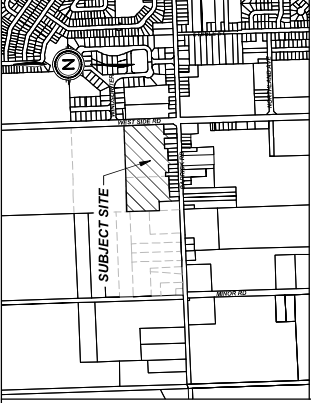


LEGAL DESCRIPTION
PART OF LOT 31,
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

STONEBRIDGE VILLAGE
CITY OF PORT COLBORNE



DRAFT PLAN OF SUBDIVISION
OWNER'S CERTIFICATE
BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PORT COLBORNE FOR APPROVAL.
DREW TOBY
ELEVATE FOURTH DEVELOPMENTS LTD.
MAY 27, 2024
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
HAROLD D. HIDE, O.L.S.
APRIL 5, 2024
DATE
HAROLD D. HIDE LTD.

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

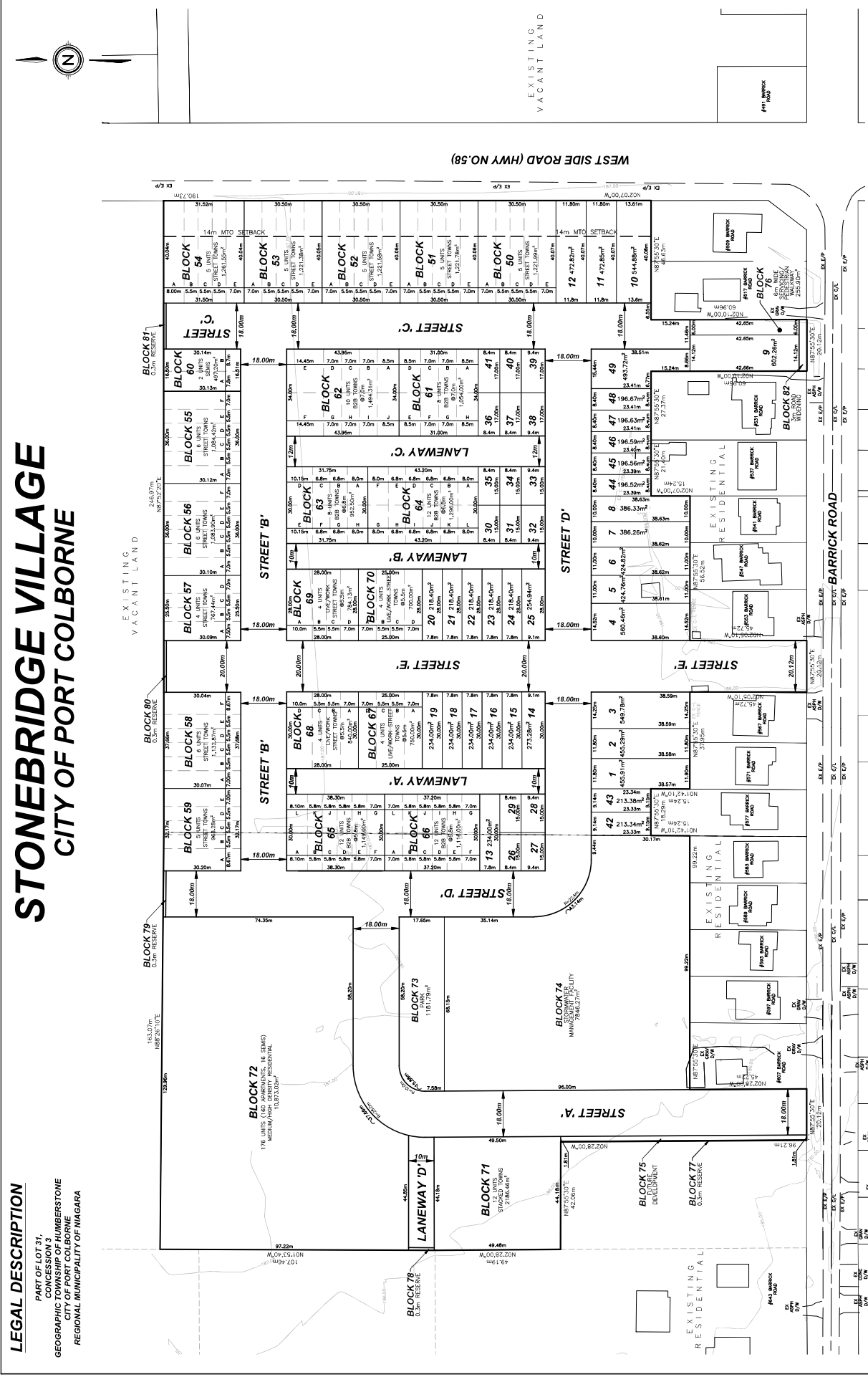
- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) SEE PLAN
- i) SEE PLAN
- j) SILTY CLAY
- k) FULL SERVICE
- l) MUNICIPAL WATER
- m) SEE PLAN

