

DRAFT PLAN CONDITIONS

Rolling Meadows Plan of Subdivision (File No. 26T-2007-02)

RED-LINE REVISIONS (~~XXXXXX, XX~~, 2020)

The conditions for final approval and registration of The Neighbourhoods of Rolling Meadows Subdivision, Rolling Meadows Development Corporation and Glen Douglas Gordon, City of Thorold File: 26T-2007-02 are as follows:

1. This approval applies to The Neighbourhoods of Rolling Meadows Draft Plan of Subdivision, located south of Beaverdams Road, west of Thorold Townline Road, east of Hwy 58 and north of Highway 20, Part of Lots 68, 69, 90, 91 and 92 and Part of the Road Allowance between Lots 90 and 91, in the former Township of Thorold, now in the City of Thorold. The plan was designed by Glen Barker, MCIP, RPP, BLS Planning Associates on a survey plan prepared by Doug Chambers, P.D. Reitsma Surveying (2005) Ltd. O.L.S. dated March 28, 2007, Dwg. No. 04402-DP3, revised and dated April 6, 2020, Dwg. No. 0695-DP Rev 9. The proposed draft plan of subdivision represents a mix of residential, commercial, park/open space, institutional, environmental and highway commercial uses on a 154.799 hectare (382.51, acres) site.
2. The Owner shall provide three (3) paper copies and an electronic copy of the pre-registration plans (59M and 59R), prepared by an Ontario Land Surveyor.
3. The Owner shall provide a letter to the Department of Planning and Development Services stating how all the conditions imposed have been or are to be fulfilled.
4. It is the Owner's responsibility to fulfill the conditions of draft plan approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City, quoting file number 26T-2007-02 and referencing the conditions that are cleared.
5. The Owner shall agree to pay to the City of Thorold all required processing and administration fees and any outstanding taxes or fees associated with the subject lands.
6. The Owner shall submit a Solicitor's Certificate of Ownership for the Plan of Subdivision land to the Department of Planning and Development Services prior to the preparation of the Subdivision Agreement.
7. Prior to approval of the final plan, the appropriate zoning is in place for the subject lands.

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8. The development of the Plan of Subdivision may be phased to the satisfaction of the City of Thorold. The Plan of Subdivision may be registered in phases with appropriate Subdivision Agreements, provided all applicable conditions have been satisfied for each phase.

9. That the road allowance(s) shown on the draft plan be dedicated as public highways and designed and constructed according to the City's Official Plan and Transportation Master Plan.

Deleted: (Streets 1 & 2 - Collector Roads 22.0m R.O.W., Streets 3 to 6 - Neighbourhood Collector Roads 20.0m R.O.W., Streets 7 to 55 - Local Roads 20.0m R.O.W.)

10. That the streets be named to the satisfaction of the City of Thorold.

11. That pursuant to Section 51.1 of the Planning Act, the owner agrees to dedicate Blocks 1380, 1245, and 1247 as shown on the Draft Plan to the City of Thorold free and clear of any mortgages, liens and encumbrances as public park.

12. The owner agrees that Block 1247, to fulfill all parkland obligations for the Plan of Subdivision under Section 51.1 of the Planning Act, will be XX ha in size.

Commented [JH1]: Parkland obligations are being confirmed—if they are currently met then this condition will be removed.

13. The owner agrees to dedicate Blocks 1252-1262, inclusive, and Blocks 1263 and 1264 as open space/trail and Blocks 1246, 1250, and 1252 as open space as shown on the Draft Plan to the City of Thorold free and clear of any mortgages, liens and encumbrances.

Pursuant to the City's Official Plan, these blocks are not parkland dedication under Section 51.1 of the Planning Act.

14. That the owner agrees to construct and dedicate Blocks 1273, 1270, and 1271 as shown on the Draft Plan to the City of Thorold free and clear of any mortgages, liens and encumbrances as stormwater management facility.

15. That the owner agrees to dedicate Blocks 1275 and 1276 as shown on the Draft Plan to the City of Thorold free and clear of any mortgages, liens and encumbrances as natural feature.

