

Kanata Estates Registration Status  
As of November 14, 2007

Condition Number	Description	Status
		n/a
1	Plan Description	See below
2	Satisfy all Requirements	Done
3	Maximum 25 Units per block	Done
4	Employ Professional Engineers	N/A
5	Notify City Clerk should any of the Works be assigned to others	N/a
6	Responsibility to construct Works will not be passed on to those who've purchased built lots	N/A
7	Staging of Subdivision to be coordinated with construction of Works or provision of underground services	N/a
8	Location of sidewalks to be noted in offers of Purchase and Sale	N/a
9	All recommendations in all applicable reports will be implemented	N/A
10	The entire Draft Approved Plan and any revisions thereto will be displayed at all times in all sales offices	Not done
11	Communication Strategy for Ward Councillor and Community to be developed re. phasing of construction	Done
12	Conformity to OP, all appeals exhausted.	Done
13	Conformity to zoning, all appeals exhausted	Not done
14	Surveyor's Certificate req'd showing frontages and areas of all lots/blocks	Per plan - ok
15	No additional cul-de-sacs, bulbs or eyebrows will be permitted	At registration
16	Road widening along Second Line Road between Concs. 2 & 3 conveyed to City	At registration
17	Owner to convey land to City for grade separated crossings at Goulbourn Forced Road and TFD	Done
18	Road design to City's satisfaction	Done
19 a	Update Traffic Study	N/A
19 b	Development shall proceed according to availability of alternate construction route accesses	N/A
19 c	Owner implements recommendation of Traffic Study	N/A - Not in this phase
19 d	The Owner will construct Solandt within the p of S unless the revised traffic study says extension not required	N/A
20	Owner to transfer to the City land for TFD ROW.	Done
21	All streets to be named to satisfaction of City	?
22	Owner to obtain all necessary road closings	N/A
23 a	Owner acknowledges Goulbourn Forced Road eligible for DC funding	Not done. Linked to road widening EA
23 b	Environmental mitigation plan required as part of planning & design for GFR	At registration
24	Owner to dedicate all streets and road widening blocks for GFR	N/A
25 a	Owner to prepare and register any reference plans for municipal ROW crossings for the Arnprior Nepean Rlway corridor	N/A
25 b	Owner to construct Walden Dr. through the rlway corridor and all railway crossing requirements, if required	N/A

Condition Number	Description	Status
26	Owner to build and design 3 streets to TAC standards (st. no. 7, plan 1, Walden Dr., plan no. 2 and St. No. 1, Plan no. 2)	Done – same as 30a - Keyrock
27 a	Owner shall orient buildings and accesses compatibly with bus stops	Don
27 b	ld. Bus roads, bus stops and passenger areas in P and Sale agreements	N/A
28	Owner to build passenger pads, standing areas and shelters to OC Transpo standards	CUP
29	Staging of development to permit efficient transit services	N/A
30 a	Streets to be constructed to collector standards: Street No. 7 on Plan 1, Walden Drive, Street No. 1 on Plan 2	Done - Keyrock
30 b	Streets to City standards	N/A
31	Owner to construct all pathways	N/A
32	Owner to construct pathway through Hydro Corridor	Applicant requesting more info from parks & Rec
33	Fencing where required to City specifications between cons 1 & 2	N/A
34	Fencing along railway ROW	N/A
35 a	Fencing for park, open space and walkway blocks	City lead Parks and Rec. City support – Environmental Sust.
35 b	Perimeter fencing around school sites	Not done – developer to specify how the transition landscape btw private prop and natural area will be treated
35 c	Perimeter fencing around Blocks 688 and 674 on Plan 2 where they abut lands owned by others, the rail ROW and the community park	Developer to confirm that fencing to be 5 ft high, black vinyl chain link with no gates.
36	Existing Conditions and Natural Features and Vegetation Preservation Plan submitted and approved prior to City approval of Grading and Drainage Plan	Forestry Services need a full-sized plan in order to properly review and comment. They are not satisfied with the Plan. They have several recommendations and comments. – Forestry signed off on tree clearing – don't have sign off on conditions
37	Detailed Tree Planting and Conservation Plan prepared and approved – Owner agrees that no tree cutting will occur prior to approval of Plan	See cond. 36
38	Black Cherry trees to be identified and protected as much as possible	See cond 36
39 a	Update the Kizell Pond Trail and Woodland Restoration Plan	Landscape Plan provided and revised. Outstanding comments.
39 b	The Owner is responsible for construction of pathways and implementing approved Kizell Pond trail and Woodland Restoration Plan	N/A
40 a	The Owner is to revise the concept plan for the Beaver Pond Open Space Natural Area at their cost	Beaver Pond Open Space/Natural Area Concept Plan dated march 2006. Not approved by Parks & Rec and Env'tl Sust.
40 b	The Owner is to construct pathways so that connections to trails are maintained at their cost	Not done
41 (1)	Owner to provide plan showing park and open space description in the Draft Plan	Done
41(2)	Owner to provide concept plan for each park and os/natural area	Not done
41(3)	Owner to provide location and alignment of walking trails within NEA and OS areas and abutting road allowance between concessions 1 & 2	Not done
41 (4)	Owner to provide a cross-section of the trail construction detail	Not done

