

**Conditions For Final Approval KNL Development Ltd. Lakeside Subdivision  
Draft Approved (06/02/2006) –**

**Environmental Conditions- Status Overview**

<b>Condition Number</b>	<b>Condition</b>	<b>Status</b>	<b>Comment/Action</b>
# 23 -	As part of the detailed planning and design for Goulbourn Forced Road, an environmental mitigation plan will be required, outlining the specific mitigation and monitoring measures required to ensure minimal impacts to Trillium Woods, Kizell Pond, and Beaver Pond Urban Natural Features, as well as Shirley's Brook".	Outstanding	Lead – Environmental Sustainability  Linked to Goulbourn Road Widening EA (Dillon)
#32	The Owner shall construct a pedestrian pathway, to City specifications, through the hydro corridor (Plan 1, Block 464) located immediately west of Kimmons Court, and running along the south side of the Rail line, connecting to the existing pedestrian crossing of the Rail line.	More Information Requested	City Lead – Parks and Recreation City Support – Environmental Sustainability  Shown on KNL Beaver Pond Trail Plan (CSW, March 1 2006). However, further details were requested at the site visit in terms of slope/terrain/3-D cross-section. <i>→ August</i> Walden Drive connection – not connected Pathway parrallel to railway corridor not shown. Pathway width and materials not specified – need to discuss
#35	The Owner shall install at its expense, and to the City's specifications, fencing in the following locations: 1. fencing where required on parks, open space blocks and walkway blocks 2. perimeter fencing surrounding	Comment only on Condition 35 part 3) - Outstanding	City Lead – Parks and Recreation with Environmental Sustainability  Developer to specify how the transition landscape between private property and the natural area will be treated.

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	<p>school sites, where required</p> <p><b>3. along the rear and side property lines of all lots abutting the Beaver Pond and Kizell Pond Urban Natural Features and Shirley's Brook</b></p> <p><b>4. perimeter fencing around Blocks 688 and 674 on Plan 2 where the lands owned by others, the rail right-of-way and the community park</b></p>		Confirm perimeter/back of lot fencing to be 5-foot high, black vinyl chain link with no gates.
36/37/38	Tree Preservation Plan	<p>Plan Submitted – April 13, 2006 – Comments Received Feb. 27, 2007</p> <p>Forestry Services lead on review and approval of conditions</p>	Forestry Services need a full-sized plan in order to properly review and comment. They are not satisfied with Plan. They have several recommendations and comments.
39	<p>The owner shall date the Kizell Pond Trail and Woodland Restoration Plan (CSR, April 2003) to the satisfaction of the City to ensure continuity of trails and appropriate connection to existing trails based on the draft plan of subdivision. The Owner shall be responsible for construction of the pathways and implementing the approved plan at no cost to the City.</p>	<p>City provided comments on 2003 Plan – latest submitted in June/July 2005</p> <p>CSW Plan revised dated March 1, 2006</p> <p>Some outstanding comments</p>	<p>City Lead – Environmental Sustainability/ Parks and Recreation</p> <p>Additional Comments (January 30, 2007) - <b>North Side of Kizell Pond</b></p> <ul style="list-style-type: none"> <li>• That the 1.5 m metre wilderness trail not be developed and that in exchange the proposed 2 m gravel trail between the Goulbourn Forced Road and the second through block become a 3 m. wide asphalt surfaced pathway.</li> <li>• Either eliminate the existing branch trail that runs up the eastern edge of the NEA land on the north side of Kizell Pond or move the proposed through block connection four lots to the south east to allow the trail to connect to the future community.</li> </ul>