LAND USE	LOT/BLOCK	# OF UNITS	AREA(M ²)	AREA(%)
SINGLE DETACHED RESIDENTIAL	LOT 1-12	12	0,574	6.95
8.4m SINGLE DETACHED	LOT 13-25	13	0,302	3.62
8.4m SINGLE DETACHED	LOT 26-49	24	0,411	5.11
STREET TOWN RESIDENTIAL	BLOCK 50-59	52	1,119	13.41
SEMI-DETACHED RESIDENTIAL	BLOCK 60	2	0,050	0.60
8.8m TOWN RESIDENTIAL	BLOCK 61-66	62	0,706	8.46
LIVE/WORK TOWN RESIDENTIAL	BLOCK 67-70	16	0,307	3.68
STACKED TOWN RESIDENTIAL	BLOCK 71	12	0,519	2.62
MEDIUM/HIGH DENSITY RESIDENTIAL	BLOCK 72	176	1,087	13.02
PARK	BLOCK 73	0	0.18	0.21
STORMWATER MGMT FACILITY	BLOCK 74	0	0.785	0.94
FUTURE DEVELOPMENT	BLOCK 75	0	0.017	0.20
SERVING/FEDERATION ACCESS	BLOCK 76	0	0.028	0.31
0.3m RESERVE	BLOCK 77-81	0	0.055	0.66
3m ROAD WIDENING	BLOCK 82	0	0.008	0.07
ROADWAY		0	2.811	31.36
TOTAL		369	8,343	100.00
DEVELOPABLE AREA			6.34	
DENSITY (UNITS/DEVELOPABLE AREA)			44.251/ha	

REVISED PER PUBLIC COMMENTS	2024-08-27	M.K.	
ISSUED FOR D/P/S/2/26 APPROVAL	2024-08-17	M.K. <td></td>	
REVISOR	DATE		

UPPER CANADA CONSULTANTS ENGINEERS/PLANNERS

DRAWING TITLE: DRAFT PLAN OF SUBDIVISION
DRAWING MK: 2300-DP
DATE: MARCH 7, 2024
PRINTED: AUGUST 27, 2024
SCALE: 1:750
DWG No: 2300-DP
REV: 1



GREENFIELD DENSITY CALCULATION

Structural Type	Unit Count	Persons (P.P.U.)	Ratio	Jobs
SINGLE DETACHED & SEMI-DETACHED	67	196.243	2.929	67
12 Single Detached				5% "at home" employment
13 7.8m Single Detached				67 Dwellings
18 Semi-detached				6.30 jobs
MULTIPLIES	126	275.814	2.189	126 Dwellings
52 Street Towns				5% "at home" employment
12 Stacked Towns				16 Dwellings
MULTIPLIES	16	35.024	2.189	100% "at home" employment
16 Live/Work Towns				160 Dwellings
APARTMENTS	160	1,669	10.431	160 Dwellings
160 Units				5% "at home" employment
Subtotal	369	774.121		35.65 jobs
Total				607.771 people and jobs
Land Area				8.34 hectares
Greenfield Density				96.655 people and jobs per hectare

