

IMPORTANT NOTICE

CITY OF HAMILTON

IN THE MATTER OF proposed Draft Plan of Subdivision "Waterfront Pier 8" in the City of Hamilton (File 25T201605).

I, **Guy Paparella**, a delegated officer for the City of Hamilton under By-law 07-323, do hereby give notice, pursuant to subsection 51(37) of the Planning Act, R.S.O. 1990, that the City intends to draft approve "Waterfront Pier 8" subdivision, subject to the conditions on Schedule 1 attached.

The submissions received regarding this matter did not affect the decision.

As provided for under subsections 51(39) and 51(43) of the Planning Act, a right of appeal is given:

39) Subject to subsection (43), not later than 20 days after the day that the giving of notice under subsection (37) is completed, any of the following may appeal the decision, the lapsing provision or any of the conditions to the Municipal Board by filing with the approval authority a notice of appeal that must set out the reasons for the appeal, accompanied by the fee prescribed under the *Ontario Municipal Board Act*:

- The applicant.
- A person or public body who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- The Minister.
- The municipality in which the land is located or the planning board in whose planning area the land is located.

43) At any time before the approval of the final plan of subdivision under subsection (58), any of the following may appeal any of the conditions to the Municipal Board by filing with the approval authority a notice of appeal that must set out the reasons for the appeal, accompanied by the fee prescribed under the *Ontario Municipal Board Act*:

- The applicant.
- A public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- The Minister.
- The municipality in which the land is located or the planning board in whose planning area the land is located.

THE LAST DAY TO APPEAL IS JUNE 20, 2017. IF NO APPEAL IS FILED ON OR BEFORE THIS DATE, THE DECISION TO GIVE DRAFT APPROVAL SHALL BE DEEMED TO HAVE BEEN MADE ON THE NEXT DAY.

NOTE:

1) You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

2) Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

3) No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Municipal Board's opinion, there are reasonable grounds to add the person or public body as a party.

4) No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Municipal Board's opinion, there are reasonable grounds to add the person or public body as a party.

5) The lands to which this draft plan applies are also subject to the following applications: Zoning By-Law Amendment ZAC-16-034.

Appeals should be submitted to: City of Hamilton, The Director of Growth Planning, Planning and Economic Development Department, City Hall 71 Main Street West, 6th Floor, Hamilton, ON, L8P 4Y5 FAX 905-540-5611. A copy of the draft plan and the proposed decision is available for public inspection at the Planning and Economic Development Department (Growth Management Division) Offices, City Hall, 71 Main Street West, 6th Floor, Hamilton, Ontario, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday. Any questions should be directed to Danielle Fama at 905-546-2424 x 1245.

Dated at the City of Hamilton,
this 31st day
of May, 2017.


Guy Paparella, MCIP, RPP
Director, Growth Planning

SCHEDULE 1

As authorized by By-law No. 07-323, I, Guy Paparella, hereby approve draft plan of Subdivision, "**Waterfront Pier 8**", City of Hamilton, owner, for lands located in the City of Hamilton under File No. 25T201605, subject to the following conditions:

That this approval apply to the Red Line Revised Draft Plan of Subdivision, 25T-201605, prepared by S. Llewellyn & Associates Limited, and certified by Dasha Page O.L.S., dated June 16, 2016 (attached as Appendix "E"), showing 16 Blocks (Blocks 1-18) three blocks for Medium Density Residential uses (Blocks 1, 2 and 8), two blocks for mixed use (Blocks 3 and 6), three blocks for prime retail / residential uses (Blocks 4, 5 and 7), two open space blocks (Blocks 10 and 11), three blocks for Stormwater Management (Blocks 12 to 14), one open space / institutional block (Block 15), two blocks for Institutional uses (Blocks 16 and 17), and to establish streets A-D, subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and with the Following special conditions.