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			<p><b>Pathway connection south side of Kizell and Beaver ponds along the Goulbourn Forced Road</b></p> <ul style="list-style-type: none"> <li>Relocate the proposed pedestrian crossing of the Goulbourn Forced Road (GFR) to directly across from the parking lot on the south side of Kizell Pond and that a 3m pathway is provided where the pathway runs parallel to the road (300 m.) between where the trail intersects the GFR and the pedestrian crossing. Include sidewalks on both sides of GFR.</li> </ul> <p>Need to clarify parking lots, sidewalks and pedestrian crossings as per Goulbourn Forced Road Widening EA.</p>
40	<p>The Owner shall, at its cost, revise the concept plan for the Beaver Pond Open Space natural area, which plan shall include trails and pathway connections to existing trails to be retained along the north and south side of Beaver Pond, trail alignment with Kizell Pond Natural Environment Area and trail connections to Trillium Woods Natural Environment Area, and further the Owner agrees to construct the pathways so that connections to trails to be retained are maintained during development of the subdivision, except that temporary trail closures may occur where a safety hazard has been determined by the Director of Planning and Infrastructure</p>	<p>Beaver Pond Open Space/Natural Area Concept Plan dated March 1, 2006</p> <p>Additional Comments/Clarification</p>	<p>City lead - Parks &amp; Recreation/Environmental Sustainability</p> <p>Clarification – On the March 2006 plan, it shows the most northern existing trail being maintained, hugging the development blocks. My recollection of the site visit was to abandon this trail and add the link into the walkway block and look out area 1 as shown. The reinstatement areas would assist in “decommissioning” this trail system.</p> <p>Trail connection to Trillium Woods not shown Pathway parallel to railway corridor not shown. Pathway width and materials not specified.</p>

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	Approvals. The Owner shall implement the plan at its cost, subject to any development charge contributions.		Black box shown on lot adjacent to railway tracks – what is this?
41	<p>The Owner shall provide appropriate plans for the approval of the Director of Planning and Infrastructure Approvals including the following:</p> <ol style="list-style-type: none"> <li>1. a description of the parks and open space included in the Draft Plan;</li> <li>2. a concept plan for each of the parks and open space/natural areas within the area of the Draft Plan;</li> <li>3. an indication of the location and alignment of the walking trails within the Natural Environment Areas and Open Space areas and the abutting road allowance between Concessions 1 and 2.</li> <li>4. a cross-section of the trail construction detail;</li> <li>5. the location, elevation and cross-section detail of any sound attenuation fence required within the area of the Draft Plan;</li> <li>6. <b>a demarcation on the plan and cross-section indicating the treatment of the boundary of open space and the rear of abutting lots; and</b></li> <li>7. an indication of the street and park tree planting with a list of all proposed trees and other plant materials and details of their size and</li> </ol>	Condition 41 part 6&8 - Outstanding – refer to June 05 comments/ revised July 2005	<p>City Lead – Parks and Recreation with Environmental Sustainability</p> <p>Part 1 - Outstanding</p> <p>Part 2/3/4 – No concept plans for any of the parks and open space areas have been received <i>DC ACT</i></p> <p>Part 6 - Treatment of the boundary between open spaces and the rear of abutting lots needs to be determined (proposal shown in Tree Preservation Plan prepared by CSW in March 2006). Also addressed in Condition 35-3 (perimeter fencing) however, does not address height of fence nor policy regarding gates.</p> <p>Part 7 – Forestry Services</p> <p>Part 8 – Linked to satisfying Condition 39</p> <p><i>NO</i></p>

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	<p>method of installation.</p> <p>8. The Owner shall construct the trails in accordance with the approved <i>Trail and Woodland Restoration Plan</i> for Kizell Pond, at no cost to the City, subject to any applicable development charge contributions or obligations pursuant to existing agreements.</p>		
#42	<p>The Owners shall implement the mitigation and monitoring measures stated in the report "Environmental Impact Statement, Kanata Lakes North (Muncaster, April 2003) to the satisfaction of the City which include but are not limited to:</p> <ol style="list-style-type: none"> <li>1. The outside side of the natural area's buffers and open space areas will be clearly delineated with construction fencing prior to any grading or other site alterations ;</li> <li>2. Woodchips will be placed on the development side of the construction fencing to prevent compaction of soil;</li> <li>3. Tree removal will not occur between May 15<sup>th</sup> and July 10<sup>th</sup> to protect breeding birds;</li> <li>4. No in-stream works within the watercourse will occur between March 15<sup>th</sup> and June 30<sup>th</sup>;</li> <li>5. An approved system of measures to protect the trees and their root systems during blasting.</li> </ol>	Outstanding -	<p>City Lead – Environmental Sustainability and Forestry Services</p> <p>Items 1 – 4 conditions pertain to preconstruction activities/construction timing. Letter to be sent to City confirming mitigation measures have been implemented/adhered to.</p> <p>Item 5 – Forestry Services lead – tied to tree preservation plan</p>