16. That walkways and trail system included in this draft plan be dedicated as public walkways.

17. That the owner agrees to construct 3.0 metre off road trails on Blocks 1252-1262, inclusive and Blocks 1263 and 1264. The off road trail is to be constructed to the standards and satisfaction of the City.

18. That any dead ends and open sides of road allowances created by this plan of subdivision shall be terminated in one-foot reserves, to be conveyed to the municipality and held in trust by the municipality until required for future road

allowances or the development of adjacent lands.

19. That the Block "additional lands of owner" located to the east of one foot reserves Blocks 1309 and 1310 and south of Upper's Lane the Block "additional lands of owner" be redlined to have the road allowances be extended and have one foot reserves terminate the dead end of the road allowances rather than "additional lands of owner".

20. That the lot grading and drainage plans illustrating existing and proposed grades be submitted to the City of Thorold and, for review and approval. The owner will ensure that the site will remain in a natural state until such time as the City has approved a lot grading and drainage plan.

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20. That the Owner agrees to grant easements as may be required for utility and drainage purposes to the appropriate authority.

21. That a Water Distribution Plan identifying all Fire Hydrants be submitted to the satisfaction of the Fire Department.

22. That the owner prepare a Stormwater Management Plan to the satisfaction of the City of Thorold and the Niagara Region.

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23. That the owner be required to enter into a subdivision agreement with the City of Thorold for the subject lands, wherein the owner agrees to satisfy all requirements, financial or otherwise, of the City of Thorold concerning the provisions of roads, storm sewers, sanitary sewers, installation of services, lighting, sidewalks, fencing, drainage and all other matters related to the development of the site, including offsite improvements which may require entering into one or more agreements with the municipality.

24. That prior to final approval of the plan, the owner shall submit the water distribution system, sanitary sewer system and the stormwater drainage system design to service this proposal to the Niagara Region and the City of Thorold for their review and approval. If required this shall also include a sanitary sewer capacity study of the downstream sanitary sewer system to the satisfaction of the Niagara Region and the City of Thorold.

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25. That detailed sedimentation and erosion control plans be prepared for review and approval by the Niagara Region. All sediment and erosion control measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site.

26. That all construction drawings to be submitted in a form acceptable to the City

for approval.

27. That the owner agrees to provide a detailed streetscape plan in accordance with the Rolling Meadows Urban Design Guidelines (Appendix B in the City's Official Plan) to the satisfaction of the City.

28. That the owner agrees to install sidewalk and grade/sod boulevards within one month of occupancy or the closing date for individual homes on a per lot basis. Should the Owner wishes to defer sidewalk installation and the grading/sodding of boulevards due to weather conditions or other circumstances, approval for the deferral must be obtained from the City.

29. That the owner agrees to provide curb side parking on one side of the street for all streets in the subdivision, opposite the location of fire hydrants, to the satisfaction of the City.

30. That prior to any construction taking place within the City road allowance the owner shall obtain a City of Thorold Occupancy Permit. Applications must be made through the Department of Public Works and Community Services.

31. That the subdivision agreement between the owner and the City be registered by the municipality against the lands to which it applies as provided for under the Planning Act.

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32. That a certified list from an Ontario Land Surveyor verifying the frontages and areas of the lots to be created be submitted to the City of Thorold.

33. That the owner agrees to maintain vacant lands on the site in a manner acceptable to the City of and make such financial provisions as may be required by the municipality for any maintenance or remedial works that maybe required to be done.

34. That the owner confirm satisfaction of Parkland Dedication Requirements pursuant to the provisions of the Planning Act.

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That the owner provide lands for dedication for park purposes pursuant to the provisions of the *Planning Act*.

35. That if final approval is not given to this plan within **three years** of the approval date and no extensions have been granted, draft approval shall lapse. If the owner wishes to request an extension to draft approval, a written explanation with reasons why the extension is required, must be received by the City prior

to the lapsing date.