LOT/BLOCK AREAS NOT SHOWN IN PLAN

LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)	LOT/BLOCK #	AREA (m ²)
26	136.00	41	142.80	BLOCK 50A	280.44	BLOCK 51A	280.30	BLOCK 52A	280.30	BLOCK 53A	280.30	BLOCK 54A	280.30	BLOCK 55A	280.30	BLOCK 56A	280.30	BLOCK 57A	280.30
27	141.13	42	142.80	BLOCK 50B	280.44	BLOCK 51B	280.30	BLOCK 52B	280.30	BLOCK 53B	280.30	BLOCK 54B	280.30	BLOCK 55B	280.30	BLOCK 56B	280.30	BLOCK 57B	280.30
28	141.13	43	142.80	BLOCK 50C	280.44	BLOCK 51C	280.30	BLOCK 52C	280.30	BLOCK 53C	280.30	BLOCK 54C	280.30	BLOCK 55C	280.30	BLOCK 56C	280.30	BLOCK 57C	280.30
29	136.00	44	142.80	BLOCK 50D	280.44	BLOCK 51D	280.30	BLOCK 52D	280.30	BLOCK 53D	280.30	BLOCK 54D	280.30	BLOCK 55D	280.30	BLOCK 56D	280.30	BLOCK 57D	280.30
30	136.00	45	142.80	BLOCK 50E	280.44	BLOCK 51E	280.30	BLOCK 52E	280.30	BLOCK 53E	280.30	BLOCK 54E	280.30	BLOCK 55E	280.30	BLOCK 56E	280.30	BLOCK 57E	280.30
31	136.00	46	142.80	BLOCK 50F	280.44	BLOCK 51F	280.30	BLOCK 52F	280.30	BLOCK 53F	280.30	BLOCK 54F	280.30	BLOCK 55F	280.30	BLOCK 56F	280.30	BLOCK 57F	280.30
32	136.00	47	142.80	BLOCK 50G	280.44	BLOCK 51G	280.30	BLOCK 52G	280.30	BLOCK 53G	280.30	BLOCK 54G	280.30	BLOCK 55G	280.30	BLOCK 56G	280.30	BLOCK 57G	280.30
33	136.00	48	142.80	BLOCK 50H	280.44	BLOCK 51H	280.30	BLOCK 52H	280.30	BLOCK 53H	280.30	BLOCK 54H	280.30	BLOCK 55H	280.30	BLOCK 56H	280.30	BLOCK 57H	280.30
34	136.00	49	142.80	BLOCK 50I	280.44	BLOCK 51I	280.30	BLOCK 52I	280.30	BLOCK 53I	280.30	BLOCK 54I	280.30	BLOCK 55I	280.30	BLOCK 56I	280.30	BLOCK 57I	280.30
35	136.00	50	142.80	BLOCK 50J	280.44	BLOCK 51J	280.30	BLOCK 52J	280.30	BLOCK 53J	280.30	BLOCK 54J	280.30	BLOCK 55J	280.30	BLOCK 56J	280.30	BLOCK 57J	280.30
36	136.00	51	142.80	BLOCK 50K	280.44	BLOCK 51K	280.30	BLOCK 52K	280.30	BLOCK 53K	280.30	BLOCK 54K	280.30	BLOCK 55K	280.30	BLOCK 56K	280.30	BLOCK 57K	280.30
37	136.00	52	142.80	BLOCK 50L	280.44	BLOCK 51L	280.30	BLOCK 52L	280.30	BLOCK 53L	280.30	BLOCK 54L	280.30	BLOCK 55L	280.30	BLOCK 56L	280.30	BLOCK 57L	280.30
38	136.00	53	142.80	BLOCK 50M	280.44	BLOCK 51M	280.30	BLOCK 52M	280.30	BLOCK 53M	280.30	BLOCK 54M	280.30	BLOCK 55M	280.30	BLOCK 56M	280.30	BLOCK 57M	280.30
39	136.00	54	142.80	BLOCK 50N	280.44	BLOCK 51N	280.30	BLOCK 52N	280.30	BLOCK 53N	280.30	BLOCK 54N	280.30	BLOCK 55N	280.30	BLOCK 56N	280.30	BLOCK 57N	280.30
40	136.00	55	142.80	BLOCK 50O	280.44	BLOCK 51O	280.30	BLOCK 52O	280.30	BLOCK 53O	280.30	BLOCK 54O	280.30	BLOCK 55O	280.30	BLOCK 56O	280.30	BLOCK 57O	280.30

**Conditions of Draft Plan Approval
Stonebridge Village Subdivision (File No. DPS D12-02-24)**

The conditions of final approval and registration of the Stonebridge Village Subdivision by Elevate Living (file: D12-02-24) in the City of Port Colborne are as follows:

DRAFT PLAN

1. This approval applies to the lands known as Stonebridge Village - Draft Plan of Subdivision, legally described as Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara prepared by Upper Canada Consultants dated August 27, 2024 depicting:
 - Lots 1-12 for Single-detached Residential;
 - Lots 13-25 for 7.8m Single-detached Residential;
 - Lots 26-49 for 8.4m Single-detached Residential;
 - Blocks 50-59 For Street Townhouses;
 - Block 60 for Semi-detached Residential;
 - Blocks 61-66 for Back-to-Back Townhouses;
 - Blocks 67-70 for Live/work Townhouses;
 - Block 71 for Stacked Townhouses;
 - Block 72 for Medium/High Density Residential;
 - Block 73 for Parkland;
 - Block 74 for Stormwater Management Facility;
 - Block 75 for Future Development;
 - Block 76 for Servicing/Pedestrian Access;
 - Blocks 77-81 for 0.3m reserves;
 - Block 82 for 3m Road Widening;
2. Conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.
3. Unless stated otherwise, each condition shall apply to all phases, as applicable.

AGREEMENTS AND FINANCIAL REQUIREMENTS

4. The Developer shall provide three (3) paper copies and an electronic copy of the preregistration plan, prepared by an Ontario Land Surveyor, and a letter to the Planning Division stating how all the conditions imposed have been, or are to be fulfilled.
5. The Developer shall agree to pay to the City of Port Colborne all required processing and administration fees.

6. The Developer shall submit a Solicitor's Certificate of Ownership for the Plan of Subdivision of land to the Planning Division prior to the preparation of the Subdivision Agreement.

7. That the Subdivision Agreement between the Developer and the City of Port Colborne be registered by the Municipality against the lands to which it applies in accordance with the *Planning Act R.S.O. 1990, c. P.13*.

8. That the Developer shall pay the applicable City of Port Colborne, Niagara Region, and Niagara District Catholic School Board development charges in place at the time of the Building Permit issuance.

9. That the Developer agrees in writing to satisfy all of the requirements, financial and otherwise, of the City of Port Colborne concerning the provision of roads, daylight triangles, lot reserves, road widenings, sidewalks, fire hydrants, streetlights, the extension and installation of services, stormwater management and drainage including the upgrading of services and the restoration of existing roads damaged during the development of the Plan of Subdivision.

10. That the subdivision, if phased, will be to the satisfaction of the Manager of Planning or designate and the Director of Public Works.

11. That the Developer shall dedicate Block 74 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances as a stormwater management facility.

12. That the Developer shall dedicate Block 76 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances as a pedestrian path to Barrick Road.

13. That the Developer shall provide street tree plantings in the boulevards abutting street townhouses and semi-detached dwellings or a suitable alternative on both sides of all roads at the rate of one tree per dwelling lot frontage, or at 15 metre intervals elsewhere, to the satisfaction of the Manager of Planning.

14. That the Developer agrees that Blocks 71 and 72 will require site plan control and/or additional draft plan of subdivision/condominium application(s), and that all ingress and egress will be via public or private laneways.

15. Prior to any site alteration, or final approval, the Developer shall submit all supporting materials, prepared by a qualified professional, as required by the City or any applicable authority, and shall agree to implement the recommendations of the reports, studies and plans to the satisfaction of the Director of Public Works, Manager of Planning, and any other applicable authority.

16. This approval is for a period of three (3) years. Approval may be extended pursuant to Section 51 (33) of the Planning Act R.S.O. 1990, c. P.13 but no extension can be granted once the approval has lapsed. If the Developer wishes to request an extension to the approval, a written explanation on why the extension is required, together with the resolution from the Region must be submitted for City Council's consideration, prior to the lapsing date.
17. If final approval is not given to this draft plan within three (3) years of the approval date, and no extensions have been granted, approval will lapse under Section 51 (32) of the Planning Act R.S.O. 1990, c. P.13.
18. It is the Developer'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 D12-02-24 and referencing the conditions that are cleared.

LAND TRANSFERS AND EASEMENTS

19. That the Developer agrees to deed any and all easements that may be required for access utility and drainage purposes to the appropriate authorities and utilities.
20. The Developer 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.
21. The Developer shall agree that in the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

ZONING

22. That prior to final approval, the Zoning By-law Amendment application (File No. ZBA D14-06-24), which reflects the layout of the draft plan of subdivision, has come into effect in accordance with the provisions of Section 34 and 35.1 (1) of the Planning Act R.S.O. 1990, c. P.13.
23. The Developer shall submit to the Planning Division three (3) paper copies and an electronic copy of the proposed draft plan and a letter prepared by an Ontario Land Surveyor to confirm zoning compliance.
24. That the Manager of Planning be provided with a surveyor's certificate showing lot frontages and net lot area for the final Plan of Subdivision.