Engineering and Traffic

- 1) That **prior to registration**, the Owner revise the final plan to align Street 'A' at the intersection of Guise Street in accordance with current geometric design guidelines to the satisfaction of Senior Director of Growth Management.
- 2) That, **prior to registration**, 4.5 metre by 4.5 metre daylight triangles be established on the final plan of subdivision at the intersection of Streets 'A' and 'C', Streets 'A' and 'D' and Streets 'B' and 'C', Catharine Street North and Street 'C' to the satisfaction of Senior Director of Growth Management.
- 3) That, **prior to registration**, 4.5 metre by 4.5 metre daylight triangles be established on the final plan of subdivision at the 'L' shaped bends at the intersection of Streets 'B' and 'D' and Streets 'C' and 'D' to the satisfaction of Senior Director of Growth Management.
- 4) That, **prior to registration**, 4.5 metre by 4.5 metre daylight triangles be established on the final plan of subdivision at the intersections of Guise Street at Street 'A', Street 'B' and Catharine Street to the satisfaction of Senior Director of Growth Management.
- 5) That, **prior to registration**, the final plan of subdivision include a block showing sufficient lands to be dedicated to the City of Hamilton as public highway, by Owner's certificate on the plan, to establish the widened limits of Guise Street from the original road allowance, to a total width of 66 feet (approx. 20.117 metres), to the satisfaction of the Senior Director of Growth Management.
- 6) That **prior to registration**, the Owner agrees to revise the draft plan to accommodate any additional land requirements to implement the geometric design requirements and the recommendations from the revised Functional

Servicing Report, Traffic Impact Study, Stormwater Management Report or other relevant studies, to the satisfaction of the Senior Director of Growth Management.

- 7) That **prior to registration**, the Owner shall submit the necessary transfer deeds to the City's legal department to convey Blocks 10 and 11 for the purpose of Open Space to the satisfaction of the Senior Director of Growth Management.
- 8) That **prior to registration**, the Owner shall submit the necessary transfer deeds to the City's legal department to convey Block 15 for the purpose of Open Space/ Institutional to the satisfaction of the Senior Director of Growth Management..
- 9) That **prior to preliminary grading**, the Owner shall implement recommendations of a Geotechnical report, prepared by a qualified consultant, to the satisfaction of the Senior Director of Growth Management.
- 10) That **prior to preliminary grading** the Owner shall include in the engineering design, a plan demonstrating that all minor and major overland flow from the Blocks can be safely conveyed to suitable outlets, to the satisfaction of the Senior Director of Growth Management.
- 11) That, **prior to preliminary grading**, the Owner agrees to submit a detailed stormwater management (SWM) report prepared by a qualified professional engineer to the satisfaction of the Senior Director of Growth Management Division, that:
 - a) Demonstrates how quality and quantity control including the wave uprush impact at the outlet, will be handled in accordance with Hamilton Harbour Remedial Action plan (RAP) and City of Hamilton Storm Drainage Policy and Development Guideline;
 - b) Identifies and establishes a suitable storm outlet(s) for any proposed SWM facilities to convey controlled and uncontrolled flows for all storm events including Regional storm flow through Blocks 12, 13 & 14 to Hamilton Harbour
 - c) Demonstrates a minimum of 0.30 m freeboard between the finished grades on the adjacent blocks and the Regional Storm water level in Blocks 12, 13 & 14 will be maintained;
 - d) Demonstrates the hydraulic grade line (HGL) for the post development 100-Year storm event is located at or below the top of grate elevation at all inlet locations, and the 5 year HGL shall not exceed the obvert of the sewers;
 - e) Demonstrates stormwater management targets for each block within the subject lands;
 - f) Determines the preferred implementation techniques and makes recommendations to accommodate the following:

- potential for clean water separation;
 - managing building foundation water;
 - effect of high groundwater table and contaminated soils;
 - upstream drainage systems and combined sewer overflows; and,
 - sustainable stormwater management strategies for private development and the public realm.
- g) Prior to assumption of any municipal stormwater management facilities, the Owner agrees in writing with the following requirements:
- i) To submit an operation and maintenance manual, as per the City of Hamilton Operation and Maintenance Report for Stormwater Management Facilities (May 2009), for approval by the Senior Director of Growth Management, and inspect and monitor the stormwater management facility upon commencement of construction or pre-grading of the subject lands through to assumption of the facility in accordance with the conditions of ECA issued by MOECC;
 - ii) To keep detailed logs concerning stormwater management facility performance and maintenance, including costs for cleaning and removal of sediment, and submit such logs to the City during pre-grading and construction activities in accordance with the operation manual;
 - iii) To construct, operate and maintain, at the Owner's expense, stormwater management facilities, in a manner acceptable to the City, including any changes to conditions of the MOECC's approval, throughout servicing of all stages of draft plan registration and development of all registered lots and blocks, or until such time as determined by the Senior Director of Growth Management Division; and,
 - iv) To remove sediment attributed to development from any municipal stormwater management facilities, prior to release of the Owner's operation and maintenance responsibilities for the stormwater management facilities; all to the satisfaction of the Senior Director of Growth Management Division.
- 12) That, **prior to servicing**, the Owner shall include in the engineering design and cost schedules, if required, for a sanitary pumping station which shall also include landscaping and architectural features consistent with the overall urban design guidelines for the draft plan to the satisfaction of the Senior Director of Growth Management.
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- 13) That **prior to servicing**, the Owner prepares and submits a construction staging plan, to include but not be limited to demonstration of how the impacts to existing residents and neighbourhoods, will be minimized to the satisfaction of the Senior Director of Growth Management.
- 14) That, **prior to servicing**, the Owner shall include in the engineering design and cost schedules for the draft plan lands provisions for the reconstruction of Guise Street East, from John Street North to Dock Service Road in accordance with current geometric design standards, to the satisfaction of the Senior Director of Growth Management.
- 15) That, **prior to servicing**, the Owner submit an on-street parking plan for Streets "A", "B", "C", "D" and, Catherine Street to the satisfaction of the Senior Director of Growth Management.
- 16) That, **prior to servicing**, the Owner complete a water distribution analysis of the water system to determine whether the existing water system can adequately service the proposed development. The report shall also focus on the following issues to the satisfaction of the Senior Director of Growth Management:
 - i). Tabularize the expected occupancy;
 - ii). Generate residential, commercial and institutional water demand and fire flow calculations for the development; and,
 - iii). Confirm the water servicing layout based on field information and hydraulic models;
- 17) That, **prior to servicing**, the Owner shall include in the engineering design and cost schedules for the draft plan lands provisions for the construction of concrete sidewalks on both sides of all streets with the exception of the 18m wide portion of Street D for which the sidewalk shall be on the south side, in accordance with the approved Urban Design Guidelines for Pier 7 and 8 and current City policies, to the satisfaction of the Senior Director of Growth Management.
- 18) That, **prior to servicing**, the Owner shall include in the engineering design and cost schedules for the draft plan lands, provisions for the relocation of the existing utility pipelines, if required. The design shall demonstrate how the pipeline will be adequately accommodated within the blocks of the draft plan lands or if it is determined that an alternative location will be utilized, approvals from the appropriate authority to the satisfaction of the Senior Director of Growth Management.
- 19) That, **prior to servicing**, the Owner submit a revised Functional Servicing Report before the submission of detailed design drawings. If through the review of the revised Functional Servicing Report, it is determined that additional changes to the Draft Plan or Conditions of Draft Plan approval are required, the appropriate planning process shall be followed, to the satisfaction of the Senior Director of Growth Management.