36. That the owner be required to provide a pre-construction survey and report of all abutting properties to the Draft Plan of Subdivision affected by the construction and any other properties or structures that may be affected by the works. This will be performed by an inspection company experienced in this work and approved by the City of Thorold.
37. That the owner be required to provide updates to the Traffic Impact Study for subsequent phases of development as required by the City, Niagara Region, and/or Ministry of Transportation.
38. At registration of lots/blocks for development equating to any more than 250 units in total or the servicing equivalent of 797.5 people in total, be prohibited until servicing capacity is available for any development on the additional lots/blocks proposed to be registered.
39. That the owner promptly acknowledge within 60 days of draft approval of this subdivision that draft approval does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of final approval of the subdivision for registration purposes and any pre-servicing will be at the sole risk/responsibility of the owner.
40. That immediately following and within 60 days of the City's notice of draft plan approval, the owner shall provide the Niagara Region with a written undertaking that all offers and agreements of purchase and sale, which may be negotiated prior to registration of this subdivision, shall contain a clause clearly indicating that a servicing allocation for this subdivision will not be assigned until the plan is granted final approval for registration, and a similar clause be inserted in the subdivision agreement between the owner and the City of Thorold.
41. That the watermain system and sanitary sewer designed to service this development, as well as any proposed downstream sewer improvement be submitted to the Niagara Region for review and approval and that the storm drainage system designed to service this development also be submitted to the Niagara Region for review and approval under the Ministry of the Environment's Transfer of Review Program. ▽
42. That prior to final approval for registration of this plan, the owner shall obtain Ministry of the Environment Certificates of Approval to the satisfaction of the Niagara Region and City of Thorold for the necessary servicing (watermains, sanitary sewers and storm drainage system) for this development. Prior to

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installing the watermain to service this development, the Owner must submit Ministry of Environment 'Form 1' Record of Watermain.

43. At the end of the project, the design engineer shall certify that all grading, storm sewers and stormwater management controls have been constructed in general conformity to the approved drawing. Copies of the certification shall be circulated to the City and the Niagara Region.

44. That the owner creates appropriate temporary waste collection turnaround(s), per the Niagara Region Waste Collection Policy C3.007, at the end of each dead end street(s) during any development phasing that will permit Regional waste collection or confirm that waste collection will be the owner's responsibility.

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45. That a *Traffic Impact Study* prepared by a qualified professional engineer be submitted to the Niagara Region assessing the impact of increased traffic from this development upon Regional Road 70 (Thorold Townline Road) and that any improvements to Regional road facilities required as a result of this development be implemented to the satisfaction of the Niagara Region. The geometric design of any proposed street intersecting with Regional Road 70 (Thorold Townline Road) be submitted to the Niagara Region for review and approval.

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Regional Construction Encroachment and/or Entrance Permits are required to any construction taking place with a Regional road allowance.

46. That the approved Rolling Meadows Urban Design Guidelines (Appendix B in the City's Official Plan) for both the public and private realm be implemented in plans submitted to the City for review and approval.

Deleted: owner submit urban design guidelines to the City of Thorold for review and approval, in consultation with the Niagara Region, in order to assist in guiding the built form of the Neighbourhoods of Rolling Meadows and that the recommendations of the design guidelines be implemented through the draft plan and the subdivision agreement between the owner and the City of Thorold, where applicable.

47. That a detailed noise impact assessment prepared and endorsed by a qualified acoustical consultant be submitted to the Niagara Region and the City of Thorold for review and approval assessing the impact of noise on the subdivision and recommending appropriate measures to reduce noise levels within the development in accordance with the Ministry of the Environment's noise criteria.

48. That the subdivision agreement between the owner and the City of Thorold contain provisions whereby the owner agrees to implement the approved noise control measures required in accordance with Condition **47**, above.

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49. That prior to final approval for registration of any lands situated within the 500 Metre Study Area from potential future aggregate extraction as identified on Schedule "A-3" in the City's Official Plan, the owner shall submit to the City of Thorold and the Niagara Region for review and approval copies of the following studies demonstrating that future aggregate extraction will not be precluded or hindered and recommending appropriate mitigation measures to achieve land use compatibility: operational noise, blasting, traffic, and any other technical report considered appropriate.

