction. These means should be in accordance with the Greater Golden Horseshoe Area "Erosion and Sediment Control Guidelines for Urban Construction", December 2006. At a minimum, the erosion and sediment control plan shall incorporate:
    - i. A proactive, multi-barrier approach to erosion and sediment control, with an emphasis of preventing erosion on site during all phases of construction;
    - ii. A phased approach whereby the extent of grading and disturbed area is limited to only those areas necessary for immediate construction; and,

- iii. Detailed construction staging plans, including installation details, inspection, repair and maintenance requirements, a spill management and contingency plan for additional measures.
  - d) detailed analysis of site soil conditions, including grain size distribution profiles, in-situ infiltration capabilities, erosion potential, as well as bedrock and groundwater elevations;
  - e) site grading plans; and,
  - f) detailed means of maintaining a pre-development water balance and the natural hydrology of the site, including the use of Low Impact Development technology at minimum capacity of 30mm of rainfall.
37. A Subdivision Agreement shall be executed that contains the following provisions in wording acceptable to Otonabee Conservation and the City Engineer:
- a) That the Owner agrees to implement the works referred to in Condition No. 34. The approved reports should be referenced in the Subdivision Agreement.
  - b) That the Owner agrees to maintain all stormwater management, erosion and sedimentation control structures operating and in good repair during the construction period. During construction and on an ongoing basis, inspection and monitoring of the installation, maintenance and performance of all erosion and sediment controls shall be conducted by a qualified environmental or engineering consultant.
  - c) That the Owner agrees to provide the Authority for review, all relevant inspection and testing reports related to the construction of the stormwater management infrastructure.
  - d) That the Owner notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.
- 38.
- a) Bell Canada shall confirm to the City of Peterborough in writing that satisfactory arrangements, financial and otherwise have been made with Bell Canada for the installation of Bell Canada facilities to serve this Draft Plan of Subdivision.
  - b) The City shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.
  - c) If there are any conflicts with existing Bell Canada facilities or easements, the Owner shall be responsible for re-arrangements or relocation.
- 39.
- a) Cogeco Cable Solutions shall confirm that satisfactory arrangements,

financial and otherwise have been made with Cogeco Cable Solutions for any Cogeco Cable Solutions' facilities serving this Draft Plan of Subdivision which are required to be installed underground, a copy of such confirmation shall be forwarded to the City of Peterborough.

- b) The City shall agree in the Subdivision Agreement, in words satisfactory to Cogeco Cable Solutions, to grant to Cogeco Cable Solutions any easements that may be required for telecommunication services.
  - c) If there are any conflicts with existing Cogeco Cable Solutions' facilities or easements, the Owner shall be responsible for re-arrangements or relocation.
40. That the City agree in the Subdivision Agreement to make satisfactory arrangements with Canada Post for the provision of mail delivery services within the Trent Research and Innovation Park in a wording acceptable to Canada Post.
41. That the City make satisfactory arrangements with Enbridge Gas Distribution Inc. for the provision of gas service to the site and that the City agree in the Subdivision Agreement to the following provisions in wording acceptable to Enbridge Gas Distribution Inc. and the City Engineer:
- i) To grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines; and,
  - ii) To provide easements at no cost to Enbridge Gas Distribution Inc. in the event that it is not possible to install the natural gas distribution system within the proposed road allowances.
42. That prior to the Final Approval, the City shall agree to assess the need for upgrades to Douro Ninth Line and to negotiate with the Township of Douro Dummer for the implementation of upgrades to Douro Ninth Line prior to or concurrent with the connection of Street A to Douro Ninth Line.

#### **Clearances**

- 1. Prior to final approval, the Director of Planning & Development Services shall be advised by the Otonabee Region Conservation Authority that Conditions 30 to 37 inclusive have been carried out to their satisfaction. The letter from the Authority shall include a brief but complete statement detailing how each condition has been satisfied.
- 2. Prior to final approval, the Director of Planning & Development Services shall be advised by Bell Canada that Conditions 18, 20 and 38 have been carried out to their satisfaction. The letter from Bell shall include a brief but complete statement detailing how each condition has been satisfied.