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43	Prior to registration, the Owner shall prepare, at no cost to the City, the on-site remediation and restoration plan for each damaged area within the Kizell Pond Urban Natural Feature as outlined in the <i>Kanata Lakes NEA Boundary Definition, Shirley Brook and Tree Cutting Mitigation Report (Muncaster, November 2002)</i> to the satisfaction of the City. The restoration works will be implemented by the Owner and coordinated with the installation of the pathway and storm water management works.	No further comments on remediation areas as per March 1, 2006 plan Status Unknown in terms of implementation of works	City lead - Environmental Sustainability/ Parks and Recreation  No further comments on specific restoration areas shown on March 1, 2006 plan Specify transplanting schedule for the proposed 150 spruce trees as per March 1 2006 plan. This may be done already.  Linked to Condition 39 – comments still outstanding on the plan (not associated with restoration areas)
44	The Owner shall provide interpretative signs for each Urban Natural Feature, in locations approved by the City, to indicate the sensitive nature of the wetlands, woodlands and watercourses in the subdivision.	Partly addressed through Beaver Pond Open Space/Natural Area Concept Plan dated March 1, 2006 & Kizell Pond Trail and Woodland Restoration Plan (March 1, 2006)	City Lead – Environmental Sustainability/ Parks and Recreation <ul style="list-style-type: none"> <li>• Trillium Woods interpretive signage is outstanding</li> <li>• Interpretive concepts appear appropriate for Beaver and Kizell Ponds. These should be developed further &amp; reviewed &amp; approved by the City. Specify construction details, i.e., materials, dimensions, style, text font, etc. Signage to be bilingual.</li> </ul>
45	The Owner shall dedicate at no cost to the City the following individual blocks of land comprised of: 1) Kizell Pond (Block 481 on Plan 1), 2) Beaver Pond (Block 479 on Plan 1); 3) Trillium Woods (Blocks 670, 671 and 672 on Plan 2); and 4) West Block (Block 735 on Plan 2) Urban Natural Features in healthy and restored condition to the City	Outstanding	City Lead – Environmental Sustainability  To be dedicated once all works constructed to City satisfaction.  <i>— no - dedicated upon registration -</i>

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	as "environmental lands", in accordance with the approved Plan. If applicable, the Owner shall pay any land transfer tax associated with the dedication of these lands.		
46	The Owner(s) shall prepare to the satisfaction of the City, a Conservation Handbook describing the natural attributes of the subdivision and the importance of good stewardship practices to ensure the long-term health and sustainability of Kizell Pond, Beaver Pond and Trillium Woods Urban Natural Features and Shirley's Brook. The Handbook shall be distributed to all new home Owners within the subdivision.	Submitted - City provided comments on April 2nd	City Lead – Environmental Sustainability/Parks and Recreation  Comments provided by Parks & Rec and Environmental Sustainability  Westwood Example provided – further discussion on layout/graphics required.
47	The Owner(s) shall design and construct at no cost to the City, a pathway along one side of Shirley's Brook for its entire length from Goulbourn Forced Road, connecting to the unopened First Line Road allowance to the satisfaction of the City, subject to applicable development charge policies.	Outstanding	City Lead – Environmental Sustainability/Parks and Recreation P&R – 2.0 m paved pathway specified in July 2005 comments (dependent on site conditions/realignment design) Linked to the DFO Authorization associated with the realigned Shirley's Brook – status – unknown ES reviewed geomorphologic report prepared by Baird and are satisfied with report.
48	The Owner(s) shall convey the lands containing Shirley's Brook to the City (area to be defined by survey) once the creek realignment and landscaping works have been completed with all associated approvals, to the satisfaction of the City of	Outstanding	City Lead – Environmental Sustainability  Linked to the DFO Authorization and construction of the realigned Shirley's Brook

→ Muncaster  
→ Muncaster

→ DFO approval?  
→ DFO approval

7  
→ not a  
constituted  
subd. registration

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	Ottawa.		
62	The Owner agrees that the storm water outlets to be contained within Blocks 447 (Beaver Pond) and 503 (Kizell Pond) shall be designed and constructed to ensure a minimal amount of disturbance to the wetlands as possible. The mitigation measures should be clearly documented in the Storm water Site Management Plan prepared for the subdivision	Outstanding <i>engineering submission - sustainability report to City for review</i>	City Lead – Infrastructure Approvals with Environmental Sustainability
64/65/66/67	Fisheries Conditions specified by MVC	Status Unknown	Lead – Mississippi Valley Conservation and Department of Fisheries and Oceans → <i>DFO approval</i>  Environmental Sustainability would like to be kept informed on authorization/conditions. ES reviewed geomorphologic report prepared by Baird and was satisfied with report. →