41 (5)	Owner to provide location, elevation and cross-section detail of any sound attenuation fence	Per Noise Report
41 (6)	Owner to show a demarcation of the plan and cross section showing the treatment of the boundary of OS and the rear of abutting lots	Not done
41 (7)	Street landscape Plan	Not done
41 (8)	Owner to construct trails at their cost	Not done
42	Owner to implement the mitigation and monitoring measures in Muncaster's EIS	Not done
43 a	Remediation and restoration plans for each damaged area	Not done
43 b	Owner will implement restoration plans	N/a
44	Interpretive signs for each natural feature	N/A
<b>Condition Number</b>	<b>Description</b>	<b>Status</b>
45 a	Owner to dedicated blocks of land (environmental lands eg. Kizell Pond, Beaver Pond, Trillium Woods)	At registration
45 b	Owner shall pay any land transfer tax associated with dedication of environmental lands	N/A
46	Owner to prepare Conservation Handbook	Not done
47	Owner to construct pathway along Shirley's Brook from GFR to First Line Road (unopened)	Not done
48	Shirley's Brook to be conveyed to City	Not to be done until all works completed
49	Street landscaping Plan	Not done
50	Owner to extend services to lot line of each park or open space lot or block	Not done
51	Owner to provide City with a table showing the 40% agreement re. open space. All final adjustments to be made in final phase of registration	Not done
52	2 school sites to be reserved	Done
53	Owner to enter into agreement with school boards reserving blocks for 7 years	N/A
54 a	Reservation of site for OCCSB	At Registration
54 b	Chain link fence to be installed between school site and adjacent properties	Same as 35(b) – not done
55 a	Same as 54 a	At registration
55 b	Same as 54 b	N/a
56	Notice to buyers school accommodation problems exist (ocdsb)	N/A
57	Archaeological Assessment required	
58	Owner adhere to procedures of Contingency Plan	N/A
59	Swm required and they must follow Shirley's Brook and Watts' Creek subwatershed study	Done
60	Construction in subdivision won't start until swm designed and construction started	N/a
61 (1) & (2)	Erosion and Sediment Control Plan prepared and approved	Not done
62	Minimal disturbance to Kizell Pond and Beaver Pond	N/A
63	Certificate that all swm works implemented in conformity with swm plan	N/a
64	Work on Shirley's Brook is a HADD. Permit will be received from DFO	N/A
65	Baseflow of Shirley's brook to be maintained	N/A
66	Setback from Shirley's Brook to be determined (min. 30 m)	Not done
67	Modifications of lot layout resulting from stream design at cost of Owner	N/A

68	Owner will get permit from MVC for realignment of Shirley's Brook	N/A
69	Owner acknowledges that Lakes and Rivers Improvement Act authorization may be required	N/A
70	Servicing shall be as of approved design	N/A
71	Owner to prepare Hydraulic Network Analysis of proposed water plant within subdivision	Done for this phase
72	Owner to install at their cost municipal water to 605 & 560 GFR.	N/A
73	Easements and maintenance agreements with utilities. Agreements to be registered immediately following registration	Not done
74	Relocation or removal of any utility facility will be at Owner's cost	N/a
75	Overall Utility Distribution Plan	Not done
76	Geotechnical Report required	Not done
77	Pre blast survey required including for 605 & 560 GFR	Not done
78 (1)	Noise and Vibration study to be prepared by Owner	Done
78 (2)	Owner will implement recommendations of Noise and Vibration Study	N/a
78 (3)	Certification from P. Eng. Required that measures will implement recommendations	Not done
78 (4)	Certification to be received before building permit	N/a
79 (1)	Notice in Purchase and Sale agreements that purchaser recognizes sensitivity of environmental features	N/a
79 (2)	Notice in P & S agreement gates will not be installed at rear of noted lots	N/a
79 (3)	Notice in P & S agreement that Purchaser acknowledges that a noise wall may be required for any lot abutting GFR & / or TFD	N/a
80	All P & S agreements will include noise and vibration clauses as appropriate	N/a
81 (1)	P & S agreements note that the rail line is operational and may be used as a transit and utility corridor	N/a
81 (2)	P & S agreements note that a noise wall may be erected at edge of ROW if noise or traffic warrants	N/a
82 (1)	P & S agreement notes need for protection of fish habitat so that the natural vegetation in the open space lands adjacent to Shirley's Brook be retained	N/a
82 (2)	P & S agreement note that HADDs are prohibited. Any proposed alteration (including driveway crossing) must be reviewed by MVC and may require authorization pursuant to the provisions of the Federal Fisheries Act	N/a
83	Owner to recognize that some of the works are eligible for financial contributions from the City's Development Charge Reserve Fund. Owner agrees to enter into any agreements that may be required pursuant to Development Charge by-law	N/a
84	Owner shall tell purchaser what development charges have been paid after registration	N/a
85	Plan of survey will be referenced to the Horizontal Control Network	Not done
86	Prior to registration the City can change conditions	N/a
87	The agreement will state that the conditions run with heirs and assigns	N/a
88	Prior to registration conditions no. 1 through 87 must be met	N/a
89	Lapsing date February 6, 2009	N/a