3. Prior to final approval, the Director of Planning & Development Services shall be advised by Cogeco Cable Solutions that Conditions 18, 20, and 39 have been carried out to their satisfaction. The letter from Cogeco shall include a brief but complete statement detailing how each condition has been satisfied.
4. Prior to final approval, the Director of Planning & Development Services shall be advised by Canada Post that Condition 40 has been carried out to their satisfaction. The letter from Canada Post shall include a brief but complete statement detailing how the condition has been satisfied.
5. Prior to final approval, the Director of Planning & Development Services shall be advised by the Enbridge Gas Distribution Inc. that Conditions 18, 20 and 41 have been carried out to their satisfaction. The letter from the Enbridge shall include a brief but complete statement detailing how each condition has been satisfied.
6. Prior to final approval, the Director of Planning & Development Services shall be advised by Peterborough Utilities Services Inc. that Conditions 18, 20, 26 and, if applicable, 27 have been carried out to their satisfaction. The letter from PUSI shall include a brief but complete statement detailing how each condition has been satisfied.
7. If applicable, prior to final approval, the Director of Planning & Development Services shall be advised by Hydro One Networks Inc. that Conditions 18, 20 and 27 have been carried out to their satisfaction. The letter from Hydro One shall include a brief but complete statement detailing how each condition has been satisfied.
8. Prior to final approval, the Director of Planning & Development Services shall be advised by the Township of Douro Dummer that Condition 42 has been carried out to their satisfaction. The letter from the Township shall include a brief but complete statement detailing how the condition has been satisfied.
9. Prior to final approval, the Director of Planning & Development Services shall be advised by the Ministry of Natural Resources and Forestry that Condition 33 has been carried out to their satisfaction. The letter from the Ministry shall include a brief but complete statement detailing how the condition has been satisfied.
10. Prior to final approval, the Director of Planning & Development Services shall receive confirmation from the Ministry of Tourism, Culture and Sport that Condition 28 has been carried out to their satisfaction.

Otonabee Conservation 250 Milroy Drive Peterborough ON K9H 7M9	Systems Planner Cogeco Cable Solutions P.O. Box 2290 1111 Goodfellow road Peterborough ON K9J 7A4
Manager, Access Network Bell Canada 183 Hunter St. W., Floor 2 Peterborough ON K9H 2L1	Delivery Planner Canada Post Corporation 1424 Caledon Place Box 25 Ottawa ON K1A OC1
Enbridge Gas Distribution Inc. Attention: Land Services P. O. Box 650 Scarborough, Ontario	Peterborough Utilities Services Inc. 1867 Ashburnham Drive PO Box 4125, Station Main Peterborough, ON K9J 6Z5
County of Peterborough Planning Director County Court House 470 Water Street Peterborough ON K9H 3M3	Hydro One Networks Inc. Facilities & Real Estate P.O. Box 4300 Markham, ON L3R 5Z5 Courier: 185 Clegg Road Markham, ON L6G 1B7

### Notes to Draft Approval

1. It is the Owner's responsibility to fulfill the Conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Peterborough Planning Division quoting the City file numbers.
2. We suggest that you make yourself aware of Section 144 of the Land titles Act and subsection 78(10) of the *Registry Act*.

Subsection 144(1) of the *Land Titles Act* requires that a Plan of Subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).

Subsection 78 (10) of the *Registry Act* requires that a Plan of Subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the Owner of the land has been certified under the *Certification of Title Act*.

Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

3. If the Owner wishes to request an extension to Draft Approval, a written explanation must be submitted for Council approval prior to the lapsing date. Please note that an updated review of the plan and revision to the Conditions of Approval may be necessary if an extension is to be granted.

4. The City of Peterborough and the Peterborough Utilities Commission have established a Development Control Monitoring Program for the purpose of managing sanitary and water services City-wide. Draft Approval does not assign a servicing allocation to the Plan of Subdivision. Services will be allocated on a “first-come” “first-served” basis in response to bona fide development pressure.
5. It is the Owner’s responsibility to advise the City of Peterborough Planning Division of any changes in Ownership, agent, address, and phone and fax number.

**Decision History**

- Draft Approval by Council, July 31, 2017, conditions effective September 6, 2017
- Extension of Draft Approval Granted September 1, 2020, Effective to September 6, 2025



# SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 9<sup>TH</sup> DAY OF MAY, 2018.

09 MAY 2018  
PETERBOROUGH, ONTARIO

SHAWN M. O'CONNOR  
Ontario Land Surveyor

LEGEND & NOTES  
 ■ ..... DENOTES SURVEY MONUMENT, FOUND.  
 □ ..... DENOTES SURVEY MONUMENT, PLANTED, STAMPED 873.  
 WT ..... DENOTES WITNESS.  
 712 ..... DENOTES C.W. ELLIOTT O.L.S.  
 P.M.P. ..... DENOTES PETERBOROUGH & PETERBOROUGH INC.  
 873 ..... DENOTES BENNETT SURVEYING LTD.  
 P.M.P. ..... DENOTES PETERBOROUGH & PETERBOROUGH INC.  
 T.M.L. ..... DENOTES TRENTHAM & TRENTHAM INC.  
 J.O.B. ..... DENOTES J.O. BARNES LTD.  
 M.N.R. ..... DENOTES MINISTRY OF NATURAL RESOURCES.  
 PLAN ..... DENOTES PLAN 45M-2211.