ROADS

25. That the Developer agrees that all streets within the subdivision be conveyed to the City of Port Colborne as public highways.
26. That the Developer agrees that the proposed streets be named to the satisfaction of the City of Port Colborne in accordance with the City's Road Naming Policy.
27. That the Developer provides detailed engineering design drawings for the roads, sidewalks and street lighting facilities required to service the subject lands to the Director of Public Works for review and approval.
28. The Developer shall be responsible for the construction of all primary and secondary services, including sidewalks, boulevard plantings and sodding/hydroseeding, in accordance with the City of Port Colborne Standards, or subsequent standards.
29. That the Developer agrees to provide street lighting to the satisfaction of the Director of Public Works.
30. That the Developer agrees to provide a detailed streetscape plan in accordance with the City of Port Colborne Engineering Design Manual, or subsequent standards, to the satisfaction of the Manager of Planning and the Director of Public Works illustrating street trees, on-street parking and driveway entrances.
31. That the Developer agrees to install sidewalk and grade and sod boulevards in accordance with the requirements of the City of Port Colborne Standards, or subsequent standards. All sidewalks shall be deemed to be Secondary Services and shall be completed within six (6) months of occupancy of each dwelling, except between November 15th and April 15th at which time the sidewalks must be installed as soon as possible, at the locations shown on the Plans and in accordance with the approved Subdivision Grade Control Plan or as amended by the Director of Public Works. The sidewalks are to be constructed in their entirety in block long sections.

MUNICIPAL SERVICES

32. That a Functional Servicing Study report indicating that the accepting servicing infrastructure (storm sewers, sanitary sewers, and water mains) can accommodate the additional flows and that adequate fire flows are provided to the development, be submitted to the City of Port Colborne for review and to the satisfaction of the Director of Public Works and Fire Chief.

33. That the Developer will provide the City of Port Colborne with the proposed site servicing plans for the subject property. The Director of Public Works shall approve the plans prior to final approval of the subdivision.
34. That the Developer submit to the City of Port Colborne for review and approval, a Geotechnical Study, prepared by a qualified engineer, that verifies the soil bearing capacity, recommends appropriate sewer pipe design, pipe bedding, backfill and roadway designs, to the satisfaction of the Director of Public Works.
35. That the design drawings for the sanitary sewer and stormwater drainage systems to service this development be submitted to the Director of Public Works.
36. Prior to installing the watermain to service the proposed development, the Developer must submit Ministry of Environment, Conservation and Parks 'Form 1' Record of Watermain.
37. 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 drawings. Copies of the certification shall be circulated to the City of Port Colborne and the Regional Municipality of Niagara.
38. That all sub-grade building foundation's drainage be directed to a sump pump(s) in each house discharging via storm laterals to the municipal storm sewer system. Foundation drains are prohibited from connecting to the sanitary sewer system.
39. Roof water drainage from any structure or building shall discharge onto splash pads (concrete or other suitable material) to grass surfaces via downspouts. These splash pads shall extend a distance at least 1.2 metres away from the structure and must direct the flow away from the building, not onto walks or driveways, and not towards adjacent property.

STORMWATER MANAGEMENT, GRADING, SEDIMENT AND EROSION CONTROL

40. That the subdivision agreement contains provisions whereby the Developer agrees to implement the approved Stormwater Management Plan required in accordance with Condition 42.
41. That the Developer prepare a detailed subdivision grade control plan showing both existing and proposed grades and the means whereby major storm flows will be accommodated across the site to be submitted to the City of Port Colborne, Regional Municipality of Niagara Development Services Division, and the Niagara Peninsula Conservation Authority for review and approval.

42. That prior to approval of the final plan or any on-site grading, the Developer submit to the City of Port Colborne 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, Conservation and Parks documents entitled "Stormwater Management Planning and Design Manual (March 2003)" and "Stormwater Quality Guidelines for New Development (May 1991)", and in accordance with the City of Port Colborne's Lot Grading and Drainage Policy, and the City of Port Colborne's Stormwater Management Facility Standards:
- a) Detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site; and,
 - b) Detailed sediment and erosion control plans.
43. That detailed sedimentation and erosion control plans be prepared for review and approval by the Niagara Peninsula Conservation Authority and Niagara Region as detailed in their respective conditions.
44. That detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site, be submitted to the Region of Niagara for review and approval.
45. That prior to approval of the final plan, the Developer submit to the City of Port Colborne a detailed Stormwater Management Plan for the development completed by a qualified engineer and prepared in accordance with the "MOEE Stormwater Management Practices, Planning and Design Manual (June 1994)".