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50. That the subdivision agreement between the owner and the City of Thorold contain provisions whereby the owner agrees to implement the approved mitigation measures required in accordance with Condition 49 above.

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51. That prior to approval of the final plan or any work within or adjacent to Fish Habitat, the owner shall submit to the Niagara Peninsula Conservation Authority (NPCA) for review and approval two copies of an Environmental Impact Study prepared by a qualified aquatic biologist demonstrating that any proposed works within Fish Habitat or adjacent lands will result in no net loss of fish habitat productivity potential or disruption in potential ecological function.

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52. That the subdivision agreement between the owner and the City of Thorold contain provisions whereby the owner agrees to implement the approved recommendations of the Environmental Impact Study required in accordance with Condition 51 above.

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53. That prior to approval of the final plan or any on-site grading, the owner submit to the Niagara Region and the City for review and approval two copies of a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a suitably qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991:

- a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site; and,
- b) Detailed erosion and sedimentation control plans.

54. That the subdivision agreement between the owner and the City of Thorold contain provisions whereby the owner agrees to implement the approved

stormwater management, erosion and sedimentation control measures required in accordance with Condition 53 above.

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55. That the Owner shall provide landscaping and planting of the stormwater management facility lands to the satisfaction of the City.

56. That an archaeological assessment be conducted of the development site by a licensed archaeologist and adverse impacts to any significant archaeological resources found on the site be mitigated through preservation or resource removal and documentation. No demolition, grading or other soil disturbances shall take place on the subject property prior to the Ministry of Culture, through the Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Note: A copy of the archaeological assessment report is to be submitted to the Niagara Region for information.

57. The subdivision will receive mail service to centralized mail facilities through Canada Post's Community Mailbox Program. The owner shall provide the City and Canada Post with a written undertaking that all offers and agreements of purchase and sale will include a statement advising the prospective purchaser:

- i) that the home/business mail delivery will be from a designated Centralized Mail Box.
- ii) that the owners/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

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The owner further agrees to:

- i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
- ii) install a concrete pad in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes.
- iii) identify the pads above on the engineering servicing drawings.

Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.

- iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

It is Canada Post's multi-unit policy, which requires that the owner/~~owner~~ provide the centralized mail facility at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

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- 58. The District School Board of Niagara requests consideration be given to sidewalk construction on at least one side of all major collector streets in order to facilitate student travel to school.
- 59. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a stormwater management report and grading plan indicating the intended treatment of the calculated runoff and the impacts of drainage on the Highway 58 and Highway 20 right-of-ways.
- 60. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a traffic impact study addressing the anticipated volumes at full build-out, resulting from this proposal and their impact on Highway 58 and Highway 20.
- 61. That prior to final approval, the owner shall enter into a legal agreement with the Ministry of Transportation, whereby the owner agrees to assume financial responsibility for the design and construction of the intersections and associated turn/auxiliary land(s) of Highway 58 and Street 1 (Barker Parkway), Highway 20 and Street 1 (Barker Parkway) and Highway 20 and Street 4 (Crimson Avenue).
- 62. That prior to final approval visibility triangles at the intersections of Highway 58 and Street 1 (Barker Parkway), Highway 20 and Street 1 (Barker Parkway) and Highway 20 and Street 4 (Crimson Avenue) should be conveyed by deed to the Ministry of Transportation. (All deeds must be free of all encumbrances).
- 63. That prior to construction, the owner submit detailed grading, storm servicing, stormwater management, and construction sediment control drawings to the

Niagara Region, for review and approval.

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64. That prior to construction of the various watercourse realignments and alterations, the owner obtain the required permits and approvals from the NPCA and Fisheries and Oceans Canada (DFO).

65. That the owner prepare and submit to the NPCA for review and approval detailed designs for each watercourse feature. The watercourse features shall be designed to incorporate the recommendations outlined in the Conceptual Creek Restoration Plan for The Neighbourhoods of Rolling Meadows, prepared by Colville Consulting Incorporated, June 11, 2007.