- 20) That, **prior to servicing**, the Owner include in the engineering design and cost schedules for the draft plan lands removal of all dead or diseased trees within the City's road allowance as required by reconstruction on existing streets and pay all costs for replacement of such street trees to the satisfaction of the Senior Director of Growth Management.
 - 21) That, **prior to servicing**, the owner shall carry out and submit for approval, a dual drainage assessment to determine the hydraulic grade line elevations and identify any impacts of potential tail water elevations due to Lake Ontario (Burlington Bay) water elevations to the satisfaction of the Senior Director of Growth Management.
 - 22) That, **prior to servicing**, the owner shall submit a Hydrogeological report to the City, prepared by a qualified professional, to assess impacts, identify any significant recharge and discharge zone, and provide recommendations to mitigate the groundwater impacts during any construction within the subdivision, including but not limited to building construction, and to undertake the works as recommended including monitoring. The report shall also provide a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented in the case whereof:
 - i) an aquifer is breached during excavation;
 - ii) groundwater is encountered during any construction within the subdivision, including but not limited to building construction;
 - iii) sump pumps are found to be continuously running; and,
 - iv) water supply and sewage disposal systems and any surface and groundwater related infrastructure are negatively impacted, all to the satisfaction of the Senior Director of Growth Management.
 - 23) That, **prior to servicing**, the Owner shall demonstrate on the engineering drawings that adequate road allowance is provided to accommodate a geometric design at the bends on Street C, Street D and Catharine Street North, to include an outer pavement radius of 13 metres and inner pavement radius of 9.0 metres, to the satisfaction of the Senior Director of Growth Management.
 - 24) That **prior to registration** final approval be received for the Traffic Impact Study to the satisfaction of the Senior Director of Growth Management and Director of Operations and Maintenance.
 - 25) That **prior to servicing** the site accesses of Street A and Street B include a left turning bay with a minimum storage length of 20m and a minimum taper length of 15m to the satisfaction of the Senior Director of Growth Management.
 - 26) That **prior to registration**, provisions for the signalization of the intersections of Burlington Street East at James Street North and at Ferguson Avenue North be made to the satisfaction of the Senior Director of Growth Management.
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- 27) That **prior to servicing** completion of the North End Traffic Management Plan, including updates to the on-going monitoring program be finalized to the satisfaction of the Senior Director of Growth Management.
- 28) That **prior to servicing** a Construction Management Plan be submitted to the satisfaction of the Senior Director of Growth Management and Director of Operations and Maintenance. Further, that Construction Management Plans be completed at Site Plan Stage for each individual Site Plan Application.

Hamilton Conservation Authority

- 29) That, **prior to grading** the applicant obtains a permit from the Hamilton Conservation Authority under *Ontario Regulation 161 / 06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R. S. O. 1990* prior to any development including shoreline alteration, construction and / or grading activities to the satisfaction of the Hamilton Conservation Authority.
- 30) That, **prior to grading** the applicant prepare a plan(s) containing design details to address wave uprush and flood mitigation as detailed in The Pier 8 Wave Overtopping Analysis (65 Guise Street East) report prepared by Shoreplan Engineering Ltd. dated March 31, 2016 and including the Pier 6 lands to the satisfaction of the Hamilton Conservation Authority.
- 31) That, **prior to grading** the applicant prepares and implements an erosion and sediment control plan for the subject property to the satisfaction of the Hamilton Conservation Authority.
- 32) That, **prior to grading** the applicant prepares and implements a lot grading and drainage plan to the satisfaction of the Hamilton Conservation Authority.
- 33) That, **prior to servicing** the applicant prepares and implements a stormwater management plan providing water quality control to the Enhanced Level for the subject property to the satisfaction of the Hamilton Conservation Authority.

Public Health

- 34) That, **prior to any demolition** a pest control plan, focusing on rats and mice, shall be developed and implemented for the demolition, construction / development phase of the project and continue until the project is complete. The plan must outline steps involved in the potential control of vermin during all of development / construction and must employ integrated pest management practices. The plan must be formulated by a professional exterminator licensed by the MOECC and shall include monitoring, removing potential food and water sources, and eliminating or preventing areas for harbourage. The plan can include trapping and / or baiting but special consideration should be aimed at ensuring any / all bait stations are tamper-resistant and deceased rats are

removed to prevent secondary poisoning of other animals. The plan is to be implemented when work activity at the site begins including but not limited to demolition, bush clearing, grading etc. to the satisfaction of the Director of Public Health.