FENCING

46. That the Developer shall provide opaque board-on-board fencing abutting existing residential uses along Barrick Road, unless otherwise stated by the City of Port Colborne or Niagara Region. This fencing should be indicated on all future Plans.
47. That the Developer shall provide 1.5 m high black chain-link fencing along the boundary of Block 11 (SWM pond), together with any required life-saving devices to the satisfaction of the City.

PUBLIC PARKLAND

48. The Developer shall convey land in the amount of 5% of the land included in the draft plan to the City of Port Colborne for park purposes as permitted in Section 51.1 of the Planning Act R.S.O. 1990, c. P.13. Alternatively, the City may accept cash-in-lieu of the conveyance and under the provisions of Section 51.1 (3) of the Planning Act R.S.O. 1990, c. P.13.

UTILITIES

49. The Developer shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities.
50. The Developer shall enter into any agreement as required by utility companies for installation of services, including street lighting, all in accordance with the standards of the City of Port Colborne. All utilities servicing the subdivision shall be underground. Upon installation and acceptance by the City, streetlights and streetlight electrical supply system will be added to the City's inventory.

CANADA POST

51. The Developer shall include on all offers of purchase and sale, a statement that advises the prospective purchaser that:
 - i) the home/business mail delivery will be from a designated Central Mail Box;
 - ii) the developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
52. The Developer agrees to 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 development;
 - i) 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;
 - ii) 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;
 - iii) 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.

NIAGARA REGION PLANNING & DEVELOPMENT SERVICES

Archaeology

53. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled Stage 1-2 Archaeological Assessment, prepared by Detritus Consulting Ltd. (dated January 11, 2022).

54. That the applicant/owner submit a Stage 3 archaeological assessment (and any required subsequent archaeological assessments), as required by the licensed archaeologist or Ministry, to the Ministry of Citizenship and Multiculturalism (MCM) and receive an acknowledgement letter from the MCM (copied to Niagara Region) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. If the licensed archaeologist or the Ministry recommends/requires a further Stage 4 Archaeological Assessment, this report must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MCM through Niagara Region confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

55. That the following warning clause is included within the subdivision agreement to protect for any potential archaeological resources that may be encountered during construction activities:

“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C.”

Land Use Compatibility - Noise

56. That the subdivision agreement includes a clause requiring the owner to implement the recommendations of the Road Traffic and Stationary Noise Impact Study, prepared by JJ Acoustic Engineering Ltd. (dated February 22, 2024) including the requirement for air conditioning in all units, upgraded glazing for units blocks 37-41, units 9-11, and warning clauses.

57. That an addendum to the Road Traffic and Stationary Noise Impact Study, prepared by JJ Acoustic Engineering Ltd. (dated February 22, 2024) is provided *once mechanical design is complete for Block 76 to account for noise from the apartment building to the balance of the development and neighbouring buildings.*

58. That the owner submits verification from a qualified acoustical consultant that the noise control measures have been properly incorporated into architectural mechanical drawings and specifications for the proposed dwellings, or that a similar clause be included in the subdivision agreement.

59. That the subdivision agreement includes a clause requiring verification from a qualified acoustical consultant that the noise control measures have been properly installed during construction, prior to assumption.

60. That the owner agrees to include the following warning clause in all Agreements of Purchase and Sale or Lease or Occupancy for all units, as outlined in the Road Traffic and Stationary Noise Impact Study, prepared by JJ Acoustic

Engineering Ltd. (dated February 22, 2024), and that they also be included in the subdivision agreement:

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."

Transportation

61. That an updated Transportation Impact Study is prepared and submitted to Niagara Region for review and approval.

Servicing

62. That the owner provides a written acknowledgement to Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.

63. That the owner provides a written undertaking to Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.

64. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings and an updated Functional Servicing Report [with calculations] for any new municipal sanitary and storm sewers, and stormwater management facilities required to service this development. *The capacity in the Regional system is to be confirmed and copies of the approved CLI ECA forms and final drawings must be forwarded to Niagara Region.*

65. That prior to approval of the final plan, the owner shall submit detailed sanitary sewer design information (flows, timing, revised flows for any changes to development plans) for the subdivision, and prior to final approval, the anticipated design flows will be submitted along with flow monitoring information to evaluate if capacity is available at the Omer Sewage Pumping Station. The report shall be sealed by a qualified professional engineer.