66. That the owner prepare an EIS in accordance with Policy C6 of the City's Official Plan. The EIS will evaluate and confirm (in part) that the proposed watercourse alterations will result in no net loss of fish habitat productivity potential or disruption in potential ecological function.

67. That the above draft plan conditions 64-66, inclusive be implemented through the subdivision agreement, to the satisfaction of NPCA.

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68. That the Owner/Owner pay Regional, City, and the Niagara Catholic District School Board development charges in force at the time of building permit application.

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69. The owner shall be requested to enter into an agreement (Letter of Understanding) with telecommunications utility complying with any underground servicing conditions imposed by the municipality and if no such conditions are imposed, the Owner shall advise the municipality of the arrangement made for such servicing and that any easements that may be required, including blanket easements, for any communication/telecommunication infrastructure be provided as needed and any costs associated with the provision of wire-line communication/telecommunication infrastructure be paid for by the Owner.

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70. The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

71. The Owner agrees to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

72. The Owner agrees that prior to commencing any work, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for the above noted connection, then the Owner will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

73. An acceptable secondary access be approved by the Fire Department prior to the approval of any additional registered plans when required by the City.

74. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted in triplicate to Hydro One Networks Inc. (HONI) for review and approval. There is to be no grading on MEDEI/HONI transmission corridor. Drainage must be controlled and directed away from MEDEI/HONI transmission corridor.

75. Temporary fencing must be installed along the edge of the transmission corridor prior to the start of construction. Permanent 1.5 meter high chain link fencing must be installed after construction is completed along the common property line, all at the owner's expense.

76. The owner must obtain approval from HONI on behalf of OILC for any uses (j.e.: parking, landscaping, road crossings, etc.) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The owner must contact Jim Oriotis, Senior Real Estate Coordinator at (905) 946-6261 to begin this process.

77. OILC/HONI transmission corridor is not to be used without the express written permission of HONI. During construction there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon.

78. The costs of any relocations or revisions to HONI facilities that are necessary to

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accommodate this site plan will be borne by the owner.

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79. If the property is in close proximity to a Transmission or Distribution station the following clause applies:

Some noise from the existing Transformer/Distribution Station, which is in close proximity, may interfere with the proposed development/site. An acoustic assessment should be undertaken at the owner's expense. If noise abatement (eg. Walls, berms, etc.) are required to meet applicable Ministry of the Environment or Municipal criteria, the costs involved will be the sole responsibility of the owner/builder. HONI will not be responsible for any costs involved. Please relay this to the appropriate parties.

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80. The owner shall ensure the proposed Street 2 (Upper's Lane) right-of-way is situated within the existing municipal right-of-way known as Upper's Lane.

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81. The owner shall provide a phasing plan to the City prior to the registration of Phase 13.

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82. The owner shall provide a letter from the Ministry of Transportation to the City indicating what lots/blocks fall within the Ministry's Highway Corridor Management System Building and Land Use Permit area.

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83. The owner shall be responsible for the installation of works and the provision of security for the remainder of Primary Services works, not yet installed, and all Secondary Services works to be installed on Barker Parkway in conjunction with final approval of each applicable Phase of the Plan of Subdivision.

Deleted: As part of Phase 12, the developer shall register on title the entirety of Barker Parkway as City lands and primary services must be completed from their current terminus to the southern limits of Barker Parkway at Highway 20.

84. The owner and City shall coordinate the timing and scope of construction of a watermain loop on Highway 20 (between Barker Parkway to Allanport Road).

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85. The Owner acknowledges and agrees that prior to the City entering into a Purchase and Agreement for Hydro One lands, that will be dedicated as municipal right of ways, to:

- a. Pay the purchase price for the Hydro One lands and all purchase costs (i.e. Land Transfer Tax, Registration Fees) including HST;
- b. Provide to the City a Record of Site Condition (within the meaning of the Environmental Protection Act) or environmental reports together with a reliance letter, to the satisfaction of the City for the Hydro One lands; and,
- c. Pay for the City's solicitors reasonable legal fees in regards to the Purchase Agreement and/or the purchase of the Hydro Lands as well as

amounts the City may be required to pay the Crown for its legal costs as required under the Purchase Agreement.