OFFSET TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 09919940005 AND 09919940006, UTM ZONE 17, NAD83 (ORIGINAL).

TO CONVERT GRID BEARINGS TO LOCAL ASTRONOMIC BEARINGS ROTATE 157°00' CLOCKWISE.

DISTANCES SHOWN ARE GROUND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.0001455.

POINT ID	EASTING	NORTHING	DESCRIPTION
SCP 09919940005	716024.115	4914974.685	IRON BAR
SCP 09919940006	715869.799	4914859.294	IRON BAR

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

## TYPICAL DAYLIGHT TRIANGLE DIMENSIONS

ALL TYPICAL INTERSECTIONS 5m x 5m  
 STREET A TO PIONEER ROAD 8m x 12m  
 STREET A TO NINTH LINE ROAD 8m x 5m

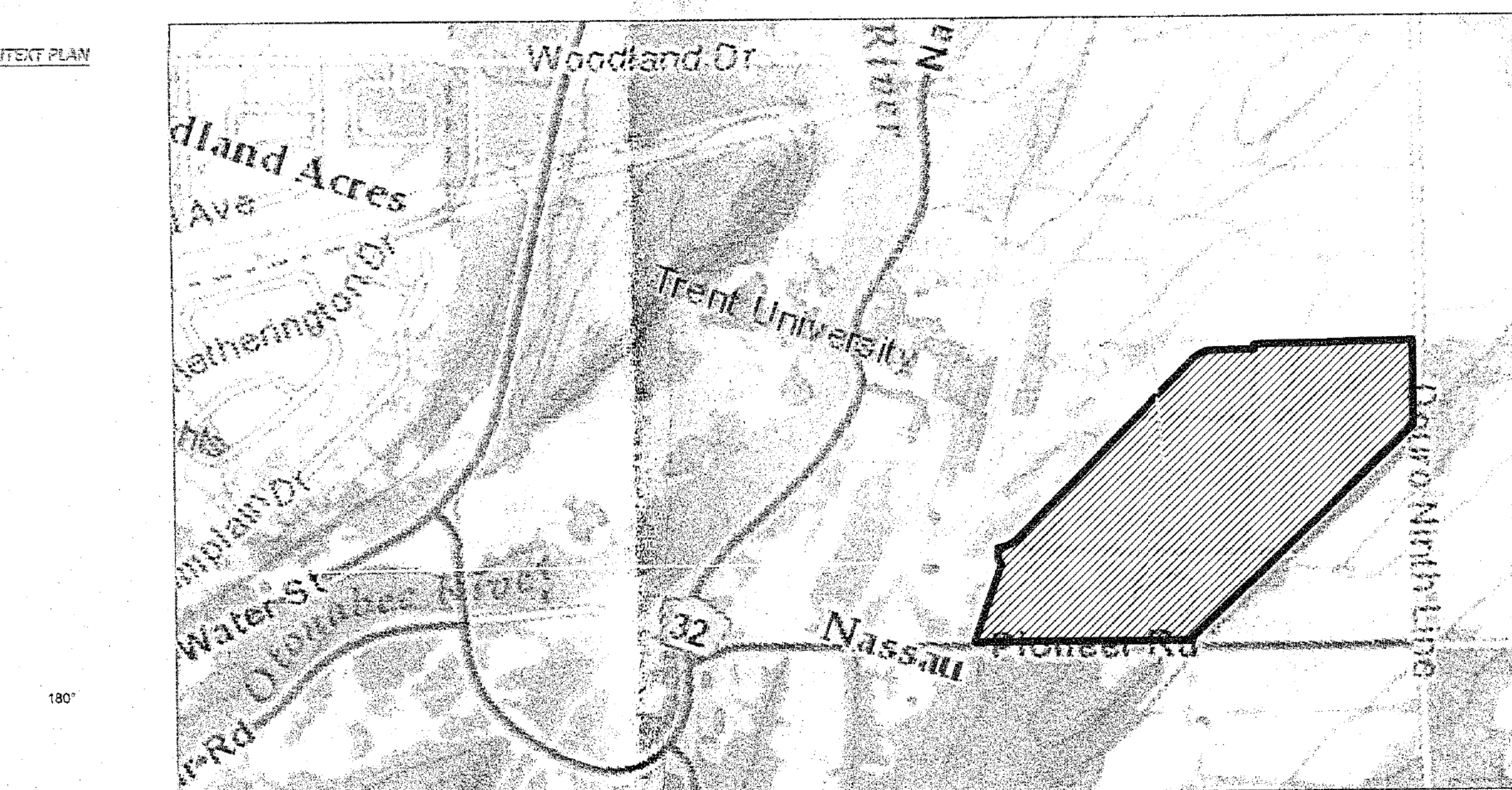
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