66. That the Owner submit a written undertaking to Niagara Region that acknowledges the sewershed of the Omer Sewage Pumping Station has a servicing capacity that will not be able to accommodate the full development.

Waste Collection

67. That the owner/developer ensure that all streets and development blocks can provide access in accordance with Niagara Region's Corporate Policy and By- laws relating to the curbside collection of waste and complete the Application for Commencement of Collection prior to waste collection services commencing.

68. In order to be eligible for Regional curbside waste collection services, the owner will be required to provide a temporary turnaround/cul-de-sac with a minimum curb radius of 12.8 metres for all dead-end streets.

Clearance of Conditions

Prior to granting final approval, the City of Port Colborne must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual

CITY OF PORT COLBORNE FIRE DEPARTMENT

69. Fire break lot(s) shall be outlined on the final plan as necessary.
70. During construction streets shall be left clear in conformance with the requirements of the Ontario Building Code (i.e. minimum 6 m width and a minimum 12 m centreline turning radius). Streets are to be hard surfaced (first layer of asphalt) prior to construction above ground to ensure that they will accept the weight of fire fighting vehicles and provide emergency access at all times and under all weather conditions.
71. Access for fire department vehicles shall be maintained to new buildings, construction trailers and material storage areas at all times during construction.
72. Fire hydrants are to be in place, operational and secured prior to construction above ground. The water supply for fire fighting purposes must be kept accessible and operational at all times.
73. A detailed site plan, noting all services / hydrant locations shall be submitted for review and comment.
74. Construction waste material is not to accumulate on site in quantity or locations so as to create a fire hazard.
75. Open burning is not permitted.
76. When hot work is being utilized portable fire extinguishers shall be on site and accessible.

77. The owner agrees that conditions 71-78 will be included as conditions within the future Subdivision Agreement.

MINISTRY OF TRANSPORTATION ONTARIO (MTO)

78. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Stormwater Management Report indicating the intended treatment of the calculated runoff.

79. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Traffic Impact Study to assess the impacts to Hwy 403 and identify any related highway improvements.

80. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, detailed grading, servicing, erosion & sediment control plans, survey, and internal road construction plans.

81. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a detailed Lighting Plan.

82. 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 construction of all necessary associated highway improvements.

General Notes:

- Stormwater Management Reports must adhere to accepted ministry policies/standards and must be stamped and signed by a Professional Engineer of Ontario.
- Traffic Impact Studies must adhere to accepted Ministry practices/standards and must encompass the full build-out of the entire development (e.g., all phases), as well as prepared by a RAQS qualified consultant, stamped, and signed by a Professional Engineer of Ontario

The following will be required under the Notes to Approval:

MTO Clearance of Conditions:

- All ministry submissions should be provided in electronic form. Please make the applicant aware that the ministry does not clear individual conditions. The ministry issues a single "Clearance Letter" once all plan conditions have been addressed to our satisfaction.
- All building, structures and essential site features should be setback a minimum of 14m from the MTO right-of-way. All access shall be from the municipal road, direct highway access is not permitted.
- The site is within the MTO's permit control area(45m from the highway property line or 395m from the centre point of a municipal road and the highway), MTO permits are required for any site development including grading and road construction. Any signs visible from the highway require a MTO sign permit. Further

information is available at: <https://www.ontario.ca/page/highway-corridor-management>

Clearance of Conditions

FINAL APPROVAL

Subject to the conditions set forth herein, this Draft Plan is approved under Section 51 (31) of the *Planning Act R.S.O. 1990, c. P.13*. Final approval shall be granted by the City.

CLEARANCE OF CONDITIONS Prior to granting final plan approval, the Planning Division requires written notice from applicable City Departments and the following agencies indicating that their respective conditions have been satisfied:

- Bell Canada – Condition 20
- Enbridge Gas – Condition 21
- Canada Post – Conditions 51-52
- Niagara Region Planning & Development Services – Conditions 53-68
- Ministry of Transportation (MTO) – Conditions 78-82
- City of Port Colborne – All remaining Conditions