Planning

- 35) That **prior to servicing**, an Urban Design Brief shall be submitted to demonstrate compliance with the urban design policies of the Secondary Plan and the Pier 7 and 8 and Recreational Master Plan Urban Design Guidelines. The Urban Design Brief shall include text, plans, details and / or elevations, as necessary, to demonstrate how the intent of the Secondary Plan policies and the Urban Design Guidelines have been met to the satisfaction of the Director of Planning and Chief Planner. The Owner agrees to adhere to the Urban Design Brief and submit building plans for the blocks identified in the Urban Design Brief to the City's Urban Designer / Architect for review and approval prior to the issuance of the building permit.
- 36) That, **prior to building permit**, at the owner's expense, a "Control Architect", independent of the "Design Architect" firm or individual, shall be retained to the satisfaction of the Director of Planning and Chief Planner, and whose function shall be:
- i) to ensure, amongst other matters, the appropriate development of each block with respect to siting, built form, materials, noise / dust and odour control measures, colours and landscaping in compliance with the approved Architectural and Urban Design Guidelines;
 - ii) to certify, through stamping and signing, all drawings for the development of each block subject to the architectural guidelines prior to the issuance of any building permit(s);
 - iii) submit a detailed landscaping plan prepared by a Landscape Architect for the Storm Water Management Blocks showing how accessible and safe public amenity areas will be incorporated into the design of the storm water blocks. The plan shall ensure the design of the SWM blocks are designed in a consistent manner through the establishment of design principles to be adhered to within each block. Approval and implementation of the landscape plan shall be to the satisfaction of the Manager of Landscape Architectural Services, and the Director of Planning and Chief Planner, and the Hamilton Conservation Authority; and,
 - iv) the intent and delivery of the above requirements will be substantiated through submission and approval of the design checklist which forms part of the City's Pier 7 and 8 Urban Design Guidelines.
- 37) The City of Hamilton may undertake periodic reviews of certified drawings to ensure compliance with the Architectural and Urban Design Guidelines. Where inadequate compliance is evident the City of Hamilton may cease to accept certified drawings by the Control Architect and the owner shall retain another Control Architect satisfactory to the Director of Planning and Chief Planner.

- 38) That, **prior to registration** of each development block, the owner shall submit detailed architectural drawings for advice from the City's Design Review Panel satisfactory to the Director of Planning and Chief Planner.
- 39) That, **prior to registration**, the Owner, provide Cash-in-lieu of Parkland, as provided for under Section 51 of the *Planning Act*, and in accordance with the City's Parkland Dedication By-law No. 09-124. The Cash-in-Lieu payment shall be required prior to the issuance of a building permit, based on the market value of the lands of the day prior to the day of draft approval, and the calculation of the payment is based upon the unit count, as shown on the final M Plan. The development may be subject to the alternate dedication rate of 1 hectare per 500 dwelling units if the density of development is between 20 and 75 Dwelling units per hectare, inclusive; a rate of 0.6 hectares per 500 dwelling units if the density of development is between 75 and 120 units per hectare, inclusive; and a rate of 0.5 hectares per 500 dwelling units if the density of development is greater than 120 units per hectare.

In the case of lands proposed for development or redevelopment for a use other than commercial and residential, and land uses specifically exempted (Section 11); land in the amount of 5% of the Net land area to be developed or redeveloped.

In the case of a subdivision containing lands proposed for development of different uses and/or at different residential densities, a combination of the dedication rates defined in Paragraphs 4(1) a., b. and c., applicable to the specific use and/or density.

All to the satisfaction of the Senior Director of Growth Management.

- 40) That **prior to preliminary grading**, the applicant prepare a Tree Management Plan and Tree Planting Plan prepared by a certified arborist or landscape architect at the Owner's expense and to the satisfaction of the Director of Planning and Chief Planner.
- 41) That, **prior to registration**, the Owner provides an updated Transportation Demand Management report detailing the measures to be incorporated within each development block as part of the site plan approval process, satisfactory to the Director of Operations and Maintenance.
- 42) That **prior to registration** the owner agree that provisions be included within each purchase and sale / lease agreement for one bike share membership (or equivalent) to be provided to every purchaser of a residential unit for a period of one year, satisfactory to the Director of Planning and Chief Planner.
- 43) That, **prior to registration** the Owner provide a detailed plan illustrating how the development will be implemented in accordance with the Cultural Heritage Impact Assessment prepared by MHBC dated June 2, 2016. In addition, a larger

interpretation/commemoration plan for the site will be required in order to appropriately convey the evolving history of this part of the harbor. This interpretation/commemoration plan should incorporate the retained buildings as well as the documentation and salvaged heritage attributes from the buildings to be demolished, satisfactory to the Director of Planning and Chief Planner.