SOIL CONDITION - SILTY SAND TO SANDY SILT GLACIAL TILL  
 SITE WILL USE PIPED MUNICIPAL WATER PER PIONEER RD.  
 RECONSTRUCTION (T-07-17)  
 MUNICIPAL SERVICES AVAILABLE PER PIONEER RD.  
 RECONSTRUCTION (T-07-17)  
 NO EXISTING EASEMENTS OR RESTRICTIVE COVENANTS.

LAND USE SCHEDULE	BLOCKS	AREA (HA)	% OF TOTAL AREA
University and College Enhanced District 1	1	8.94	28%
Easement B	1	0.40	Included Block 1
Easement C	1	1.25	Included Block 1
University and College Enhanced District 1	2	4.67	15%
University and College Enhanced District 1	3	9.22	29%
Easement D	3	0.21	Included Block 3
Easement E	3	1.21	Included Block 3
University and College Enhanced District 1	4	3.62	11%
Streets	As shown	5.65	18%
<b>TOTAL (rounded)</b>		<b>32.09</b>	<b>100%</b>

Easement A	0.29	OUTSIDE BOUNDARY (T-17)
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## CONTEXT PLAN



PLAN AND FIELD NOTES  
 OF SUBDIVISION OF  
 PART OF LOT 6, CONCESSION 10  
 GEOGRAPHIC TOWNSHIP OF DOURO  
 CITY OF PETERBOROUGH  
 COUNTY OF PETERBOROUGH

SCALE - 1 : 2000

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048.

ELLIOTT & PARR (PETERBOROUGH) LTD.

## PLAN 45M -

I CERTIFY THAT THIS PLAN 45M - IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PETERBOROUGH (No.45) AT O'CLOCK ON THE DAY OF , 2017 AND ENTERED IN THE PARCEL REGISTER FOR PIN REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. LAND REGISTRAR

NOTE:  
THIS PLAN COMPRISES OF PART OF PIN 28130-0059(LT)

Subject to the conditions, if any, set out in the notice of decision dated August 17, 2017, this draft plan is approved under subsection 51(31) of the Planning Act, this day of September, 2017.  
 Director, Planning & Development Services

## REVISIONS:

NO.	DESCRIPTION
1	04.36.17 TO CITY FOR DRAFT PLAN APPROVAL

ALL SURVEYING INSTRUMENTS AND RELATED DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND WILL BE RETURNED TO HIM/HER IMMEDIATELY UPON COMPLETION OF THE SURVEY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF THE SURVEY INSTRUMENTS AND RELATED DOCUMENTS.

## PROJECT

DRAFT PLAN OF SUBDIVISION  
 TRENT RESEARCH & INNOVATION PARK

## CLIENT

CITY OF PETERBOROUGH  
 500 GEORGE STREET NORTH  
 PETERBOROUGH, ON K9H 3B9

## BrookMcIlroy/

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING  
 BROOK MCILROY INC.  
 200-161 SPADINA AVE.  
 TORONTO, ON M5V 2L5  
 T. 416 504 5997 F. 416 504 7712

## SHEET TITLE

DRAFT PLAN OF SUBDIVISION

## PROJECT NO.

16-069

## REVIEWED

JH

## DRAWN

TP

## DATE

April 20, 2017

## SCALE

1:2000

## SHEET NO.

DP-1

TRENT  
 UNIVERSITY  
 UC-1

CAMP KAWARTHA  
 ENVIRONMENT  
 CENTRE - OS-1

TRENT  
 UNIVERSITY  
 UC-1

APPROVED UNDER SECTION 51 OF THE PLANNING ACT  
 THIS DAY OF , 2018

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES  
 JEFFREY HUMBLE