86. The Owner acknowledges and agrees that Hydro One lands that will be dedicated as municipal right of ways must be transferred to the City concurrently with the finalization of the applicable Phase of the Plan of Subdivision.

Clearance of Conditions

Prior to granting final plan approval, the City of Thorold must be in receipt of written confirmation from the following agencies that their respective requirements have been met satisfactorily:

- Niagara Region for Conditions: 22, 24, 25, 37, 39, 40, 41, 42, 44, 45, 47, 48, 49, 50, 53, 56, and 63,
- NPCA for Conditions: 51, 52, 53, 64, 65, and 66,
- City of Thorold for Conditions: 2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 14, 5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 32, 34, 35, 36, 37, 38, 42, 46, 47, 49, 53, 55, 73, 80, 81, 82, 83, 84, 85, and 86.
- District School Board of Niagara for Condition: 58,
- Canada Post for Condition: 57,
- Ministry of Transportation for Conditions: 59, 60, 61, and 62.
- Bell Canada for Conditions: 70-72, inclusive,
- Hydro One for Conditions: 74-79, inclusive.

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Niagara Region for Conditions 9, 15, 24, 27, 28, 29 and 30 (through Niagara Region).¶

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Deleted: <#>Ministry of Culture for Condition 40 (through Niagara Region)¶

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Subdivision Agreement

Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to those agencies and departments which have requested the inclusion of draft plan conditions for verification that the appropriate clauses have been included. **Note:** The final draft agreement also be provided in order to allow for the incorporation of any necessary revisions prior to execution.

NOTES:

1. Conveying

(a) as the land mentioned above to be conveyed to the municipal corporation may be more easily described in the conveyance by reference to a Registered Plan than by metes and bounds, we suggest that the description be so worded, and,

(b) we further suggest that the Owner give to the municipality an undertaking to deposit with the Clerk a properly executed copy of the conveyance concurrent with the registration of the plan.

2. Land Required to be Registered Under the Land Titles Act

3. Road Closing

The date and number of the document effecting the closing of the portion of original road allowance included in this plan of subdivision shall be noted on the plan.

4. Water and Sewerage Systems

Inauguration or extension of a piped water supply, a sewerage system or a storm drainage system is subject to approval of the Ministry of the Environment under Section 52 and Section 53 of The Ontario Water Resources Act, R.S.O. 1990.

5. Agency Contacts

(a) With regards to the requirements of the Regional Planning Department and Provincial agencies:

Director of Development Planning
Niagara Region Planning and Development Services
Regional Municipality of Niagara

2201 St. David's Road, Campbell West
P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone - 905-685-4225: Fax - 905-687-8056

Mr. Hugh Fyffe
Project Manager, Central Region
Ministry of Transportation Corridor
Management Section 7th Floor, Bldg. D
1201 Wilson Avenue
Downsview, ON M3M 1J8
Telephone - (416) 235-5124 : Fax - (416) 235-4267

Andrew Carrigan, Delivery Planning
Officer Canada Post Corporation
955 Highbury Avenue North
London, ON N5Y 1A3
Telephone - 519-282-5199 : Fax - 519-646-5003

NPCA 250 Thorold Road West,
3rd Floor Welland, ON L3C 3W3
Telephone - (905) 788-3135 : Fax - (905) 788-1121

Dennis De Rango – Hydro One Networks
Inc. Specialized Services – Team Lead
Courier: 185 Clegg Road
Markham Ontario L6G 1B7
Telephone – 905 946-6237

6. Change of Conditions

Any proposed changes to conditions which are draft approved, will be processed in compliance to the Planning Act.

7. In order to assist the agencies listed above in clearing the conditions for final approval and registration of the plan, it may be useful to forward a draft copy of the Subdivision Agreement and subsequent executed copies of the subdivision agreement between the Owner and the City to those agencies. In this instance copies should be sent to:

- Niagara Region
- NPCA
- Canada Post
- Ministry of Transportation
- Hydro One Networks Inc

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