- 44) That **prior to registration** the Owner agree to complete the archaeological conditions as set out by the specific recommendations for their land parcel in the relevant Stage 1 and Stage 2 archaeological assessment reports, to the satisfaction of both the City and the Ministry of Tourism, Culture and Sport (MTC). This may include both monitoring during construction and / or mitigation through excavation and documentation of all discovered significant archaeological resources. This archaeological work will be in accordance to MTC's 2010 *Standards and Guidelines for Professional Archaeologists*, with specific reference to Fisher Archaeological Consulting's (FAC) Stage 1 and 2 reports entitled: *West Harbour Piers 6 to 8 Environmental Assessment City of Hamilton Stage 1 Archaeological Background Study* (Sept. 13, 2016) and *West Harbour Piers 6-8 Environmental Assessment City of Hamilton Stage 2: Archaeological Assessment*, satisfactory to the Director of Planning and Chief Planner.
 - 45) That **prior to any demolition** of existing buildings on site, investigation of any Barn Swallow nesting should be done (in mid-May to late June) to the satisfaction of the Director of Planning and Chief Planner.
 - 46) That, **prior to grading**, the owner shall submit a signed Record of Site Condition (RSC) to the City of Hamilton and the Ministry of the Environment and Climate Change (MOECC). This RSC must be to the satisfaction of the City of Hamilton, including a notice of acknowledgement of the RSC by the MOECC.
 - 47) That, **prior to building permit** the owner shall submit a final noise / odour and dust study highlighting all required mitigation methods to the satisfaction of the Director of Planning and Chief Planner.
 - 48) That **prior to building permit**, the owner shall include the following warning clauses in the Subdivision Agreement and all Purchase and Sale and / or any Rental or Lease Agreements required for occupancy satisfactory to the Director of Planning and Chief Planner:
 - i) Purchasers/tenants are advised that individual residential units are not guaranteed a parking space. On- Street parking is limited, with residents ineligible for parking permits.
 - ii) Purchasers/tenants are advised that the lands have been classified as a Class 4 area under the NPC-300 Environmental Noise Guideline. Adjoining uses include existing industrial operations. Noise, dust and odour issues may be experienced as a result.
 - iii) Purchasers/tenants are advised that due to the proximity of the adjacent industry, noise from the industry may at times be audible.
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- iv) Purchasers/tenants are advised that sound levels due to the adjacent industry are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed.
- 49) That **prior to building permit**, the owner shall establish an easement over the subject lands in consultation with adjacent industry. The easement rights would permit the industry to operate within established ECA limits. The easement would include, but not be limited to, restricting the subsequent owners, tenants and operators within the subject lands from objecting to the operations of adjacent industry provided the industry demonstrate they are operating within their approved ECA limits. The establishment of this easement is to the satisfaction to the Director of Planning and Chief Planner.
- 50) That subject to the sole discretion of the Director of Planning and Chief Planner, Site Plan Agreements may be required in order to review and secure matters approved through the site plan process.

Union Gas

- 51) That the owner provide to Union the necessary easements and / or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Union Gas.

Canada Post

- 52) The owner shall complete to the satisfaction of the Director of Engineering of the City of Hamilton and Canada Post:
 - a) include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) that the home / business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers / owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
 - b) 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.
 - v) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c) Canada Post's multi-unit policy, which requires that the owner / developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly & more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space.

Director of Growth Planning

- 53) Prior to the signing of the final plan, the Director of Growth Planning must be satisfied that conditions 1) to 52) inclusive, have been carried out to his satisfaction with a brief but complete statement indicating how each condition has been satisfied.

Signed:


Guy Paparella
Director of Growth Planning

Date: May 31, 2017

NOTES:

Pursuant to Section 51(32) of the Planning Act, draft approval shall lapse if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received before the draft approval lapses.

CITY COST SHARING

The sanitary pumping station is identified in the 2014 Development Charges Background study as project CW-20-14. Cost sharing for the pumping station will be in accordance with the City Financial Policies for Development.